



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

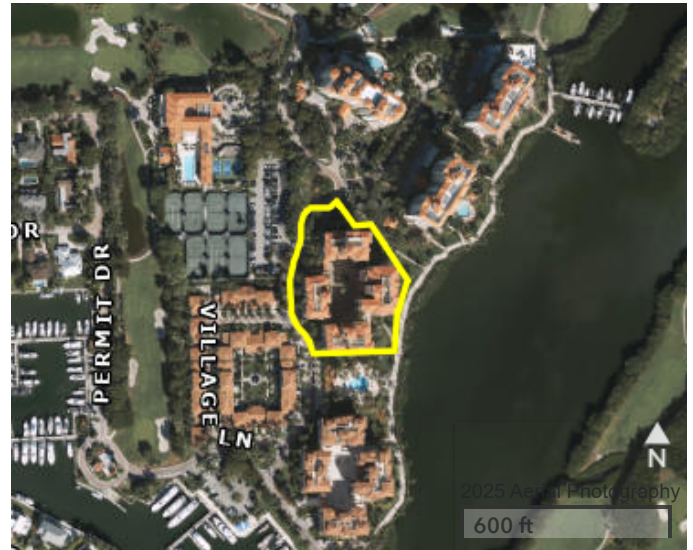
Generated On: 07/27/2026

PROPERTY INFORMATION	
Folio	03-5024-011-0001 (Reference)
Property Address	13637 DEERING BAY DR CORAL GABLES, FL 33158-0000
Owner	REFERENCE ONLY
Mailing Address	
Primary Zone	9400 PLANNED AREA DEVELOPMENT
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	2026	2025	2024	
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	2026	2025	2024
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHORT LEGAL DESCRIPTION	
DEERING BAY CONDO II	
DEERING BAY 1ST ADDN PB 141-76	
PORT OF TR A-3-A BEG AT NE CR OF	
TR A-2-A TH W215.70FT N6.34FT	
NWLY 150.19FT N91.47FT NELY	



TAXABLE VALUE INFORMATION			
Year	2026	2025	2024
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description

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

City's Exhibit #1

13637 Deering Bay Dr

This is a 15-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 addresses)</u> DEERING BAY CONDOMINIUM II, INC. 13633 DEERING BAY DR, STE 10 CORAL GABLES, FL 33158-2801	<u>Association (RA address)</u> DEERING BAY CONDOMINIUM II, INC. C/O SKRLD, INC. REGISTERED AGENT 201 ALHAMBRA CIR, 11TH FL CORAL GABLES, FL 33134-5107
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PERMIT HISTORY

Permit N... ↑	Permit Ty...	Permi...	Per...	Applica...	Expirati...	Final ...	Description	Main Address	Unit Number
BLDB-22-05-0693	FBC Building (Commercial)	Other	Approved/ Pay Fees	05/10/2022			INTERIOR ONLY PATCH UP EXISTING DRY WALL AND TOUCH UP PAINT TO MATCH EXISTING	13633 DEERING BAY DR	245
BLDB-22-05-0698	FBC Building (Commercial)	Roofing	Finaled	05/11/2022	09/02/2024	03/05/2024	Replace of existing slope tiled roofs at the four residential towers and roof over entrance ramp to courtyard	13633 DEERING BAY COMMON AREA DR	
BLDB-23-01-1340	FBC Building (Commercial)	Interior Build-Out/ Interior Alteration/Remodel	Cancelled	01/13/2023		02/08/2023	CREATED IN ERROR DUE TO CUSTOMER. REFER TO BLDB-23-01-1353	13633 DEERING BAY DR	275
BLDB-23-01-1353	FBC Building (Commercial)	Other	Expired	01/17/2023	10/25/2023		Repair 2 post tension cables.	13637 DEERING BAY DR	
BLDB-25-05-3390	FBC Building (Commercial)	Interior Build-Out/ Interior Alteration/Remodel	Finaled	05/01/2025	06/16/2026	12/18/2025	Interior Remodeling	13631 DEERING BAY DR	247
BLDB-25-05-3392	FBC Building (Commercial)	Repair Only	Issued	05/02/2025	11/15/2026		STRUCTURAL & ELECTRICAL REPAIRS *** LOCATION AT 13633 DEERING BAY DR ** CONDOMINIUM II (PADUA)	13633 DEERING BAY DR	COMMON AREAS
BLDR-22-01-0827	FBC Residential	Alteration/ Remodel	Cancelled	01/20/2022		06/23/2022	Interior renovation CANCELLED-WRONG PERMIT TYPE	13635 DEERING BAY DR	283
CHON-26-04-1006	Change of Contractor	Building	Finaled	04/16/2026		05/29/2026	FIRE SPRINKLER FOR INTERIOR CONDO RENOVATION PARTIAL NEW WALLS, MEPS' INCLUDED	13635 DEERING BAY DR	283
ELEC-22-02-0205	Electrical Commercial	Other	Finaled	02/07/2022	01/16/2023	07/18/2022	INSTALL PANEL FOR FUTURE CAR CHARGERS	13627 DEERING BAY DR	
ELEC-22-02-0211	Electrical Commercial	Interior Build-Out/ Interior Alteration/Remodel	Finaled	02/08/2022	08/24/2022	02/25/2022	install a standard gfci line from meter room to parking spot for electric car	13637 DEERING BAY DR	231
ELEC-22-03-0256	Electrical Commercial	Other	Finaled	03/01/2022	11/21/2022	05/25/2022	SPECIAL OUTLET TO CHARGE AN ELECTRIC AUTO (50 AMPS-240 VOLTS)	13635 DEERING BAY DR	224
ELEC-23-05-1352	Electrical Commercial	Other	Finaled	05/16/2023	01/22/2024	07/25/2023	install sub panel with sub meter for admin office	13637 DEERING BAY DR	
ELEC-25-08-3849	Electrical Commercial	Interior Build-Out/ Interior Alteration/Remodel	Finaled	08/29/2025	05/26/2026	11/26/2025	Interior Remodeling	13631 DEERING BAY DR	247
ELEC-25-11-4119	Electrical Commercial	Service Change	Issued	11/25/2025	11/17/2026		NEW 50 AMP PLUG	13633 DEERING BAY DR	215

City's Exhibit #3

FIRE-22-08-0186	Fire	Fire Sprinkler	Issued	08/11/2022			FIRE SPRINKLER FOR INTERIOR CONDO RENOVATION PARTIAL NEW WALLS, MEPS' INCLUDED	13635 DEERING BAY DR	283
FIRE-25-09-1694	Fire	Fire Sprinkler	Cancelled	09/04/2025		09/15/2025	****PERMIT CREATED IN ERROR AND WILL BE CANCELLED. THIS PERMIT IS SUPERSEDED BY FIRE-25-09-1707 **.add/relocate fire sprinkler heads as per plans	13631 DEERING BAY DR	247
FIRE-25-09-1707	Fire	Fire Sprinkler	Finald	09/15/2025		12/04/2025	add/relocate fire sprinkler heads as per plans	13631 DEERING BAY DR	247
MECB-25-09-1415	Mechanical Commercial	Interior Build-Out/ Interior Alteration/Remodel	Finald	09/18/2025	06/02/2026	12/04/2025	Interior Remodeling	13631 DEERING BAY DR	247
PLUB-22-05-0222	Plumbing Commercial	Interior Build-Out/ Interior Alteration/Remodel	Finald	05/25/2022	09/08/2026	03/11/2026	INTERIOR CONDO RENOVATION PARTIAL NEW WALLS, MEPS' INCLUDED	13635 DEERING BAY DR	283
PLUB-25-08-1298	Plumbing Commercial	Interior Build-Out/ Interior Alteration/Remodel	Finald	08/29/2025	06/08/2026	12/09/2025	Interior Remodeling	13631 DEERING BAY DR	247
RECT-25-04-0504	Building Recertification	Recertification	Denied	04/22/2025			BUILDING RECERTIFICATION (YEAR BUILT 1995) PADUA CONDOMINIUM -4 BUILDINGS (13631, 13633, 13635, 13637 DEERING BAY DR)	13637 DEERING BAY DR	
REVR-22-11-0361	Revision to Permit	Commercial	Finald	11/28/2022		02/17/2023	INTERIOR CONDO RENOVATION PARTIAL NEW WALLS, MEPS' INCLUDED	13635 DEERING BAY DR	283
REVR-23-02-0609	Revision to Permit	Commercial	Finald	02/25/2023		02/28/2023	Plumbing revision	13635 DEERING BAY DR	283



CITY OF CORAL GABLES
Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FL 33134

2/1/2023

VIA CERTIFIED MAIL

7021 1970 0000 4015 9361

DEERING BAY CONDO II
SKRLD, INC.
201 ALHAMBRA CIR, 11TH FLOOR
CORAL GABLES, FL 33134

RE: 13637 DEERING BAY DR
FOLIO # 350240110001
Process Number TBD

*****COURTESY 2-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 1995. 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 2025**. 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

City's Exhibit #4

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', with a stylized flourish at the end.

Manuel Z. Lopez, P.E.
Building Official



CITY OF CORAL GABLES
Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FL 33134

1/31/2024

DEERING BAY CONDOMINIUM II, INC.
13633 DEERING BAY DRIVE, SUITE 10
CORAL GABLES, FL 33158

VIA CERTIFIED MAIL

7022 2410 0002 9144 5342

RE: 13631, 13633, 13635 & 13637 DEERING BAY DR
DEERING BAY CONDO II
FOLIO # 03-5024-011-0001
Process Number **TBD**

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

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

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(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.

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<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. 26-1851
RECT-25-04-0504

vs.

Certified Mail Return Receipt & Via USPS Regular Mail
9589 0710 5270 1801 7224 26

Deering Bay Condominium II Inc
13633 Deering Bay Dr, Ste 10
Coral Gables, FL 33158
Respondent.

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

Date: July 29, 2026

Re: 13637 Deering Bay Dr, Coral Gables, FL 33158, Deering Bay Condo II Deering Bay 1st Addn PB 141-76, and 03-5024-011-0001 ("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 August 10, 2026, at 2:00 p.m.

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

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

City's Exhibit #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.

cc: Deering Bay Condominium II Inc, C/O SKRLD Inc Registered Agent, 201 Alhambra Cir, 11th Floor, Coral Gables, FL 33134
9589 0710 5270 1801 7224 33



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, Ignacio Luzarraga, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 13637 DEERING BAY DR, ON July 30th AT
8:45 am.

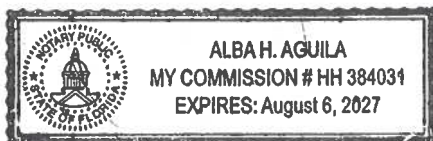
Ignacio Luzarraga
Employee's Printed Name

[Signature]
Employee's Signature

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

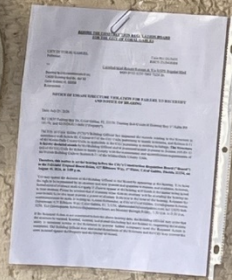
Sworn to (or affirmed) and subscribed before me by means of physical presence or online
notarization, this 30th day of July, in the year 2026, by
Ignacio Luzarraga who is personally known to me.

My Commission Expires:



[Signature]
Notary Public

City's Exhibit #6



Jul 30, 2026 at 8:45:35 AM
13633 Deering Bay Dr
Coral Gables FL 33158
United States



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

Detail by Entity Name

Florida Not For Profit Corporation
DEERING BAY CONDOMINIUM II, INC.

Filing Information

Document Number	N95000003529
FEI/EIN Number	65-0653444
Date Filed	07/26/1995
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/04/1996

Principal Address

13633 DEERING BAY DRIVE
SUITE 10
CORAL GABLES, FL 33158

Changed: 01/09/2009

Mailing Address

13633 DEERING BAY DRIVE
SUITE 10
CORAL GABLES, FL 33158

Changed: 01/09/2009

Registered Agent Name & Address

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

Name Changed: 07/18/2017

Address Changed: 07/18/2017

Officer/Director Detail

Name & Address

Title Treasurer

City's Exhibit #8

SPERBER, ROBERT
13633 DEERING BAY DRIVE
SUITE 10
CORAL GABLES, FL 33158

Title President

NEUWAHL, EDITH
13633 DEERING BAY DRIVE
SUITE 10
CORAL GABLES, FL 33158

Title Director

GOLDEN, EDWARD
13633 DEERING BAY DRIVE
SUITE 10
CORAL GABLES, FL 33158

Title Secretary

ROMERO, SANTIAGO
13633 DEERING BAY DR
Ste 10
CORAL GABLES, FL 33158

Title VP

CAMPBELL, KARELL
13633 DEERING BAY DR,
STE 10
CORAL GABLES, FL 33158-2801

Annual Reports

Report Year	Filed Date
2024	01/25/2024
2025	04/25/2025
2026	01/14/2026

01/14/2026 -- ANNUAL REPORT	View image in PDF format
04/25/2025 -- ANNUAL REPORT	View image in PDF format
01/25/2024 -- ANNUAL REPORT	View image in PDF format
01/20/2023 -- ANNUAL REPORT	View image in PDF format
02/08/2022 -- ANNUAL REPORT	View image in PDF format
01/15/2021 -- ANNUAL REPORT	View image in PDF format
01/22/2020 -- ANNUAL REPORT	View image in PDF format
01/22/2019 -- ANNUAL REPORT	View image in PDF format
01/15/2018 -- ANNUAL REPORT	View image in PDF format
07/18/2017 -- AMENDED ANNUAL REPORT	View image in PDF format

01/13/2017 -- ANNUAL REPORT	View image in PDF format
01/23/2016 -- ANNUAL REPORT	View image in PDF format
01/10/2015 -- ANNUAL REPORT	View image in PDF format
01/09/2014 -- ANNUAL REPORT	View image in PDF format
01/26/2013 -- ANNUAL REPORT	View image in PDF format
02/05/2012 -- ANNUAL REPORT	View image in PDF format
01/05/2011 -- ANNUAL REPORT	View image in PDF format
01/08/2010 -- ANNUAL REPORT	View image in PDF format
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01/22/2007 -- ANNUAL REPORT	View image in PDF format
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01/15/2003 -- ANNUAL REPORT	View image in PDF format
02/14/2002 -- ANNUAL REPORT	View image in PDF format
02/28/2001 -- ANNUAL REPORT	View image in PDF format
03/21/2000 -- ANNUAL REPORT	View image in PDF format
11/08/1999 -- Reg. Agent Change	View image in PDF format
03/01/1999 -- ANNUAL REPORT	View image in PDF format
02/12/1998 -- ANNUAL REPORT	View image in PDF format
05/15/1997 -- ANNUAL REPORT	View image in PDF format
07/26/1995 -- DOCUMENTS PRIOR TO 1997	View image in PDF format



BUILDING RECERTIFICATION INSPECTION REPORT FORM - ELECTRICAL

☒ Initial Inspection Report ☐ Amended Inspection Report after completion of repairs

Licensed Engineer(s) or Architect(s) Responsible for Recertification Inspection

Inspection Firm Name (if applicable): Pistorino and Alam Consulting Engineers

Address: 7171 SW 62nd Ave # 401, South Miami, FL 33143

Telephone Number: 786-878-1315 Email: jrmproe@gmail.com

Assuming Responsibility for: ☐ All ☒ Portion If portion, please list: Electrical

Inspection Commencement Date: 8/17/23

Inspection Completion Date: 2/14/25

NOTE: Add pages as required to list all additional design professionals assuming responsibility for the Recertification Inspections or portions thereof. Each Design Professional must sign and seal their portion of the work in accordance with Florida Statutes.

Please check the condition that applies:

- ☐ Dangerous Condition Observed. Notify Building Official within 10 days
- ☐ Immediate Dangerous Condition Observed. Notify Building and Fire Officials within 24 hours
- ☒ Maintenance needed but does not rise to the level of Dangerous
- ☐ Passed the Inspection

Licensed Design Professional: ☒ Engineer ☐ Architect

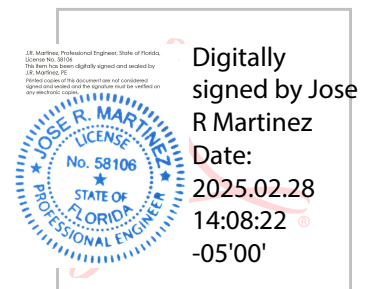
Name: Jose R Martinez, PE

License Number: 58106

I am qualified to practice in the discipline in which I am hereby signing:

Signature:

Date:



Seal

This report has been based upon the minimum inspection requirements of Miami-Dade County Code Sec. 8-11(f). To the best of my knowledge and ability, this report represents an accurate appraisal of the present conditions of the electrical system, based on careful evaluation of conditions, to the extent reasonably possible.

MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING ELECTRICAL RECERTIFICATION

CASE REFERENCE NUMBER:

JURISDICTION NAME:

City of Coral Gables

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

1. DESCRIPTION OF BUILDING

a. Name on Title: **Multiple, Condominium**

b. Building Street Address: **13631 Deering Bay Dr, Coral Gables, FL 33158**

Bldg. #:

c. Legal Description: **MULTIPLE, ONE FOR EACH DWELLING**

Attached: ☐

d. Owner's Name: **Mr. Radames Torress**

e. Owner's Mailing Address: **13633 Deering Bay Drive #10, Coral Gables, FL 33158**

f. Owner's email: **Radames.Torres@fsresidential.com**

g. Owner's Contact Phone Number: **786-242-5975**

h. Corresponding Property Folio Number: **Multiple ownership in common**

i. Name of Condominium or Cooperative Association (if applicable):

Deering Bay II Condominium Association

j. Building Code Occupancy Classification: **Type R2**

k. Present Use: **Residential**

l. General description, type of construction, size, number of stories, and special features:

building complex, 4 towers, type III, 175,800 SF, Covered garage parking, Air conditioning

m. Number of Stories: **10**

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

o. Additional Comments:

2. INSPECTIONS

a. Date of Notice of Required Inspection:

b. Date(s) of actual inspection:

c. Name and qualifications of licensee submitting report:

Jose R Martinez, PE

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

1. If required, describe, and indicate acceptance:

Garage HVAC cond. unit wired with 'Romex'

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

1. Explanation/Conditions:

3. ELECTRICAL SERVICE

PROVIDE PHOTO 3

a. Size: Voltage (208) Amperage (1200) Type: Fuses () Breakers (YES)

b. Phase: Three-Phase (☒) Single Phase (☐)

c. Condition: Good (☐) Fair (☐) Needs Repair (☐)

Comments:

SEVERAL MAINS FOR THE HOUSE AND RESIDENTIAL DISTRIBUTION, RANGE FROM

300-1200A

4. METERING EQUIPMENT

PROVIDE PHOTO 4

1. Clearances: Good (☒) Fair (☐) Needs Correction (☐)

Comments:

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

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

7. ELECTRICAL PANELS				PROVIDE PHOTO 7
1. Panel # ('B')	Location: East Tower elect. rm	Good (☒)	Needs Repair (☐)	
2. Panel # (MHD)	Location: East Tower elect. rm	Good (☒)	Needs Repair (☐)	
3. Panel # (MHE)	Location: East Tower elect. rm	Good (☒)	Needs Repair (☐)	
4. Panel # (HD)	Location: West Tower elect. rm	Good (☒)	Needs Repair (☐)	
5. Panel # (HED)	Location: West Tower elect. rm	Good (☒)	Needs Repair (☐)	
Use separate sheets for additional panels.				

Comments:
Photos of all panels available in the report. Panels found in acceptable conditions except for minor
issues found in the infrared report. Additional sheets with panel info. added.

8. BRANCH CIRCUITS (Exiting panel enclosure)				PROVIDE PHOTO 8
1. Identified:	Yes	(☒)	Must be Identified	(☐)
2. Conductors:	Good	(☒)	Deteriorated	(☐)
			Must be Replaced	(☐)
Comments:				

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

10. BRANCH CIRCUIT EQUIPMENT GROUNDING SYSTEM		PROVIDE PHOTO 10
	Good	(☒)
	Needs Repair	(☐)
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. BUSWAYSNot Applicable: ☒**PROVIDE PHOTO 14**Good (☐)Needs Repair (☐)

Comments:

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

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

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

Comments: East Tower panel HEB a breaker needs to be replaced.

Garage level one condensing unit to be re-wired with approved method.

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

Comments:

19.EXISTING BUILDING EGRESS ILLUMINATION (BUILDING EXTERIOR)**PROVIDE PHOTO 19**Good (☐)Needs Repair (☐)N/A (☒)

Comments:

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

Comments:

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

Comments:

22.EXISTING EXIT SIGNS (ILLUMINATED)**PROVIDE PHOTO 22**Good (☒)Needs Repair (☐)N/A (☐)

Comments:

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

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

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

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:

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**



MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING STRUCTURAL RECERTIFICATION

CASE REFERENCE NUMBER:

LICENSEE NAME: Ashar Anwaar

TITLE: P.E., M.S. Structural Engineer

JURISDICTION NAME:

Miami-Dade County

ADDRESS: 7171 SW 62nd Avenue, Suite 400, Miami, FL 33143



This item has been digitally signed and sealed by Ashar Anwaar 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:

ASHAR ANWAAR
LICENSE
No. 71892

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

1. DESCRIPTION OF BUILDING

a. Name on Title: DEERING BAY CONDO II

b. Building Street Address: 13637 Deering Bay Drive, coral gables, FL, 33158

Bldg. #:

c. Legal Description: DEERING BAY CONDO II

Attached: ☐

d. Owner's Name: Deering Bay Condominium II, INC.

e. Owner's Mailing Address: 13633 DEERING BAY DR CORAL GABLES, FL 33158

f. Folio Number of Property on which Building is Located: 03-5024-011-0001

g. Building Code Occupancy Classification: Residential Multi-Family

h. Present Use: Residential Multi-Family - Rentals

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

The complex consists of 4 (four) residential towers ranging in height from 6 floors in Tower 4, to 10 floors in Tower 2. Towers 1 (South Tower 13637) and 3 (North Tower 13633) have 7 levels on the west side and additional 2 levels on the east side for a total of 9 floors, and fourteen (14) condominium units each. Tower 1 contains eighteen (18) condominium units. Tower 4 (West Tower 13631) contains ten (10) condominium units, for a total of fifty-six (56) residential units, all constructed over a parking garage structure with a landscaped plaza courtyard on the second level and additional parking under Tower 2 at the plaza deck level.

j. Number of Stories: Varies from 6 to 10 k. Is this a Threshold Building¹ 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. Additions to original structure:

o. Total Actual Building Area of all floors:

S.F.

2. INSPECTIONS

a. Date of Notice of Required Inspection:

b. Date(s) of actual inspection: August 15, 2023 to August 18, 2023 - August 28 & 29, 2023

c. Name, license number, discipline of practice, and qualifications of licensee submitting report:

Ashar Anwar, 71892, P.E., M.S. Structural Engineering

d. Description of laboratory or other formal testing, if required, rather than manual or visual procedures:

N/A: ☐

N/A

e. Are Any Structural Repairs Required? (YES/NO): Yes

1. If required, describe, and indicate acceptance:

Corroded rebars & anchors, water stains, concrete damage in the attics. Concrete damage, column cracks, corroded fasteners in the residential units. Floor cracks, corrosion stains water intrusion at the parking garage. Spalling concrete, CMU & floor cracks, corroded rebars at the common areas.

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

1. Explanation/Conditions:

Cracks, spalling, concrete damage, water stains were observed at several locations.

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:

No violations were found.

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

- a. _____ Number of Additional sheets of written data
- b. Please see attached report 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:

The buildings' foundation system consists of cast-in-place grade beams and pile caps supported by piles. Elevated structures consist of post-tensioned concrete floor slabs supported by cast-in-place reinforced concrete columns and shear walls.

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
Cracks in concrete walls & columns are visible at selected locations. See attached report for details.	
c. Surface conditions: Describe general conditions of finishes, cracking, spalling, peeling, signs of moisture penetration and stains.	PROVIDE PHOTO 5c
Surface cracks on floor and walls, spalled concrete, corrosion stains were observed at some locations. See attached report for details.	
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
The cracks range from hairline to medium at different structural members. Please see attached report for details.	
e. General extent of deterioration: Cracking or spalling of concrete or masonry, oxidation of metals; rot or borer attack in wood.	PROVIDE PHOTO 5e
Cracking and spalling of concrete is visible at select location. Please see attached report for details.	
f. Previous patching or repairs (Provide description and identify location):	PROVIDE PHOTO 5f
No	
g. Nature of present loading: (Indicate residential, commercial, storage, other.)	
Residential	
h. Signs of overloading? (Yes/No):	No
1. Describe:	

6. MASONRY BEARING WALL: (Indicate good, fair, needs repair on appropriate lines)This Section
is N/A:

PROVIDE PHOTO 6

a. Concrete masonry units:

b. Clay tile or terra cotta units:

c. Reinforced concrete tie columns:

d. Reinforced concrete tie beams:

e. Lintel:

f. Other type bond beams:

PROVIDE PHOTO 6f

g. Exterior masonry finishes (choose those that apply):

1. Stucco:

2. Veneer:

3. Paint only:

4. Other (describe):

h. Interior masonry finishes (choose those that apply):

PROVIDE PHOTO 6h

1. Vapor barrier:

2. Furring and plaster:

3. Paneling:

4. Paint only:

5. Other (describe):

i. Cracks:

PROVIDE PHOTO 6i

1. Location (note beams, columns, other):

2. Description:

j. Spalling

PROVIDE PHOTO 6j

1. Location (note beams, columns, other):

2. Description:

k. Rebar corrosion (indicate worst case by selecting one from lines 1-4):		PROVIDE PHOTO 6k
1. None visible: ☐		
2. Minor (patching will suffice): ☒		
3. Significant (but patching will suffice): ☐ See attached report for details.		
4. Significant (structural repairs required) ☐ Structural repairs are required at a few locations. See attached report for details.		
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 access and provide)	
1. Describe (roof shape, type roof covering, type roof deck, framing system, condition):	PROVIDE PHOTO 7a1
Flat roof on concrete slab in middle and slope tiled roofs all around on wood trusses. The roofs are in fair condition.	
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of supports:	PROVIDE PHOTO 7a2
Air conditioning equipments and cooling towers support are observed in good condition.	
3. Describe roof drainage system, main and overflow, and indicate condition:	PROVIDE PHOTO 7a3
The drains are provided at the flat roofs. The drains are in good condition.	
4. Describe parapet build and current conditions:	PROVIDE PHOTO 7a4
Masonry parapet in good condition. Ariel photo provided.	
5. Describe mansard build and current conditions:	PROVIDE PHOTO 7a5

6. Describe roofing membrane/covering and current conditions:	PROVIDE PHOTO 7a6
Flat roof has built up roofing system. The membrane is in good condition. Sloped roofs have waterproofing membrane that is not visible.	
7. Describe any roof framing member with obvious overloading, overstress, deterioration or excessive deflection:	PROVIDE PHOTO 7a7
Damages to roof framing is visible at some locations. See attached report for details.	
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
Elevated structures consist of post-tensioned concrete floor slabs supported by cast-in-place reinforced concrete columns and shear walls. Acceptable condition	
2. Balconies: Indicate location, framing system, material, and condition:	N/A: ☐ PROVIDE PHOTO 7b2
The balcony slab is reinforced with post tension tendons. The unit balconies exhibit deficiencies including but not limited to cracks in columns, damaged concrete at some locations. Please see attached report for details.	
3. Stairs and escalators: indicate location, framing system, material, and condition:	N/A: ☐ PROVIDE PHOTO 7b3
The stairs are constructed utilizing reinforced concrete. At some locations cracks in walls and floors, spalling and missing concrete, corroded rebars and exposed nails are visible. See attached report for details.	
4. Ramps: indicate location, framing type, material, and condition:	N/A: ☐ PROVIDE PHOTO 7b4
N/A.	
5. Guardrails and handrails: describe type, material, and condition:	N/A: ☐ PROVIDE PHOTO 7b5
Guardrails are constructed utilizing metal at some locations and precast concrete at level two. Guardrails are generally in good condition.	
c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members.	
Ceiling was opened at some attics to verify condition of wood trusses. See attached report for details.	

8. STEEL FRAMING SYSTEM		This Section is Not Applicable: ☒
a. Description of system at each level:	PROVIDE PHOTO 8a	
b. Steel members: describe condition of paint and degree of corrosion:	PROVIDE PHOTO 8b	
c. Steel connections: describe type and condition:	PROVIDE PHOTO 8c	
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	
e. Identify any steel framing member with obvious overloading, overstress, deterioration, or excessive deflection (provide location):	PROVIDE PHOTO 8e	
f. Elevator sheave beams and connections, and machine floor beams: note condition:	N/A: ☐	PROVIDE PHOTO 8f

9. CONCRETE FRAMING SYSTEM		This Section is Not Applicable: ☐
a. Full description of concrete structural framing system:	PROVIDE PHOTO 9a	
The buildings' concrete framing system consists of cast-in-place post tensioned concrete slabs supported on concrete columns and beams.		
b. Cracking	PROVIDE PHOTO 9b	
1. Significant ☐ or Not significant ☒ : Fair amount are visible in slab, wall and column. See attached report for details.		
2. Location and description of members affected and type cracking:		
Refer to attached report for details.		

c. General condition		
Cracks and concrete spalling are visible at some locations. See attached report for details.		
d. Rebar corrosion – check appropriate line		
1. None visible: ☐		
2. Location and description of members affected and type cracking:	N/A ☐	PROVIDE PHOTO 9d2
Refer to attached report for details.		
3. Significant but patching will suffice:	N/A ☐	PROVIDE PHOTO 9d3
See attached report for details.		
4. Significant: structural repairs required (describe):	N/A ☐	PROVIDE PHOTO 9d4
Structural repairs are required at a few locations. See attached report for details.		
e. Samples chipped out in spall areas:		
1. No: ☒		PROVIDE PHOTO 9e
2. Yes, describe color, texture, aggregate, general quality:		
f. Identify any concrete framing member (e.g. slabs and transfer elements) with obvious overloading, overstress, deterioration (e.g. efflorescence at underside of slab or at base of column or wall), or excessive deflection:		PROVIDE PHOTO 9f
No concrete member noted with obvious overloading, overstress, or excessive deflection. Please see attached report for details.		

10. WINDOWS, STOREFRONTS, CURTAINWALLS AND EXTERIOR DOORS	
a. Windows/Storefronts/Curtainwalls/Skylights	PROVIDE PHOTO 10
1. Type (Wood, steel, aluminum, vinyl, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other):	
Aluminum frames & glass sliding windows.	
2. Anchorage: type and condition of fasteners and latches: Good	
Fasteners generally in good condition except for a few locations. See attached report for details.	

3. Sealant: type and condition of perimeter sealant and at mullions: Good	
4. Interiors seals: type and condition at operable vents: Good	
5. General condition: Good	
6. Describe any repairs needed:	
Remediation / replacement of corroded shutter fasteners at few locations at the balconies of selected residential units. Please see attached report for details.	
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):	
N/A	
2. Anchorage: type and condition of fasteners and latches: Fair	
3. Sealant: type and condition of sealant: Good	

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

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

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

12. BUILDING FAÇADE INSPECTION (Threshold Buildings)		This Section is N/A: ☐	PROVIDE PHOTO 12
a. Identify and describe the exterior walls and appurtenances on all sides of the building. (Cladding type, corbels, precast appliques, etc.)			
The exterior walls of the buildings are constructed by utilizing in-fill masonry walls with textured stucco and painted finish.			
b. Identify the attachment type of each appurtenance type (mechanically attached or adhered):			
Stucco is adhered to the walls.			
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):			
Stucco cracking is visible at select locations. See attached report for details.			

13. SPECIAL OR UNUSUAL FEATURES IN THE BUILDINGThis 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 GARAGESThis 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) **No**

Explanation:

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



7171 S.W. 62nd Ave., Fourth Floor • Miami, Florida 33143
(305) 669-2700 • Fax: (305) 669-2165

April 10, 2025

Mr. Manuel Z. Lopez
City of Coral Gables Building Official
City of Coral Gables Building Department
Attention: Recertification Unit
427 Biltmore Way,
Coral Gables, Florida 33143

Re: 30 Year or Older Structural Recertification
Deering Bay Condo II
13637 Deering Bay Drive, Coral Gables, FL 33158
Folio No. 03-5024-011-0001
Case No. 000000

Dear Mr. Lopez:

Pistorino & Alam Consulting Engineers, Inc. (P&A) conducted visual inspections for the purpose of determining the general condition of the Structural system for the property referenced above for compliance with Chapter 8, Section 8-11(f) of Code of Miami-Dade County and in accordance with the minimum inspection procedure guidelines as issued by the County Board of Rules and Appeals.

Based on our findings, we conclude with reasonable fashion, that the building is **STRUCTURALLY SAFE FOR CONTINUED USE UNDER PRESENT OCCUPANCY, PENDING THE REQUIRED REPAIRS LISTED IN THE ATTACHED REPORT. THE REPAIRS MAY BE PERFORMED WHILE THE BUILDING IS OCCUPIED.**

SUFFICIENCY

Please note that this report is limited to the evaluation of the selected areas described herein. Adequacy of the original design or improper construction is beyond the scope of P&A's work. This report should not be used as a repair document, as substantial additional details and information must be furnished to the Contractor to perform adequate repairs.

As a routine matter to avoid possible misunderstanding, nothing in this report shall be construed directly or indirectly as a guarantee of any portion of the structure. To the best of our knowledge

and ability, this report represents an accurate appraisal of the current condition of the building, based upon careful evaluation of the observed conditions, to the extent reasonably possible.

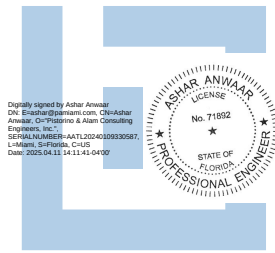
LIMITATIONS OF INSPECTION REPORT

1. Observations and data collected by P&A for this report were obtained during their limited on-site observations.
2. Except as otherwise noted, the discussions, opinions, and conclusions described in this report are based on:
 - a. The information provided by various parties without separate verification.
 - b. Limited visual observations; data collected and/or made available concerning current as-built conditions of the building during the site visits to develop this report.
3. This report is not intended to provide, and does not provide, a comprehensive study of each noted deficiency and/or damage observed in the building. The report regarding the conditions observed represents professional engineering opinions in accordance with the applicable standard of care.
4. Any photos included in this report are meant to support the stated observations of the report authors; and any portions of the included photos that are not in the description of the observation are coincidental and are not relevant to the observation, nor were those portions reviewed. Photos do not include every deficiency and defect observed.
5. The information in this report is not meant to be a guarantee or warranty of any kind. The opinions expressed in this report are based primarily on a visual observation of reasonably accessible areas of the building at the time of the site visit(s). P&A therefore does not assume any responsibility for items that were not examined or were not observed.
6. Except as otherwise noted, this report does not contain any professional opinion regarding the completion of any previously recommended improvements associated with the structure.
7. P&A has prepared this report exclusively for the Client. Any use of this report by any other individual(s) or entity without the expressed written consent of P&A is prohibited. Should another individual or entity rely on this report without the prior specific written consent of P&A, they shall indemnify P&A from any damages, losses, or expenses they may incur because of such improper use.
8. P&A reserve the right to revise and supplement this report if in their sole opinion any additional information is made available to them including new documents, physical data, or new evidence.

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



Respectfully Submitted by,
PISTORINO & ALAM CONSULTING ENGINEERS, INC.



Ashar Anwaar, P.E. This item has been digitally signed and sealed by Ashar Anwaar on the date adjacent to the seal.
(Structural Engineer) Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Pistorino & Alam Consulting
7171 SW 62nd Ave # 401, South Miami, FL 33143
305-669-2700

Prepared for:

DEERING BAY II CONDOMINIUM ASSOCIATION
Minimum Inspection Guidelines Photograph` Report
13631 Deering Bay Dr, Coral Gables, FL 33158



LEGAL

OWNERSHIP IN COMMON FOR ALL RESIDENTS.

3.ELECTRICAL SERVICE, 4. METERING EQUIPMENT

MHE



MHD



M.CTR'B'.



5. ELECTRIC ROOMS



6.GUTTERS

Multiple as shown in (5)

7.ELECTRICAL PANELS, 8. BRANCH CIRCUITS

East Tower meter stack



East Tower MHD



East Tower MHE



West Tower HD



West Tower HED



West Tower meter stack



South Tower HA



South Tower, HEA



South Tower meter stack



North Tower HC



North Tower HEC



North Tower meter stack



Pistorino & Alam Consulting
7171 SW 62nd Ave # 401, South Miami, FL 33143
305-669-2700

North Tower elevator room panel



North Tower HES



APARTMENT PANELS

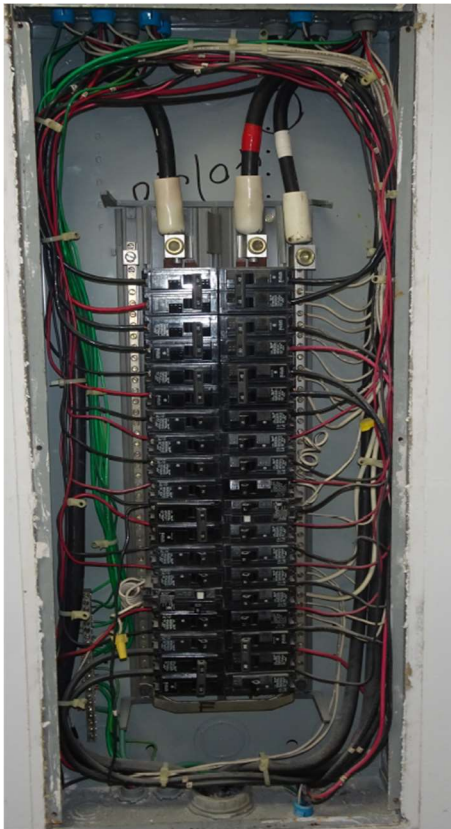
Unit 217



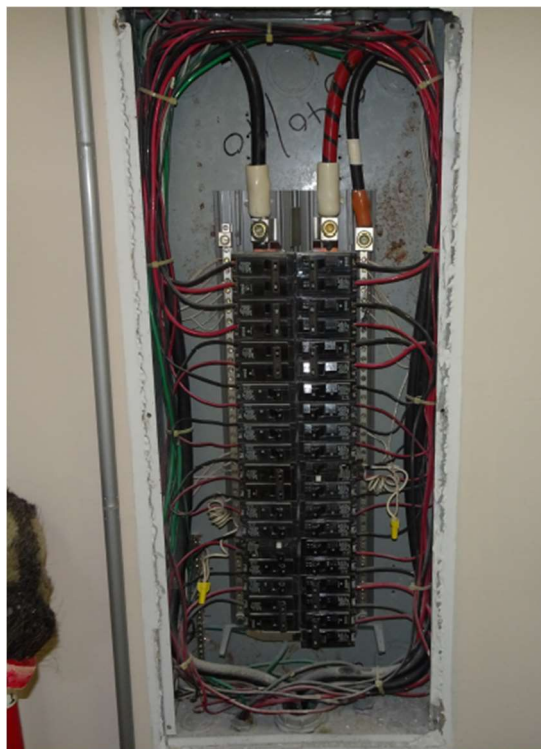
Unit 228



Unit 231



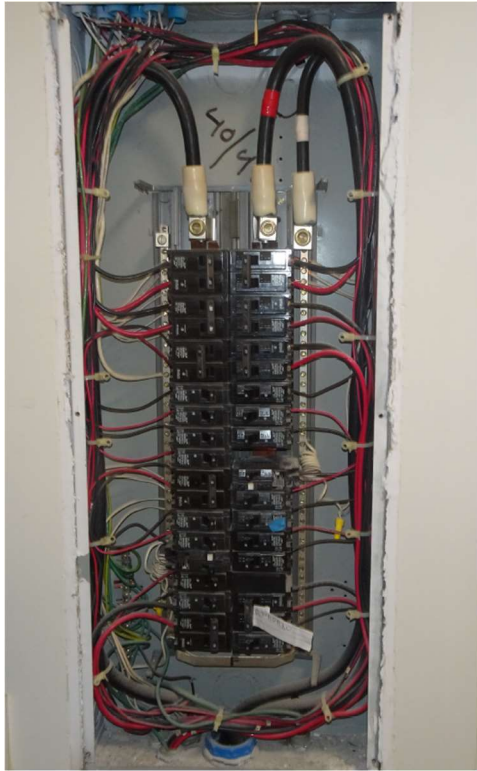
Unit 233



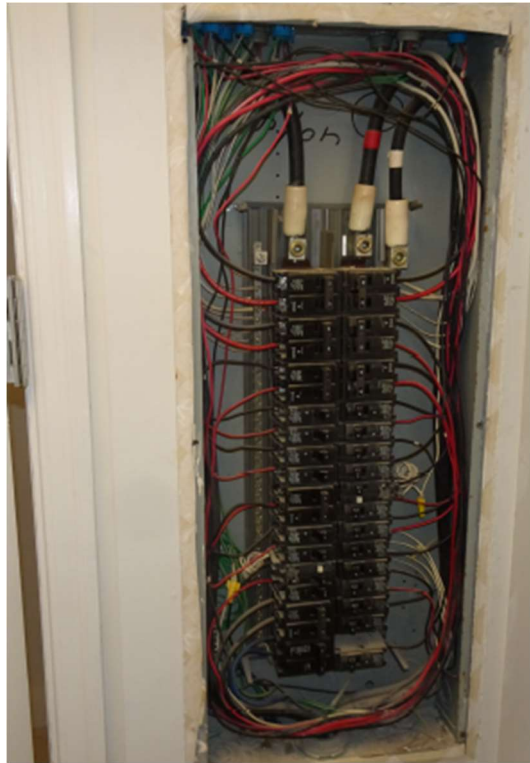
Unit 234



Unit 236



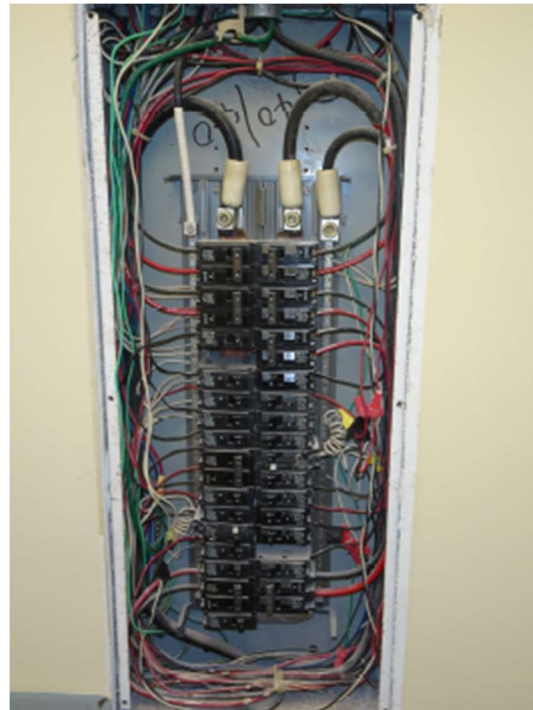
Unit 241



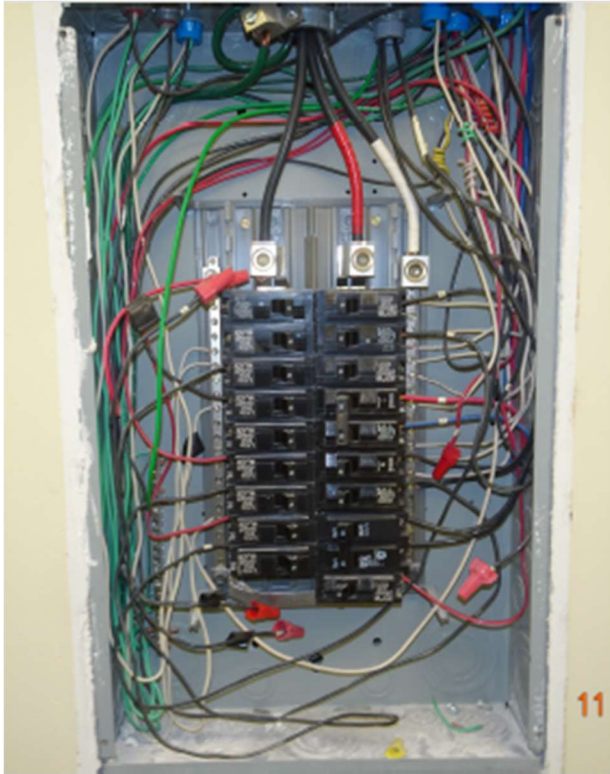
Unit 261



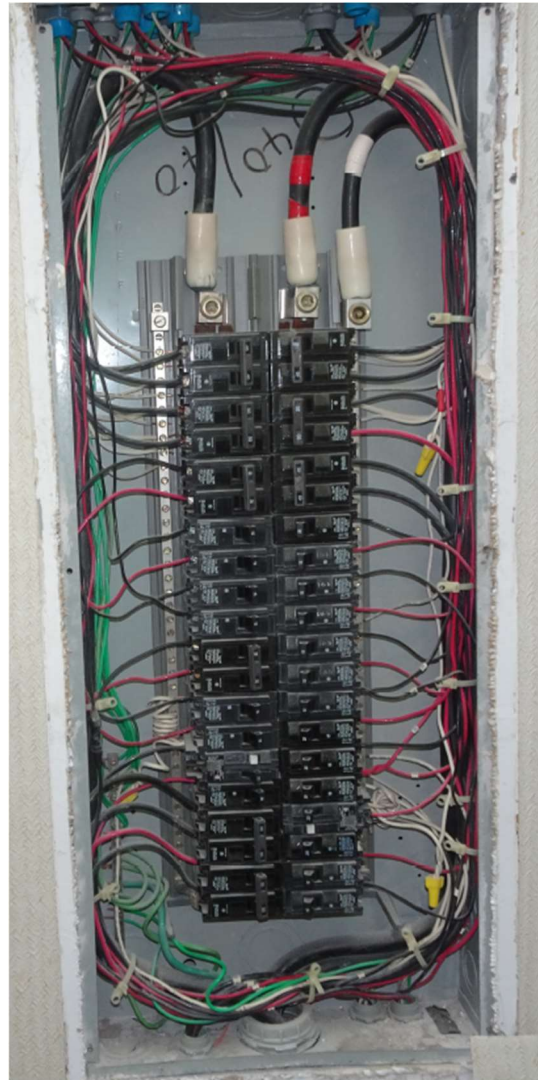
Unit 274



Unit 274-2



Unit 282



9.GROUNDING OF SERVICE



10. BRANCH CIRCUIT EQUIPMENT GROUNDING SYSTEM

PLEASE REFER TO (7), AND (8) ABOVE

11.SERVICE CONDUITS/RACEWAYS

BELOW GRADE IN ALL CASES. SEE (9) ABOVE.

FOR THE APARTMENTS



12. GENERAL CONDUIT/RACEWAYS





13. WIRE AND CABLES

SEE ABOVE

14. BUSWAYS

N/A

15. THERMOGRAPHY INSPECTION RESULTS

ATTACHED.

Pistorino & Alam Consulting
7171 SW 62nd Ave # 401, South Miami, FL 33143
305-669-2700

16.OTHER CONDUCTORS

F.A. CONDUCTORS UNDER (20)

18. EXISTING EMERGENCY LIGHTING (BUILDING INTERIOR)

ACCEPTABLE

19. EXISTING BUILDING EGRESS ILLUMINATION (BUILDING EXTERIOR)

N/A

20. EXISTING FIRE ALARM SYSTEM



SUBPANELS AND BOOSTERS

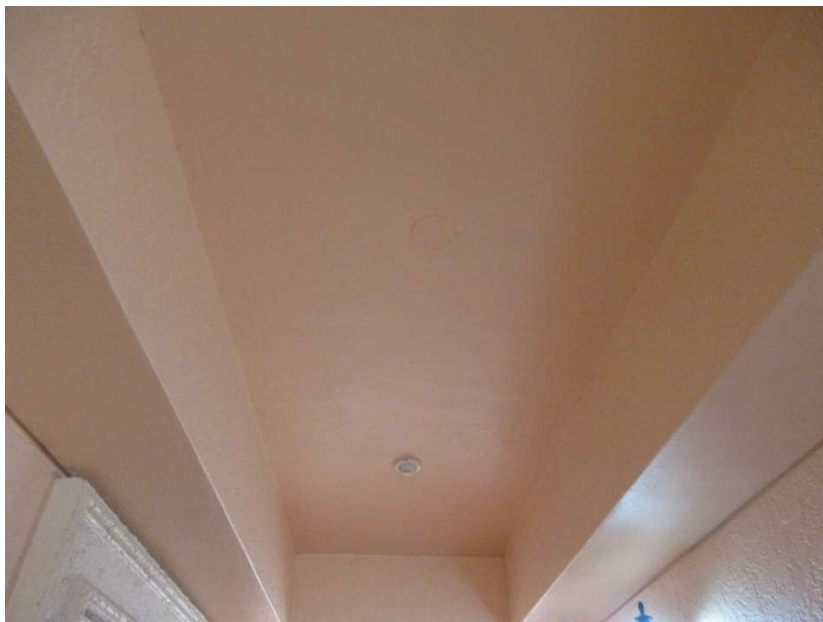


21. EXISTING SMOKE DETECTORS

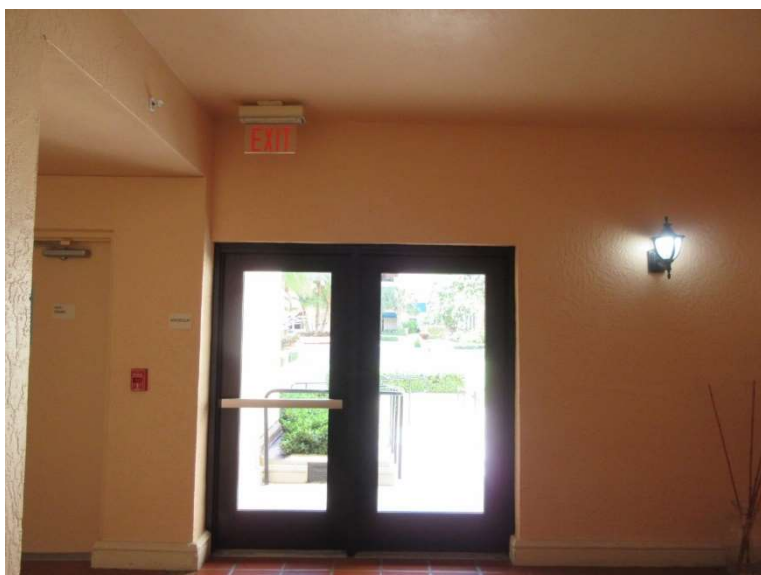


TYPICAL IN ALL ELEVATOR LOBBY AREAS, ALL FLOORS.





22. EXISTING EXIT SIGNS (ILLUMINATED)





23. EMERGENCY GENERATOR



24. WIRING IN OPEN OR UNDERCOVER PARKING GARAGE AREAS

25. OPEN OR UNDERCOVER PARKING GARAGE AND EGRESS ILLUMINATION





26. SWIMMING POOL WIRING

N/A

27. WIRING TO MECHANICAL EQUIPMENT





28.UNDERGROUND OR LOWER-LEVEL PARKING GARAGES

N/A

Jose R Martinez, PE

J.R. Martinez, Professional Engineer, State of Florida.
License No. 58106
The item has been digitally signed and sealed by
J.R. Martinez, PE
Printed copies of this document are not considered
signed and sealed and the signature must be verified on
any electronic copy.



Digitally signed
by Jose R
Martinez
Date: 2025.02.28
14:07:31 -05'00'

PE No. 58106



Infrared Inspection Report

Prepared By
Brady Infrared

Deering Bay Condominium II



Site: 13635 Deering Bay Drive
Coral Gables, FL 33158

December 1, 2023



(772) 288-9884



BradyIR@BradyInfrared.com



BradyInfrared.com



2845 SE Monroe Street
Stuart, FL 34997



Miami Dade County 40-Year Building Recertification Infrared Thermography Inspection

This Infrared Inspection Report is part of the Miami Dade County 40-Year Building Recertification “Infrared Thermography Inspection: requirement approved by the Regulatory and Economic Resources Department on November 18, 2021. This report provides complete documentation of thermal patterns detected in your electrical equipment. It uses a subjective evaluation to help you prioritize repairs to provide the greatest return from this inspection and your maintenance.

This Infrared Inspection Report meets the documentation requirements of the Infraspection Institute Guideline for Infrared Inspection of Electrical and Mechanical Systems, Copyright 2022.

Repair Priority Ratings

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

An industry accepted “Experienced Based Temperature Differential Table” is referenced for this report which provides temperature rise criteria and appropriate time-line suggested response actions for each severity level.

Severity	Temperature Range	Description
Minor	2 to 5 F°	Corrective measures should be taken at the next maintenance period
Important	>5 to 27 F°	Corrective measures required as scheduling permits
Serious	>27 to 56 F°	Corrective measures required ASAP
Critical	> 56 F°	Corrective measures required immediately

Overheating can cause premature deterioration and unplanned failure of your equipment. Overheating connectors, conductors, and components will never get better. In fact, the temperature and rate of deterioration will increase with time.

No one can predict when a failure will occur. As a result, we suggest that you use the Repair Priority Ratings as a guide for further investigation and take appropriate corrective measures as soon as possible.

Brady Infrared Inspections, Inc.

(772) 288-9884

BradyIR@bradyinfrared.com

www.bradyinfrared.com



Baseline Images

This infrared inspection included the collection of baseline thermal and visual images for each piece of equipment inspected. Three temperatures are reported for each piece of equipment:

1. Threshold Temperature: arbitrarily chosen and represents an "alarm" temperature where if measured on a component may be listed as a thermal problem. Please note that thermal problems can be documented with temperature less than the "Threshold Temperature."
2. Measured Temperature: This is the average recorded temperature for a specific piece of equipment and may not include circuits with highest load conditions.
3. Ambient Temperature: This is the temperature measured in the surrounding space of the component under consideration.

I hope you find the enclosed information responsive to your needs. It was a pleasure working with you on this project and thank you for supporting our services. *Your business is greatly appreciated!*

Sincerely,

A red circular seal with the text 'BRADY INFRARED INSPECTIONS, INC.' around the perimeter and 'James Brady' in the center.

James Brady
Level III Certified Infrared Thermographer #6099



Equipment List/Inventory

Brady Infrared



(772) 288-9884



BradyIR@BradyInfrared.com



BradyInfrared.com



2845 SE Monroe Street
Stuart, FL 34997



Equipment List/Inventory

Deering Bay Condominium II

(NI): Not Inspected
(No IR): Without IR Data

Total Equipment Count: 99

Equipment Inspected Count: 97

Status	Equipment Name	Operational Priority	Asset ID	Barcode	Trending
Location	East Tower\Main Electrical Room\Distribution Panel				
Inspected	MHE 1200A	Critical to Operations		119730	Trending
Inspected	MHD 400A	Critical to Operations		119731	Trending
Location	East Tower\Main Electrical Room\Electrical Panel 120/208V				
Inspected	HEB 250A	Critical to Operations		119732	Trending
Inspected	HB 250A	Critical to Operations		119733	Trending
Location	East Tower\Main Electrical Room\Disconnect				
Inspected	Meter CTR "B" Main 1200A	Critical to Operations		119734	Trending
Location	East Tower\Main Electrical Room\Meter Breaker				
Inspected	293, 283, 273, 263 200A	Critical to Operations		119735	Trending
Inspected	253, 243, 233, 223 200A	Critical to Operations		119736	Trending
Inspected	254, 244, 234, 224 200A	Critical to Operations		119737	Trending
Inspected	294, 284, 274, 264 200A	Critical to Operations		119738	Trending
Inspected	283 200A	Critical to Operations		119739	Trending
Location	East Tower\Main Electrical Room\Disconnect/EV				
Inspected	Unit #243 Parking #50 60A	Critical to Operations		119740	Trending
Inspected	Unit #274 Parking #31 20A	Critical to Operations		119741	Trending
Inspected	Unit #224 Dr.PHA EV Charger 50A	Critical to Operations		119742	Trending

Inspection Date: 12/01/2023

Report Generated: 12/15/2023



Equipment List/Inventory

Deering Bay Condominium II

(NI): Not Inspected
(No IR): Without IR Data

Status	Equipment Name	Operational Priority	Asset ID	Barcode	Trending
Location East Tower\Main Electrical Room\Contactor					
Inspected	Lobby Lights	Critical to Operations		119743	Trending
Inspected	Planter Lights	Critical to Operations		119744	Trending
Location East Tower\Main Electrical Room\Timer					
Inspected	East Hallway	Critical to Operations		119745	Trending
Inspected	East Landscape	Critical to Operations		119746	Trending
Location East Tower\Main Electrical Room\Gutter Box					
Inspected	NO ID	Critical to Operations		119747	Trending
Location East Tower\Fire/Dom Pump Room\Disconnect					
Inspected	NO ID 40A	Critical to Operations		119748	Trending
Inspected	NO ID 30A	Critical to Operations		119749	Trending
Location East Tower\Fire/Dom Pump Room\ATS					
Not Insp, No Access	Fire Pump ATS 1200A	Critical to Operations		119750	
Location East Tower\Fire/Dom Pump Room\Control Panel					
Inspected	NO ID	Critical to Operations		119751	Trending
Location East Tower\Fire/Dom Pump Room\Jbox					
Inspected	Domestic Water Controller	Critical to Operations		119752	Trending
Location East Tower\Emergency Generator Room\ATS					
Not Insp, No Load	Generator ATS	Critical to Operations		119753	



Equipment List/Inventory

Deering Bay Condominium II

(NI): Not Inspected
(No IR): Without IR Data

Status	Equipment Name	Operational Priority	Asset ID	Barcode	Trending
Location East Tower\Elevator Room\Disconnect					
Inspected	East Tower "A" 100A	Critical to Operations		119755	Trending
Inspected	East Tower "B" 100A	Critical to Operations		119756	Trending
Inspected	A Elevator Lights 30A	Critical to Operations		119757	Trending
Inspected	B Elevator Lights 30A	Critical to Operations		119758	Trending
Inspected	A/C 60A	Critical to Operations		119759	Trending
Location East Tower\Elevator Room\Electrical Panel 120/208V					
Inspected	NO ID 225A	Critical to Operations		119754	Trending
Location East Tower\Elevator Room\Gutter Box					
Inspected	NO ID	Critical to Operations		119760	Trending
Location East Tower\East Tower Roof\Disconnect					
Inspected (No IR Data)	NO ID	Critical to Operations			
Location West Tower\Main Electrical Room\Electrical Panel 120/208V					
Inspected	HED 250A	Critical to Operations		119765	Trending
Inspected	HD 250A	Critical to Operations		119766	Trending
Location West Tower\Main Electrical Room\Disconnect					
Inspected	Meter CTR "D" Main 600A	Critical to Operations		119767	Trending
Location West Tower\Main Electrical Room\Meter Breaker					
Inspected	247, 237, 227, 217 175A	Critical to Operations		119768	Trending
Inspected	228, 218, 257 175A	Critical to Operations		119769	Trending



Equipment List/Inventory

Deering Bay Condominium II

(NI): Not Inspected
(No IR): Without IR Data

Status	Equipment Name	Operational Priority	Asset ID	Barcode	Trending
Location West Tower\Main Electrical Room\Meter Breaker					
Inspected	258, 248, 238 175A	Critical to Operations		119770	Trending
Location West Tower\Main Electrical Room\Contactor					
Inspected	Landscape/Planter Lights	Critical to Operations		119771	Trending
Inspected	Corridor/Lobby Lights	Critical to Operations		119772	Trending
Location West Tower\Main Electrical Room\Timer					
Inspected	Landscape Lights	Critical to Operations		119773	Trending
Inspected	Lobby Lights	Critical to Operations		119774	Trending
Location West Tower\Main Electrical Room\Gutter Box					
Inspected	NO ID	Critical to Operations		119775	Trending
Location West Tower\Elevator Room\Electrical Panel 120/208V					
Inspected	NO ID	Critical to Operations		119776	Trending
Location West Tower\Elevator Room\Disconnect					
Inspected	Elevator #1 100A	Critical to Operations		119777	Trending
Inspected	Elevator #2 100A	Critical to Operations		119778	Trending
Inspected	Lights/Fans Elevator B 30A	Critical to Operations		119779	Trending
Inspected	Lights/Fans Elevator A 30A	Critical to Operations		119780	Trending
Inspected	A/C 60A	Critical to Operations		119782	Trending
Location West Tower\Elevator Room\Gutter Box					
Inspected	NO ID	Critical to Operations		119781	Trending



Equipment List/Inventory

Deering Bay Condominium II

(NI): Not Inspected
(No IR): Without IR Data

Status	Equipment Name	Operational Priority	Asset ID	Barcode	Trending
Location West Tower\Garage\Disconnect					
Inspected	SS 70823 30A	Critical to Operations		119811	Trending
Inspected	NO ID 30A	Critical to Operations		119812	Trending
Location West Tower\Garage\Timer					
Inspected	Promenade Lights	Critical to Operations		119813	Trending
Location South Tower\Main Electrical Room\Electrical Panel 120/208V					
Inspected	HA 250A	Critical to Operations		119710	Trending
Inspected	HEA 250A	Critical to Operations		119711	Trending
Location South Tower\Main Electrical Room\Disconnect					
Inspected	Meter CTR "A" Main 1000A	Critical to Operations		119712	Trending
Inspected	Unit #231 Battery Charger Spot #70 20A	Critical to Operations		119717	Trending
Location South Tower\Main Electrical Room\Meter Breaker					
Inspected	282, 272, 262, 252 200A	Critical to Operations		119713	Trending
Inspected	242, 232, 222, 212 200A	Critical to Operations		119714	Trending
Inspected	261, 251, 241 200A	Critical to Operations		119715	Trending
Inspected	231, 221, 211 200A	Critical to Operations		119716	Trending
Location South Tower\Main Electrical Room\Contactor					
Inspected	NO ID 20A	Critical to Operations		119718	Trending
Inspected	NO ID 20A	Critical to Operations		119719	Trending



Equipment List/Inventory

Deering Bay Condominium II

(NI): Not Inspected
(No IR): Without IR Data

Status	Equipment Name	Operational Priority	Asset ID	Barcode	Trending
Location South Tower\Main Electrical Room\Timer					
Inspected	South Landscape Timer	Critical to Operations		119720	Trending
Inspected	South Hallway Timer	Critical to Operations		119721	Trending
Location South Tower\Garage\Disconnect					
Inspected	WheelChair Lift South 30A	Critical to Operations		119722	Trending
Location South Tower\Elevator Room\Electrical Panel 120/208V					
Inspected	NO ID 225A	Critical to Operations		119723	Trending
Location South Tower\Elevator Room\Disconnect					
Inspected	Elevator #1 A 100A	Critical to Operations		119724	Trending
Inspected	Elevator #2 B 100A	Critical to Operations		119725	Trending
Inspected	A Car #1 Light/Fan 30A	Critical to Operations		119726	Trending
Inspected	B Car #2 Lights/Fan 30A	Critical to Operations		119727	Trending
Inspected	A/C	Critical to Operations		119728	Trending
Location South Tower\Elevator Room\Gutter Box					
Inspected	NO ID	Critical to Operations		119729	Trending
Location North Tower\Main Electrical Room\Electrical Panel 120/208V					
Inspected	HC 250A	Critical to Operations		119783	Trending
Inspected	HEC 250A	Critical to Operations		119784	Trending
Location North Tower\Main Electrical Room\Enclosed Breaker					
Inspected	HOA Lights, AC, Digital Meter 100A	Critical to Operations		119785	Trending

Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment List/Inventory

Deering Bay Condominium II

(NI): Not Inspected
(No IR): Without IR Data

Status	Equipment Name	Operational Priority	Asset ID	Barcode	Trending
Location North Tower\Main Electrical Room\Enclosed Breaker					
Inspected	285 Unit 50A	Critical to Operations		119795	Trending
Inspected	245 Unit 60A	Critical to Operations		119796	Trending
Inspected	265 Unit 60A	Critical to Operations		119797	Trending
Location North Tower\Main Electrical Room\Contactor					
Inspected	Corridor Lights	Critical to Operations		119786	Trending
Inspected	Landscape Lights	Critical to Operations		119787	Trending
Location North Tower\Main Electrical Room\Timer					
Inspected	North Hallway Timer	Critical to Operations		119788	Trending
Inspected	North Landscape Timer	Critical to Operations		119789	Trending
Location North Tower\Main Electrical Room\Disconnect					
Inspected	Meter CTR "C" Main 1000A	Critical to Operations		119790	Trending
Location North Tower\Main Electrical Room\Meter Breaker					
Inspected	266, 256, 246 200A	Critical to Operations		119791	Trending
Inspected	285, 236, 226, 216 200A	Critical to Operations		119792	Trending
Inspected	275, 265, 255, 245 200A	Critical to Operations		119793	Trending
Inspected	235, 225, 215 200A	Critical to Operations		119794	Trending
Location North Tower\Main Electrical Room\Gutter Box					
Inspected	NO ID	Critical to Operations		119798	Trending

Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment List/Inventory

Deering Bay Condominium II

(NI): Not Inspected
(No IR): Without IR Data

Status	Equipment Name	Operational Priority	Asset ID	Barcode	Trending
Location North Tower\Elevator Room\Electrical Panel 120/208V					
Inspected	NO ID 200A	Critical to Operations		119799	Trending
Location North Tower\Elevator Room\Disconnect					
Inspected	North Tower Car #2 B 100A	Critical to Operations		119800	Trending
Inspected	North Tower Car #1 A 100A	Critical to Operations		119801	Trending
Inspected	Lights/ Fans Elevator B 30A	Critical to Operations		119802	Trending
Inspected	Lights/ Fans Elevator A 30A	Critical to Operations		119803	Trending
Inspected	A/C 60A	Critical to Operations		119804	Trending
Location North Tower\Elevator Room\Gutter Box					
Inspected	NO ID	Critical to Operations		119805	Trending
Location North Tower\Fire Room\Electrical Panel 120/208V					
Inspected	HES	Critical to Operations		119814	Trending
Location North Tower\Fire Room\Timer					
Inspected	Ramp Lights Timer	Critical to Operations		119815	Trending
Inspected	Entrance Ramp Timer	Critical to Operations		119816	Trending



Equipment Trending

Brady Infrared



(772) 288-9884



BradyIR@BradyInfrared.com



BradyInfrared.com



2845 SE Monroe Street
Stuart, FL 34997



Equipment Trending

Deering Bay Condominium II

Name: MHE 1200A

[Show in Inventory](#)

Location: East Tower\Main Electrical Room\Distribution Panel

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Siemens

Inspection Frequency:

Asset ID:

Barcode: 119730

Notes:

Primary Inspection Point

DSC00632.JPG



11/29/2023 1:08:42 PM

FOTRIC_20231129_0046.jpg

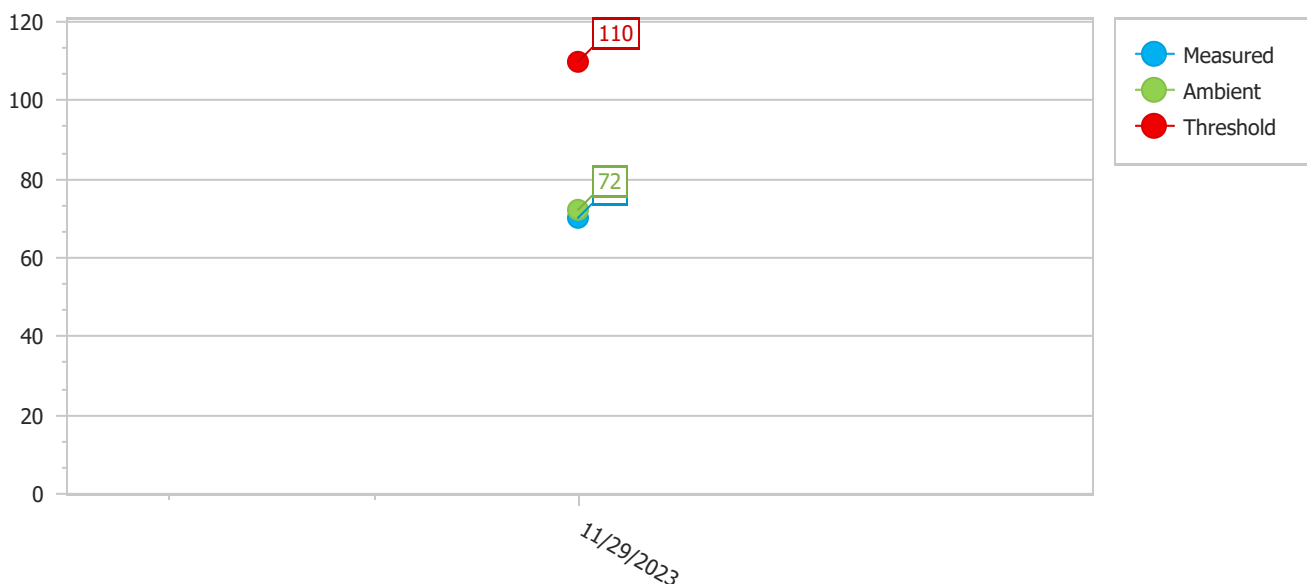


Ambient Temp: 72 °F

Measured Temp: 70 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: MHD 400A

[Show in Inventory](#)

Location: East Tower\Main Electrical Room\Distribution Panel

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Siemens

Inspection Frequency:

Asset ID:

Barcode: 119731

Notes:

Primary Inspection Point

DSC00633.JPG



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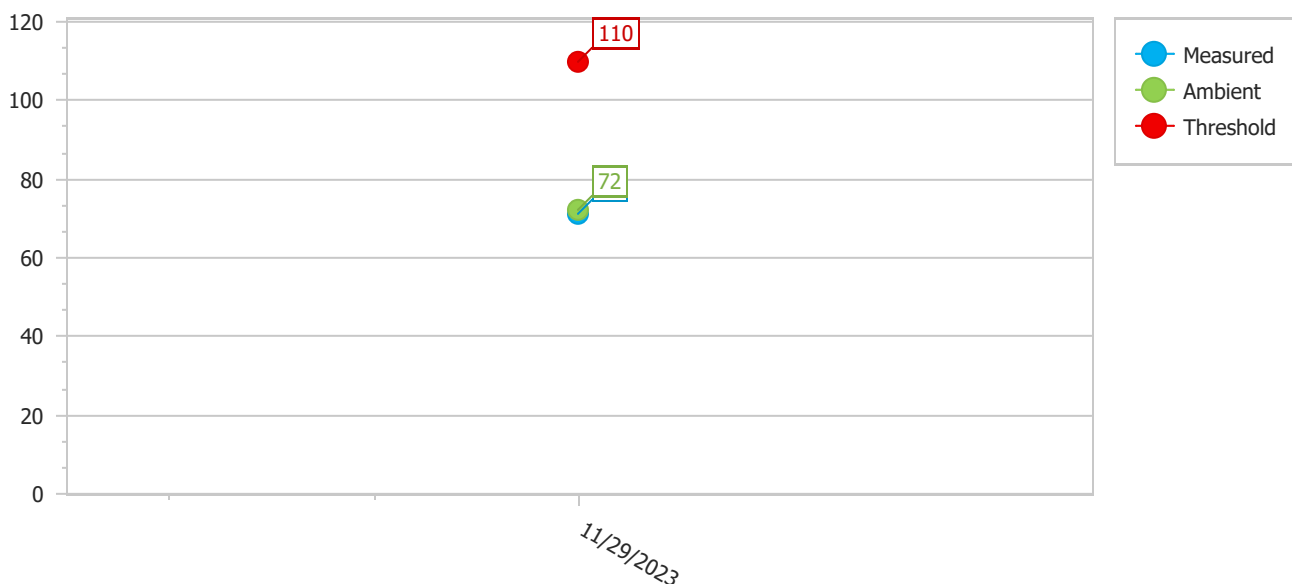


Ambient Temp: 72 °F

Measured Temp: 71 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: HEB 250A

[Show in Inventory](#)

Location: East Tower\Main Electrical Room\Electrical Panel 120/208V

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Siemens

Inspection Frequency:

Asset ID:

Barcode: 119732

Notes:

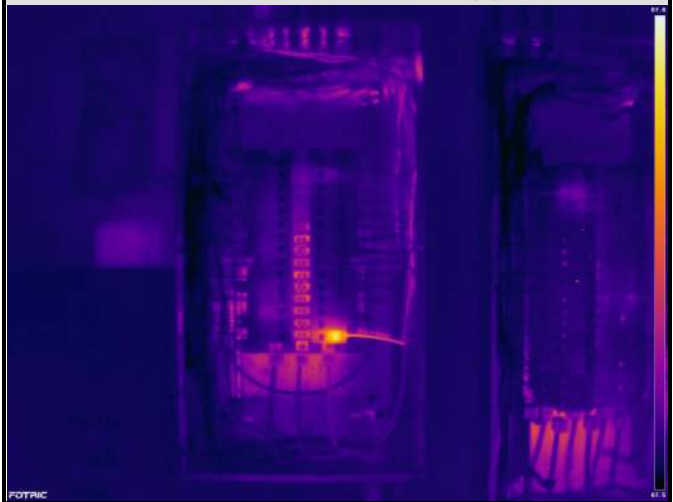
Primary Inspection Point

DSC00634.JPG



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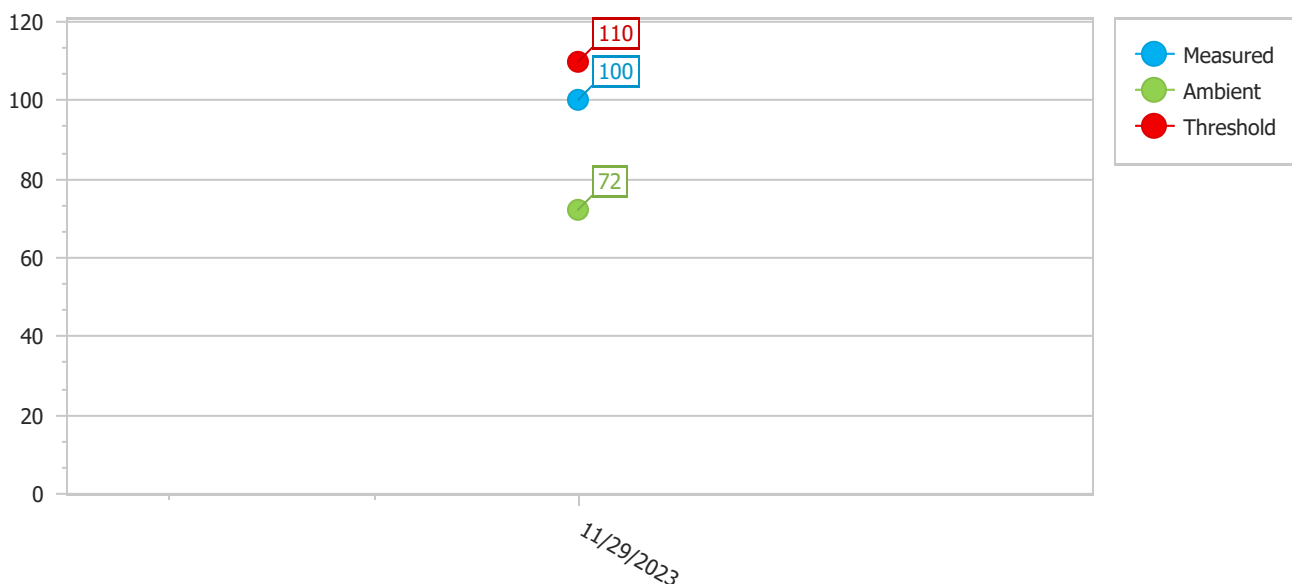


Ambient Temp: 72 °F

Measured Temp: 100 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: HB 250A

[Show in Inventory](#)

Location: East Tower\Main Electrical Room\Electrical Panel 120/208V

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Siemens

Inspection Frequency:

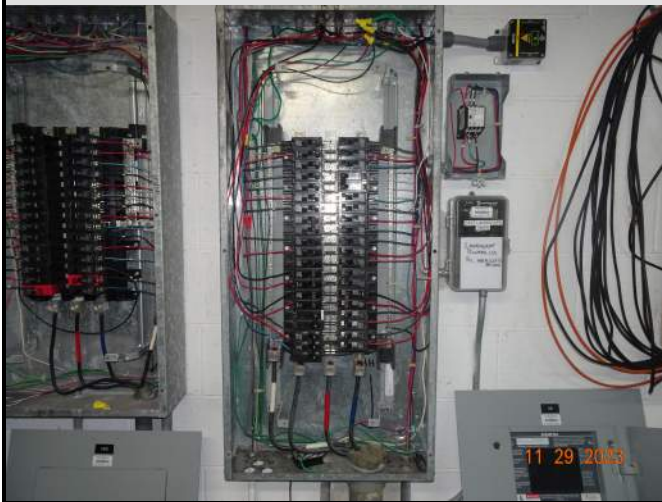
Asset ID:

Barcode: 119733

Notes:

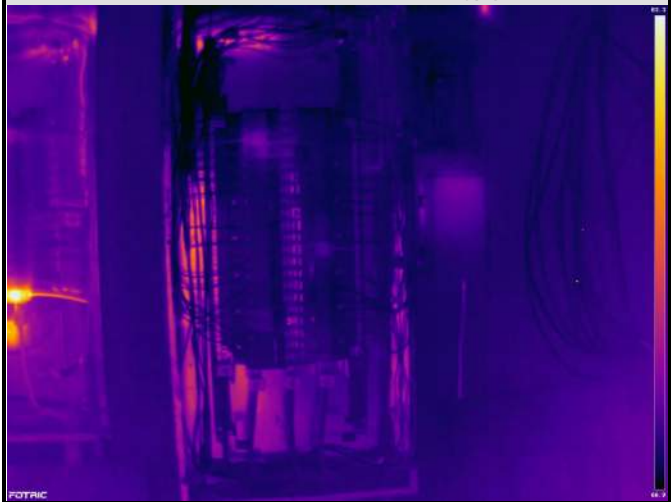
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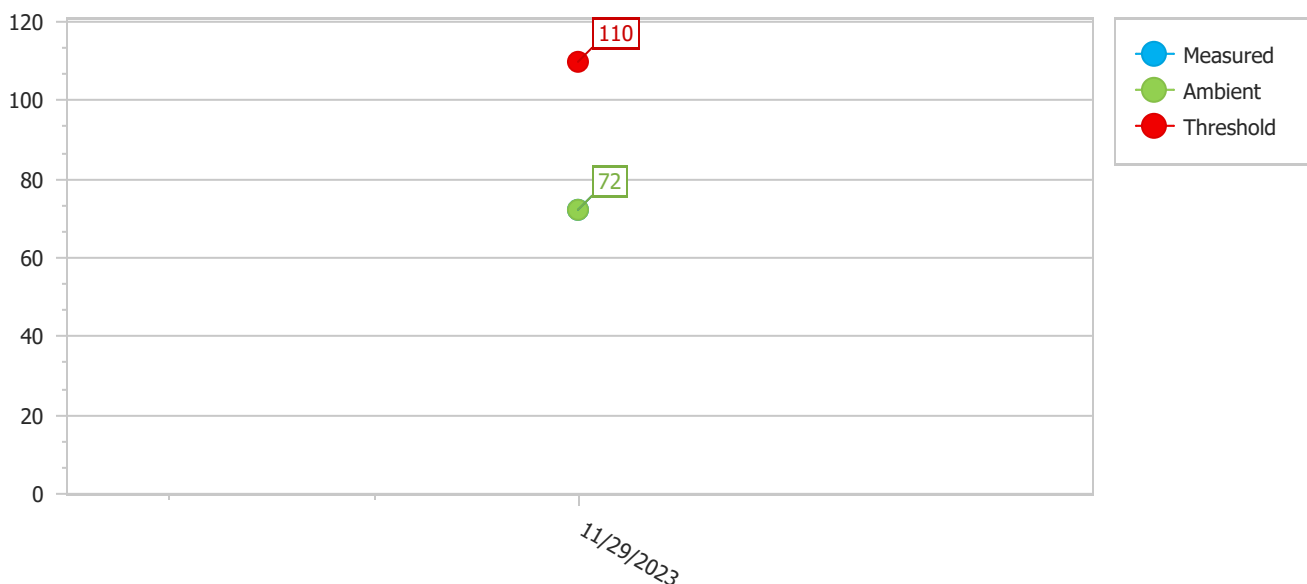


Ambient Temp: 72 °F

Measured Temp: 72 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: Meter CTR "B" Main 1200A

[Show in Inventory](#)

Location: East Tower\Main Electrical Room\Disconnect

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: ITE

Inspection Frequency:

Asset ID:

Barcode: 119734

Notes:

Primary Inspection Point

DSC00640.JPG



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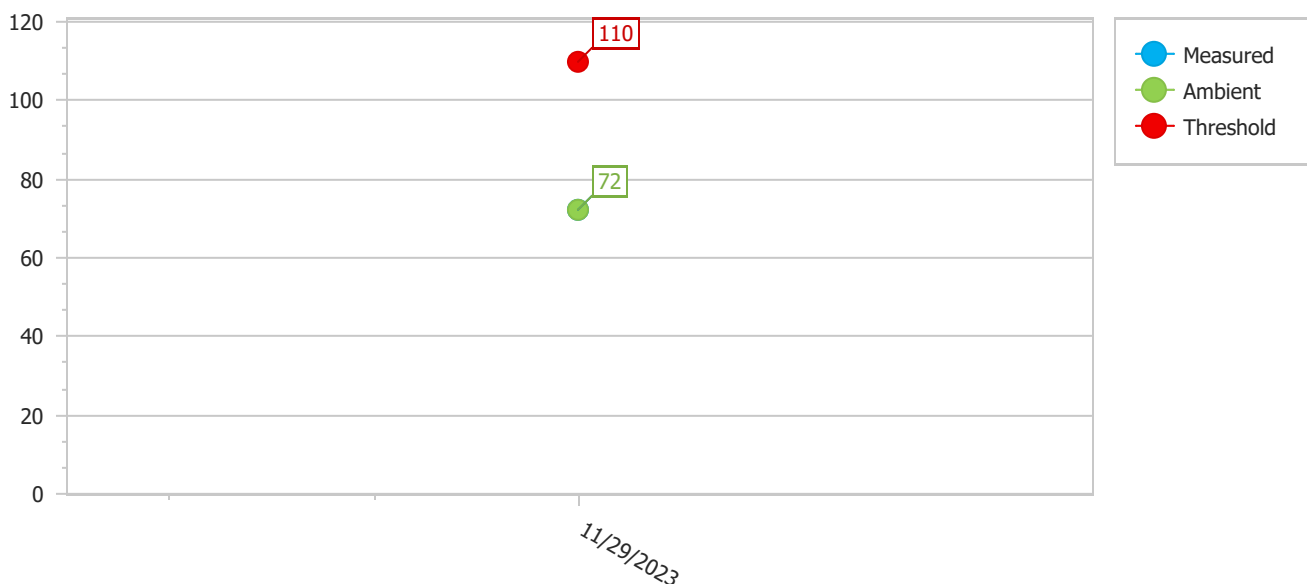


Ambient Temp: 72 °F

Measured Temp: 72 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: 293, 283, 273, 263 200A

[Show in Inventory](#)

Location: East Tower\Main Electrical Room\Meter Breaker

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: ITE

Inspection Frequency:

Asset ID:

Barcode: 119735

Notes:

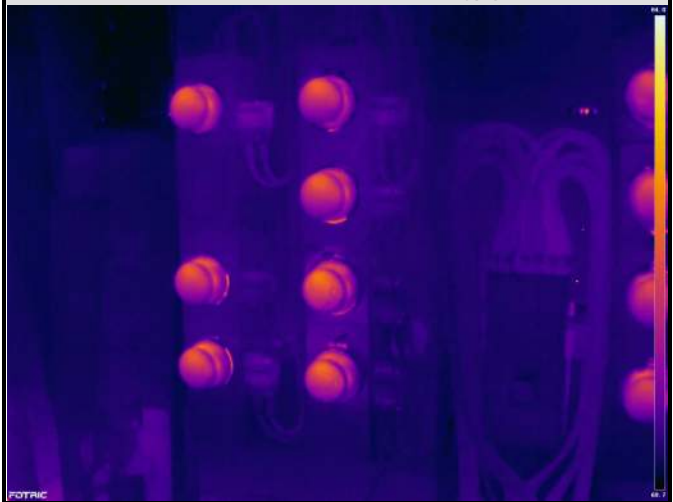
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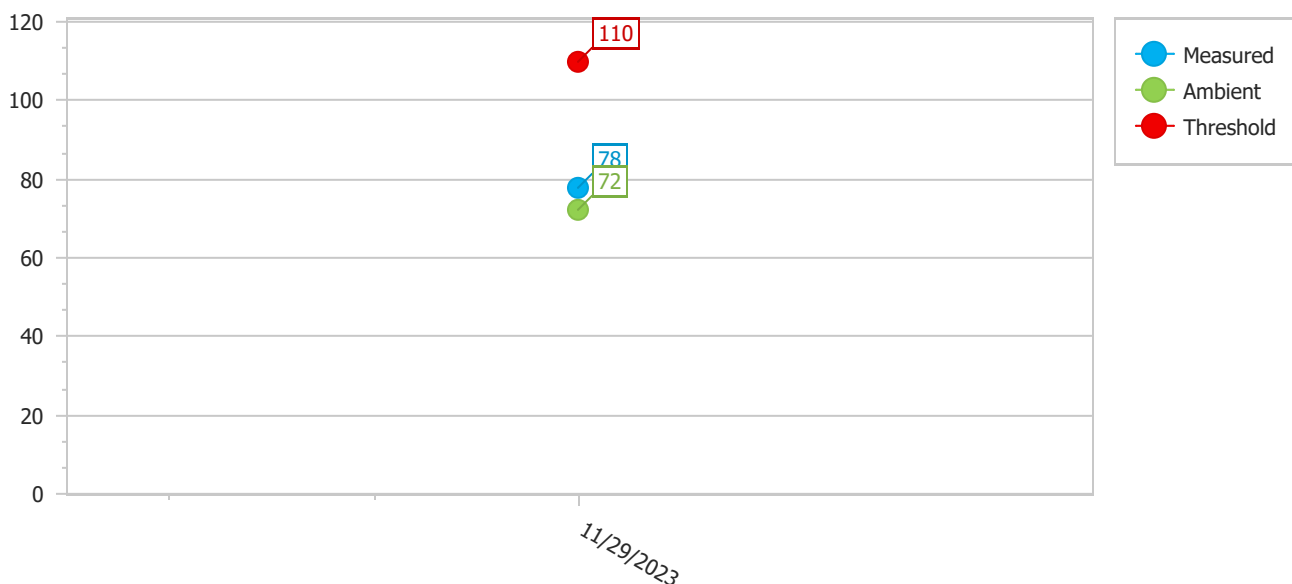


Ambient Temp: 72 °F

Measured Temp: 78 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: 253, 243, 233, 223 200A

[Show in Inventory](#)

Location: East Tower\Main Electrical Room\Meter Breaker

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: ITE

Inspection Frequency:

Asset ID:

Barcode: 119736

Notes:

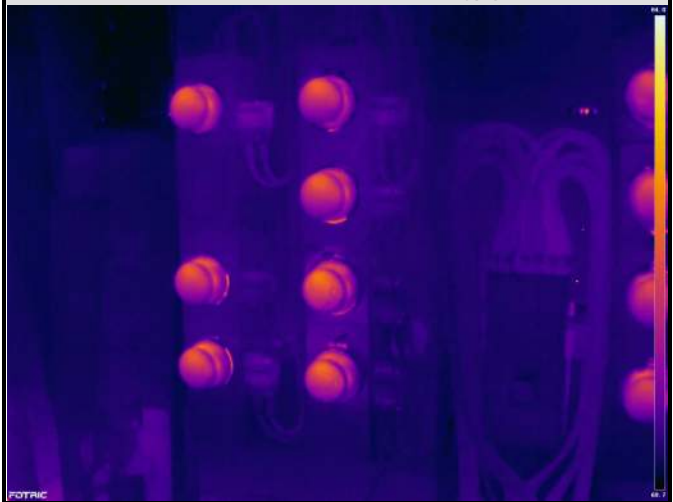
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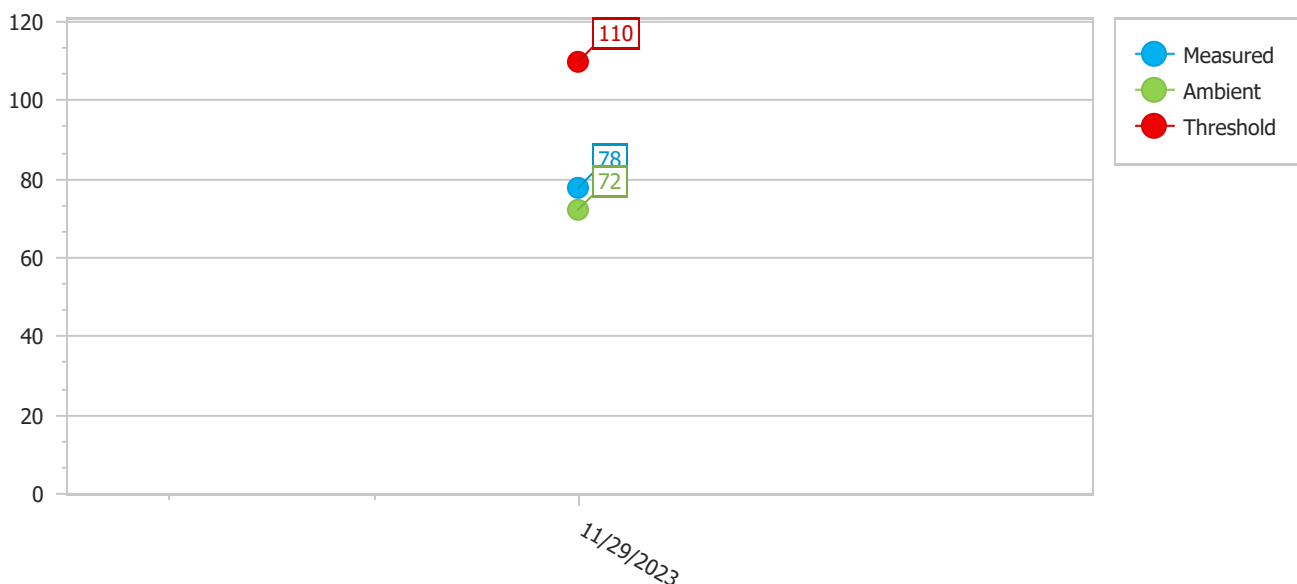


Ambient Temp: 72 °F

Measured Temp: 78 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: 254, 244, 234, 224 200A

[Show in Inventory](#)

Location: East Tower\Main Electrical Room\Meter Breaker

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: ITE

Inspection Frequency:

Asset ID:

Barcode: 119737

Notes:

Primary Inspection Point

DSC00642.JPG



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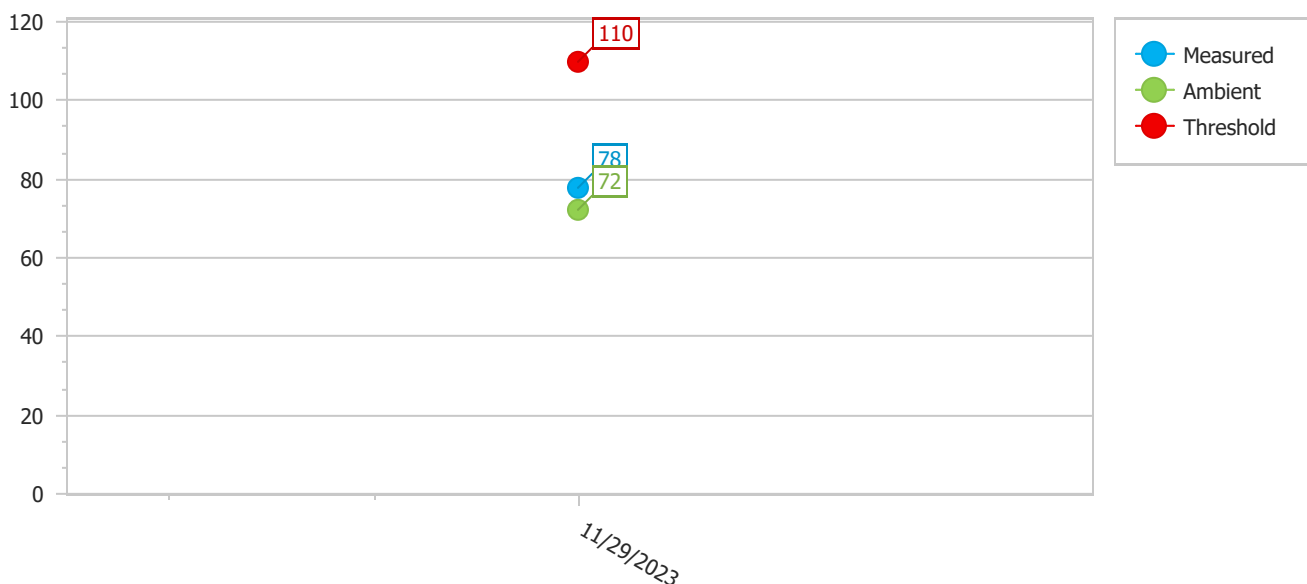


Ambient Temp: 72 °F

Measured Temp: 78 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: 294, 284, 274, 264 200A

[Show in Inventory](#)

Location: East Tower\Main Electrical Room\Meter Breaker

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: ITE

Inspection Frequency:

Asset ID:

Barcode: 119738

Notes:

Primary Inspection Point

DSC00642.JPG



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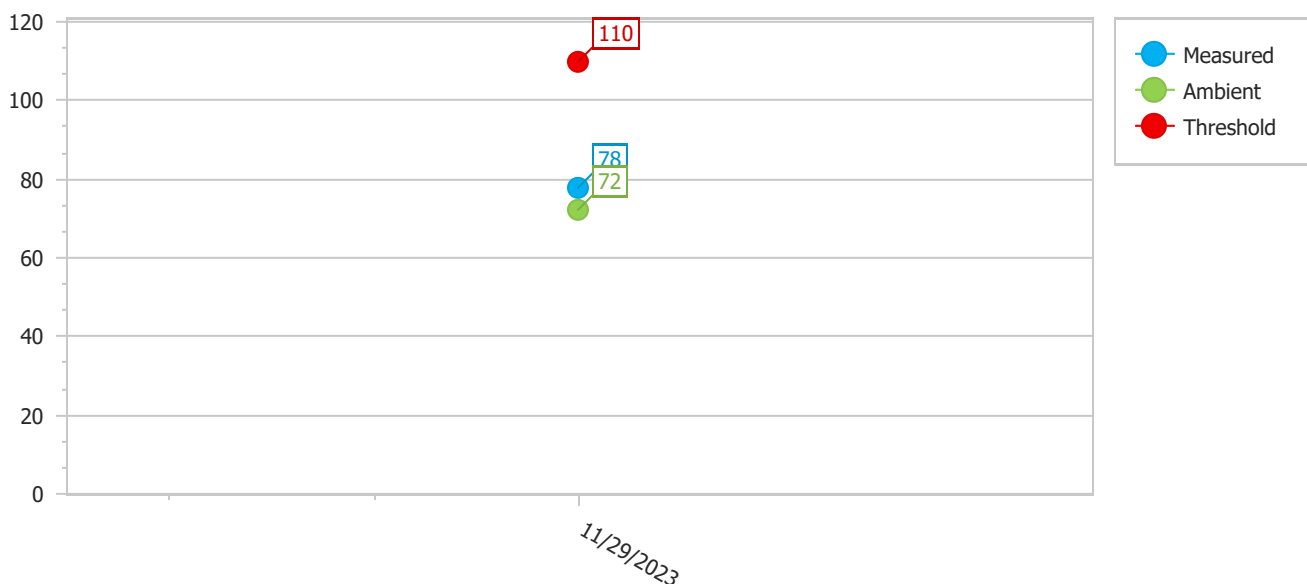


Ambient Temp: 72 °F

Measured Temp: 78 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: 283 200A

[Show in Inventory](#)

Location: East Tower\Main Electrical Room\Meter Breaker

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: ITE

Inspection Frequency:

Asset ID:

Barcode: 119739

Notes:

Primary Inspection Point

DSC00642.JPG



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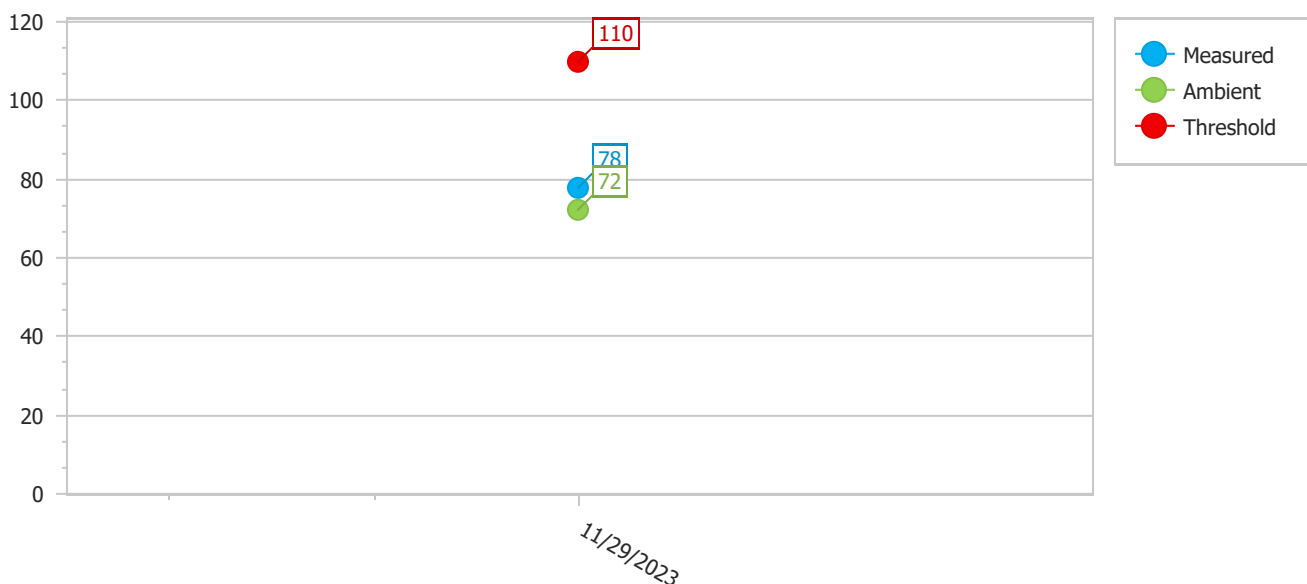


Ambient Temp: 72 °F

Measured Temp: 78 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: Unit #243 Parking #50 60A

[Show in Inventory](#)

Location: East Tower\Main Electrical Room\Disconnect/EV

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Siemens

Inspection Frequency:

Asset ID:

Barcode: 119740

Notes:

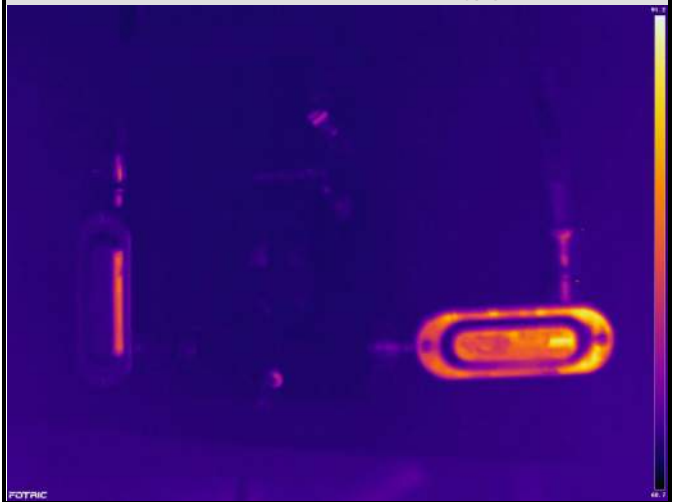
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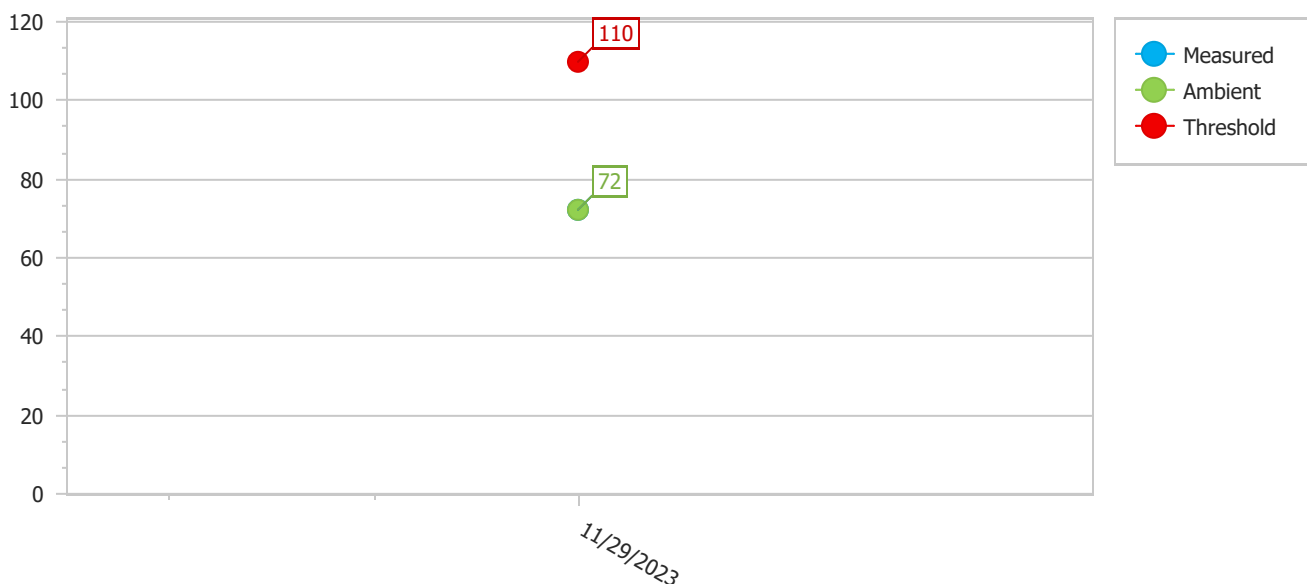


Ambient Temp: 72 °F

Measured Temp: 72 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: Unit #274 Parking #31 20A

[Show in Inventory](#)

Location: East Tower\Main Electrical Room\Disconnect/EV

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Siemens

Inspection Frequency:

Asset ID:

Barcode: 119741

Notes:

Primary Inspection Point

DSC00645.JPG



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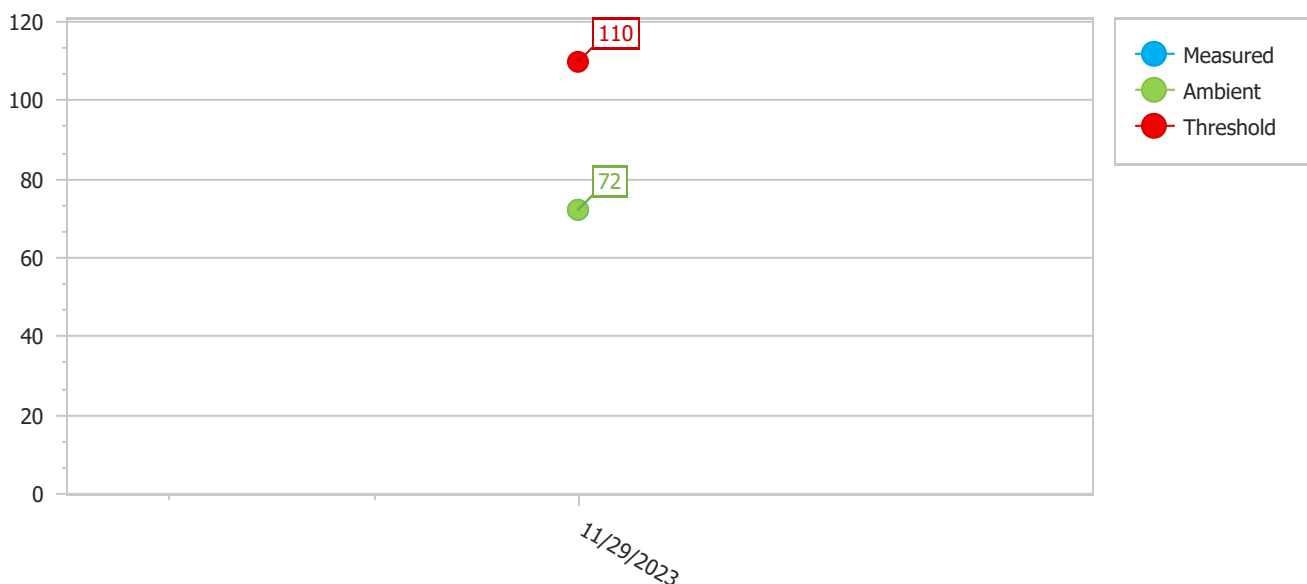


Ambient Temp: 72 °F

Measured Temp: 72 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: Unit #224 Dr.PHA EV Charger 50A

[Show in Inventory](#)

Location: East Tower\Main Electrical Room\Disconnect/EV

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: GE

Inspection Frequency:

Asset ID:

Barcode: 119742

Notes:

Primary Inspection Point

DSC00646.JPG



11/29/2023 1:40:13 PM

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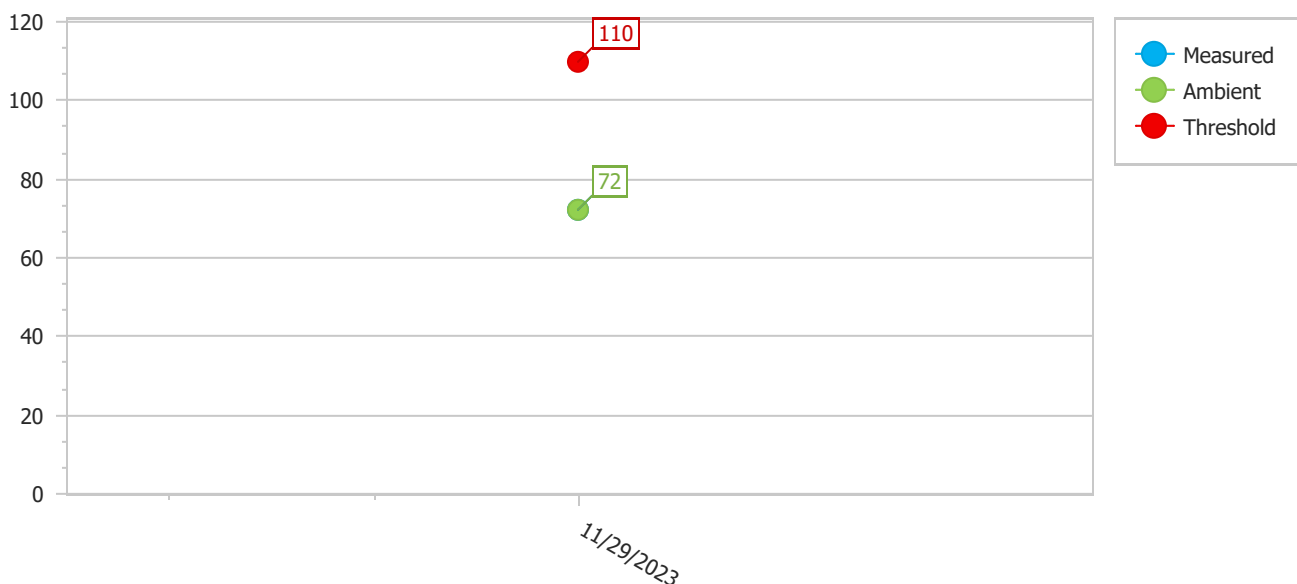


Ambient Temp: 72 °F

Measured Temp: 72 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: Lobby Lights

[Show in Inventory](#)

Location: East Tower\Main Electrical Room\Contactor

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer:

Inspection Frequency:

Asset ID:

Barcode: 119743

Notes:

Primary Inspection Point

DSC00647.JPG



11/29/2023 1:41:11 PM

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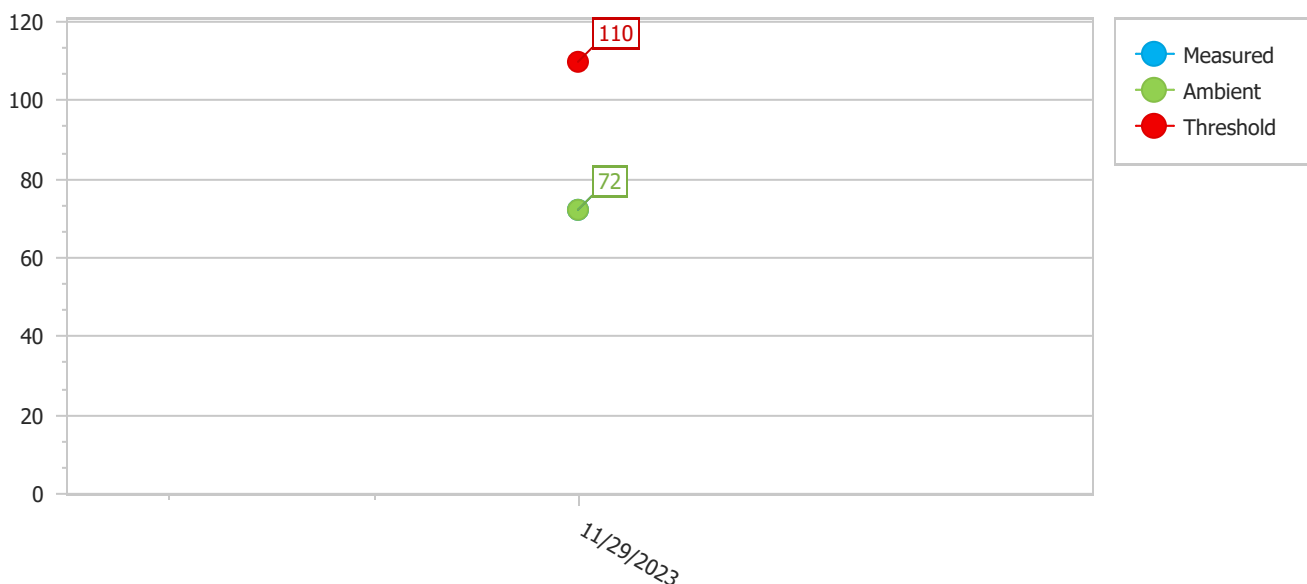


Ambient Temp: 72 °F

Measured Temp: 72 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: Planter Lights

[Show in Inventory](#)

Location: East Tower\Main Electrical Room\Contactor

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer:

Inspection Frequency:

Asset ID:

Barcode: 119744

Notes:

Primary Inspection Point

DSC00648.JPG



11/29/2023 1:41:26 PM

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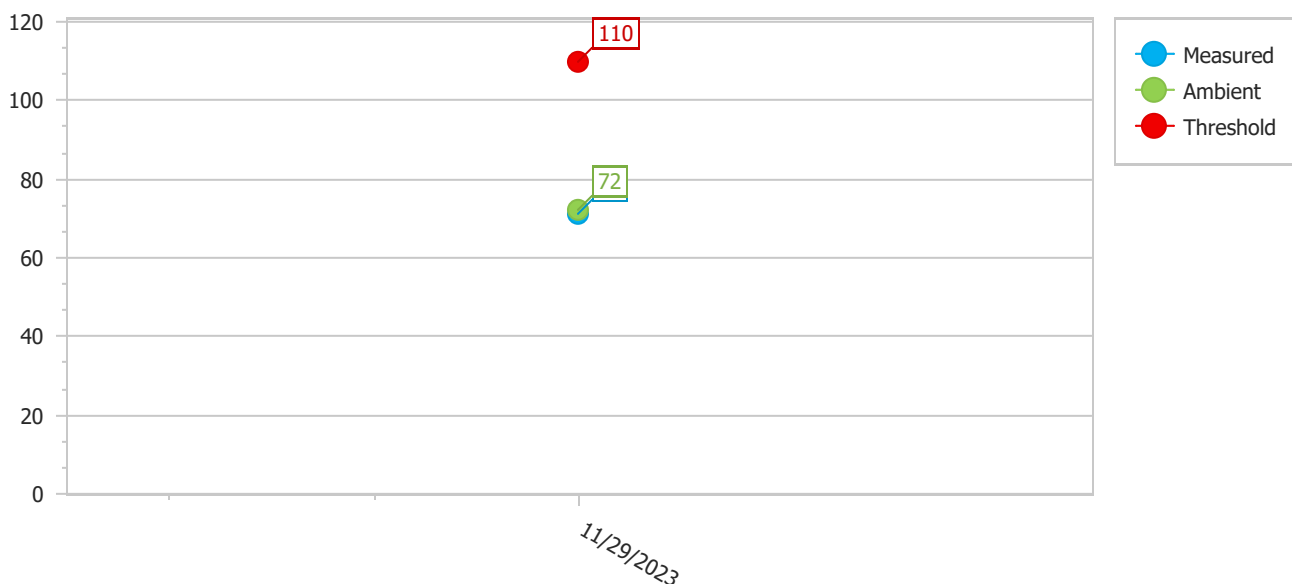


Ambient Temp: 72 °F

Measured Temp: 71 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: East Hallway

[Show in Inventory](#)

Location: East Tower\Main Electrical Room\Timer

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer:

Inspection Frequency:

Asset ID:

Barcode: 119745

Notes:

Primary Inspection Point

DSC00649.JPG



11/29/2023 1:42:15 PM

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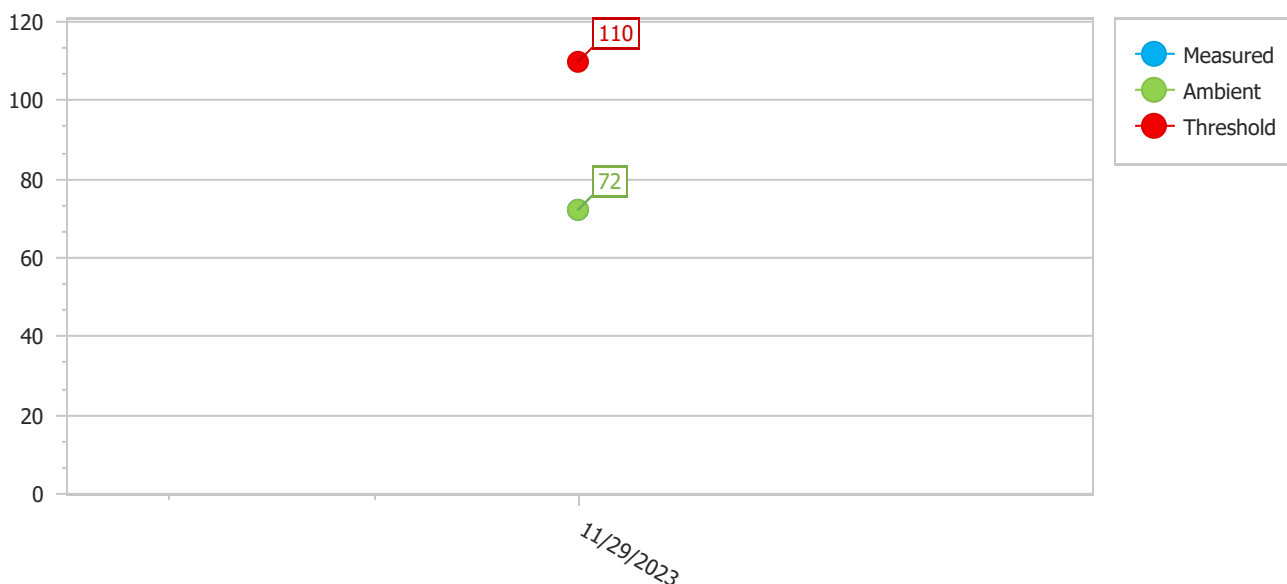


Ambient Temp: 72 °F

Measured Temp: 72 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: East Landscape

[Show in Inventory](#)

Location: East Tower\Main Electrical Room\Timer

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer:

Inspection Frequency:

Asset ID:

Barcode: 119746

Notes:

Primary Inspection Point

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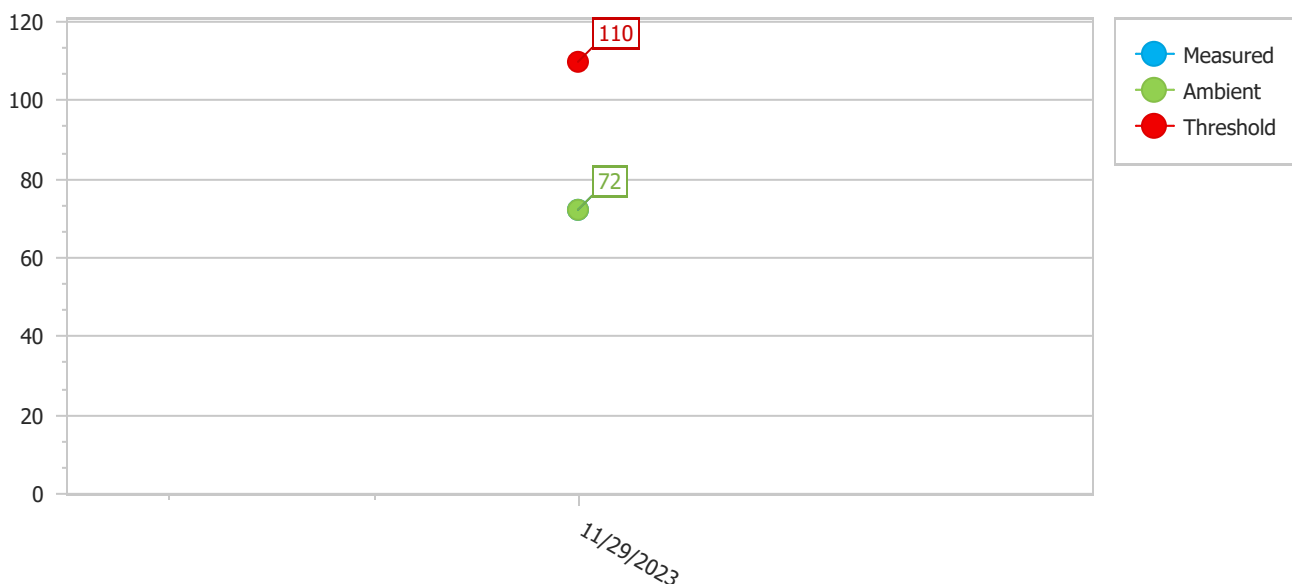


Ambient Temp: 72 °F

Measured Temp: 72 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: NO ID

[Show in Inventory](#)

Location: East Tower\Main Electrical Room\Gutter Box

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer:

Inspection Frequency:

Asset ID:

Barcode: 119747

Notes:

Primary Inspection Point

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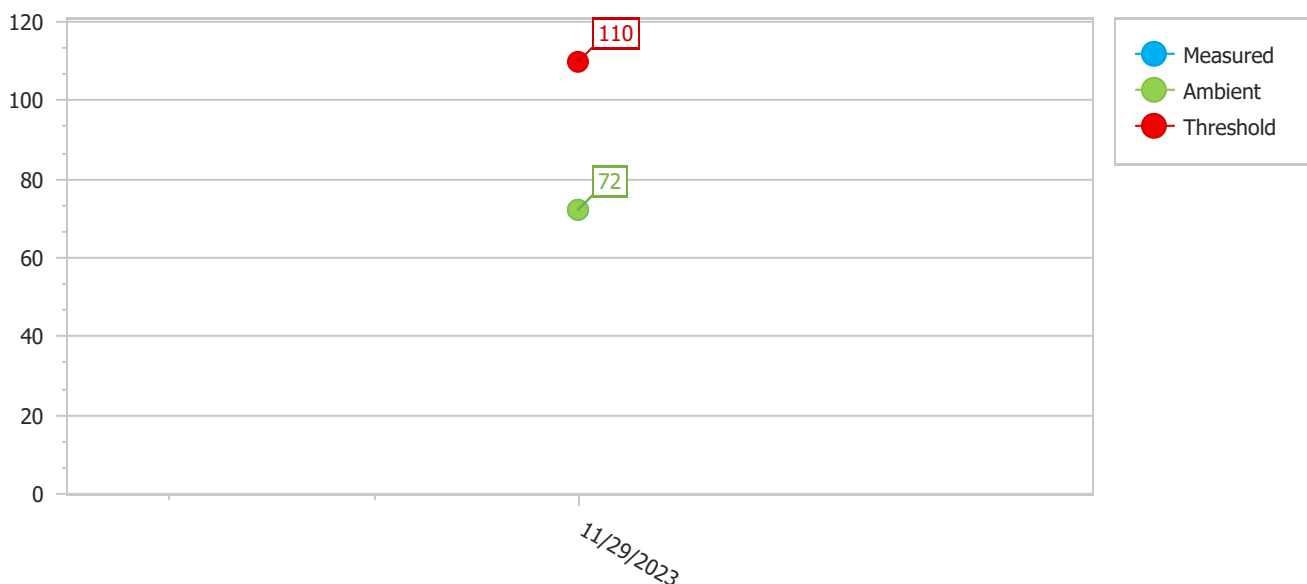


Ambient Temp: 72 °F

Measured Temp: 72 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: NO ID 40A

[Show in Inventory](#)

Location: East Tower\Fire/Dom Pump Room\Disconnect

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: JC

Inspection Frequency:

Asset ID:

Barcode: 119748

Notes:

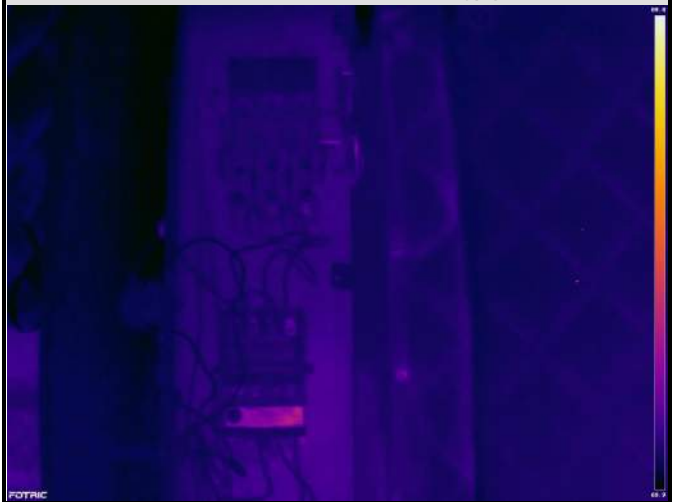
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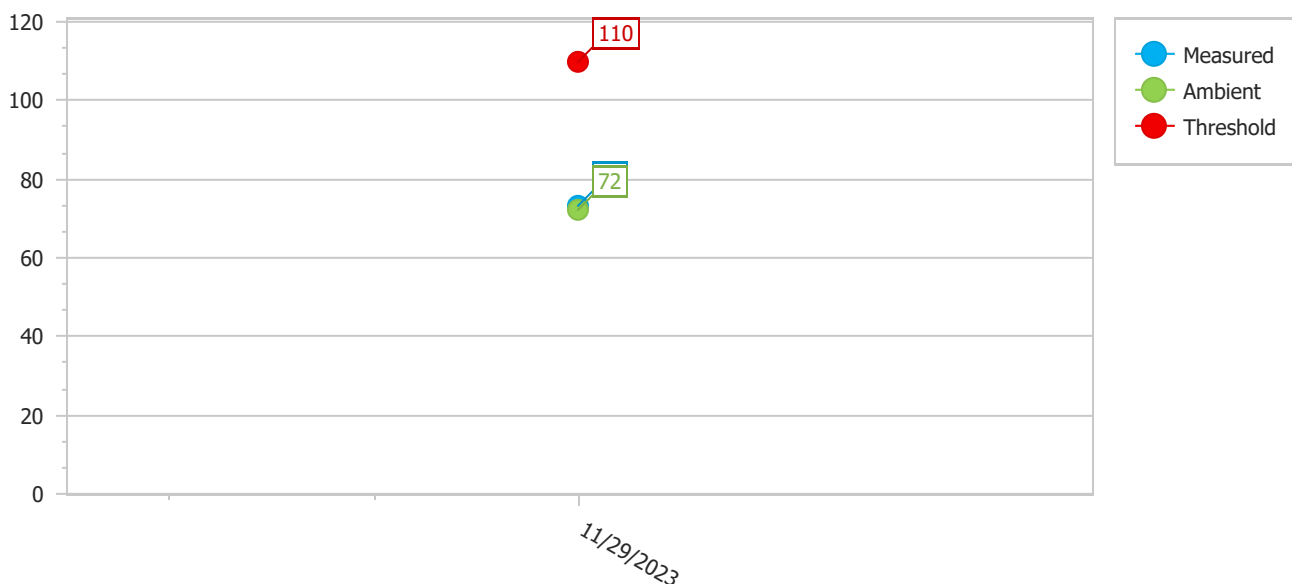


Ambient Temp: 72 °F

Measured Temp: 73 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: NO ID 30A

[Show in Inventory](#)

Location: East Tower\Fire/Dom Pump Room\Disconnect

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Siemens

Inspection Frequency:

Asset ID:

Barcode: 119749

Notes:

Primary Inspection Point

DSC00653.JPG



11/29/2023 1:56:42 PM

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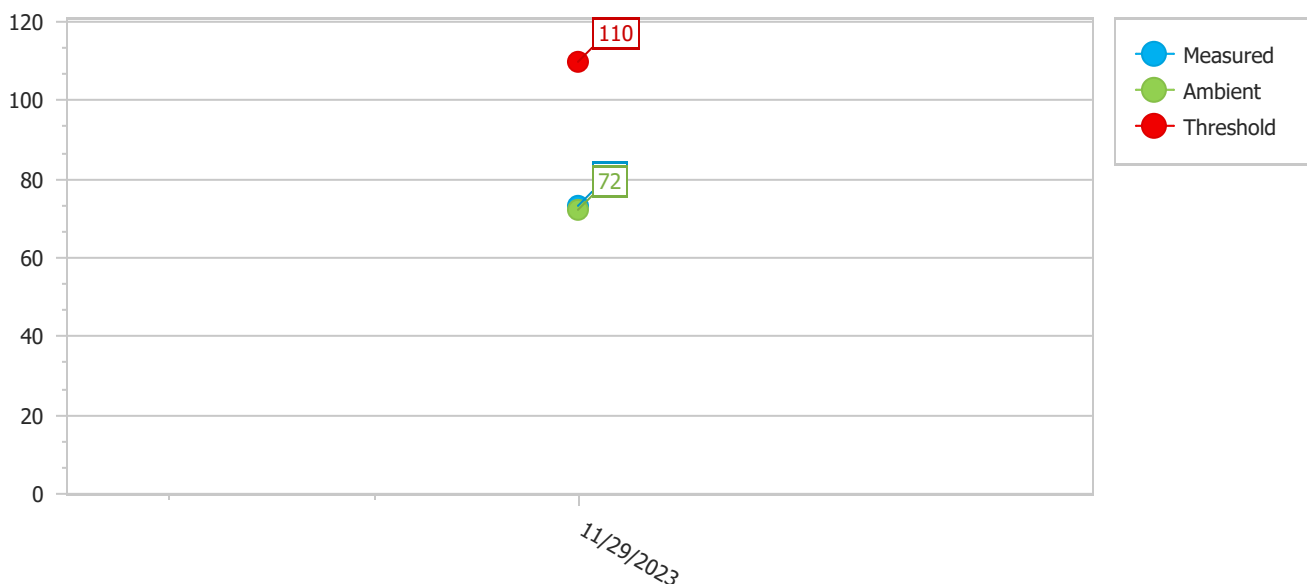


Ambient Temp: 72 °F

Measured Temp: 73 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: NO ID

[Show in Inventory](#)

Location: East Tower\Fire/Dom Pump Room\Control Panel

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer:

Inspection Frequency:

Asset ID:

Barcode: 119751

Notes:

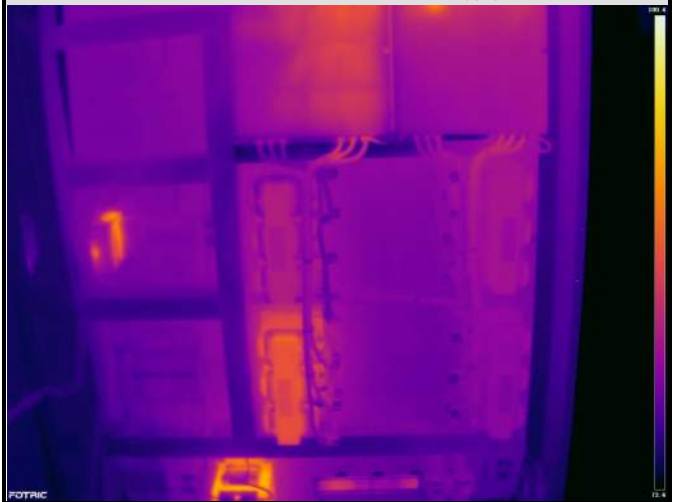
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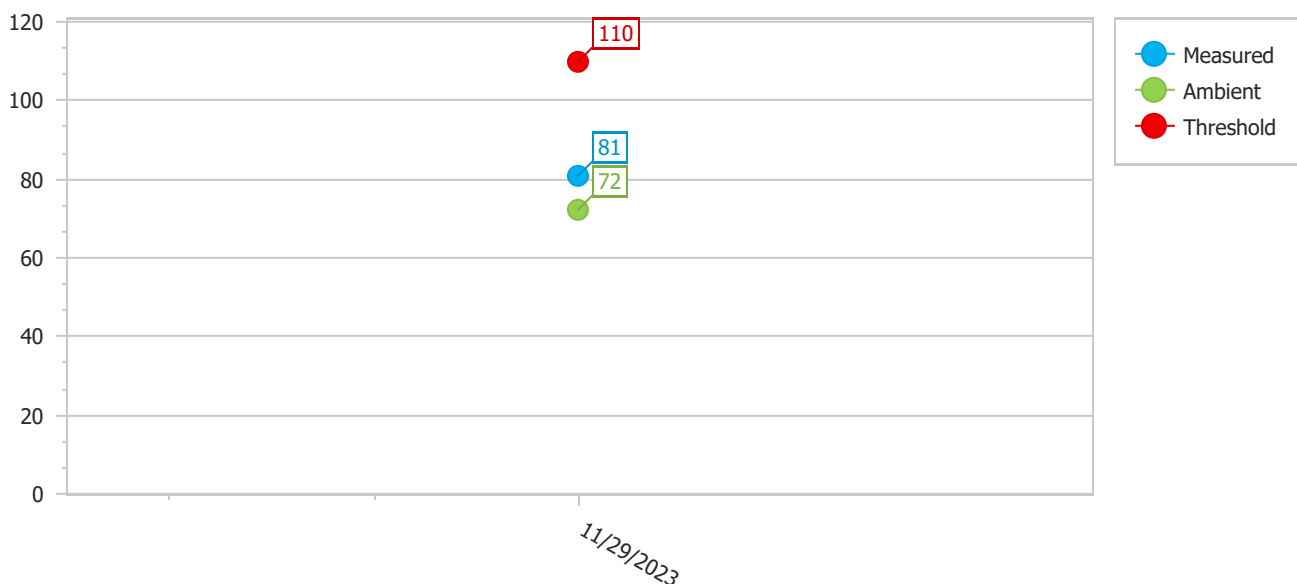


Ambient Temp: 72 °F

Measured Temp: 81 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: Domestic Water Controller

[Show in Inventory](#)

Location: East Tower\Fire/Dom Pump Room\Jbox

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer:

Inspection Frequency:

Asset ID:

Barcode: 119752

Notes:

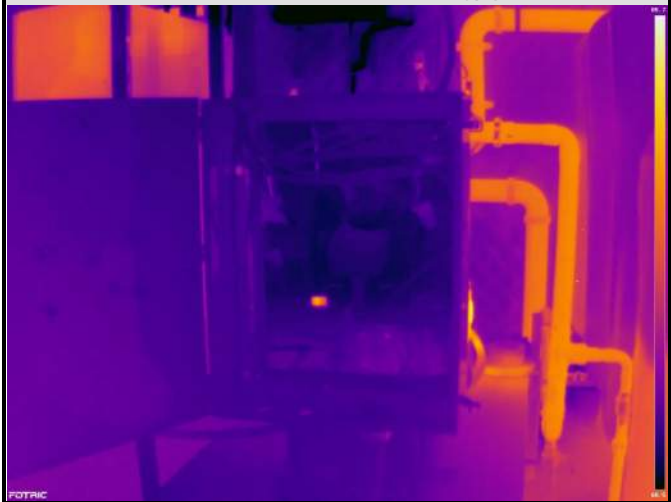
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11/29/2023 2:00:03 PM

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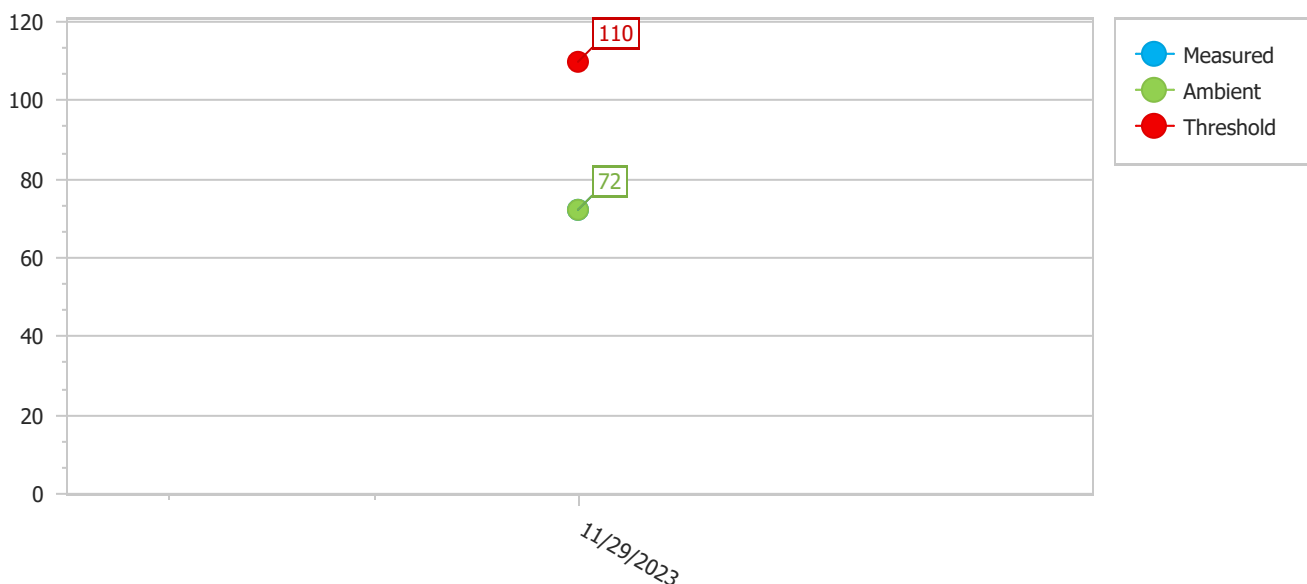


Ambient Temp: 72 °F

Measured Temp: 72 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: East Tower "A" 100A

[Show in Inventory](#)

Location: East Tower\Elevator Room\Disconnect

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Siemens

Inspection Frequency:

Asset ID:

Barcode: 119755

Notes:

Primary Inspection Point

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11/30/2023 10:02:20 AM

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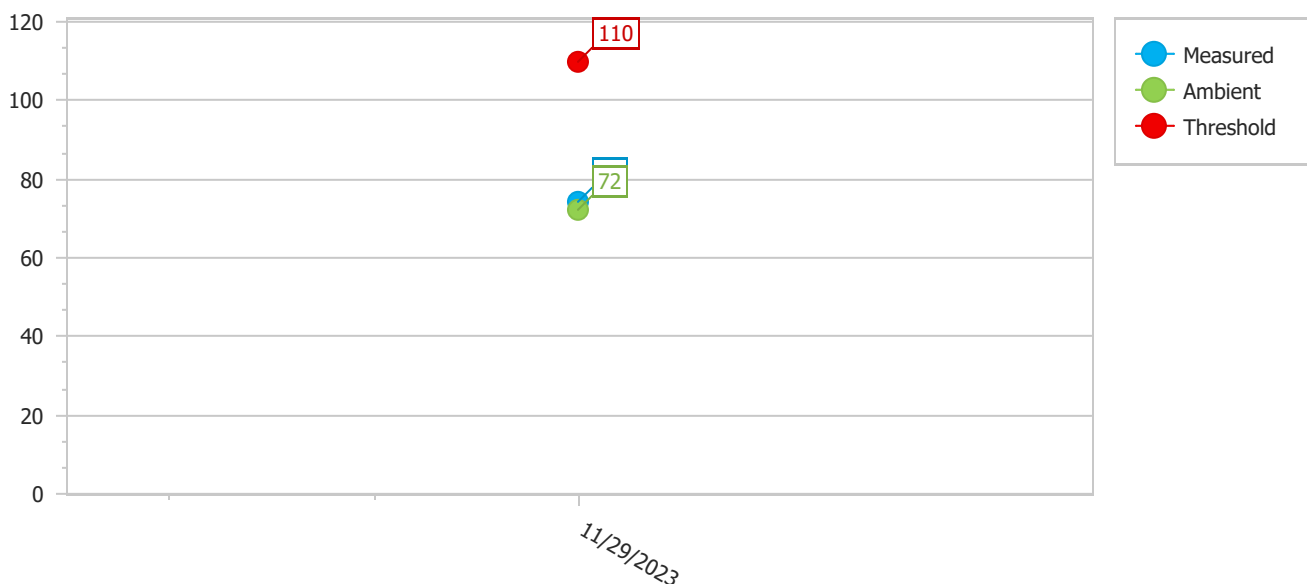


Ambient Temp: 72 °F

Measured Temp: 74 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: East Tower "B" 100A

[Show in Inventory](#)

Location: East Tower\Elevator Room\Disconnect

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Siemens

Inspection Frequency:

Asset ID:

Barcode: 119756

Notes:

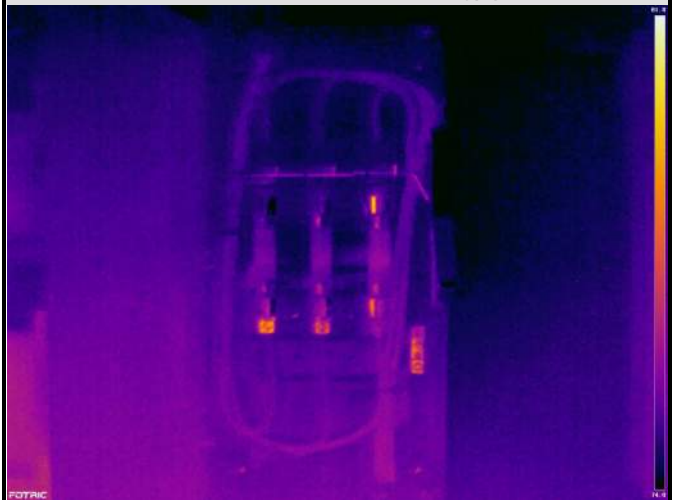
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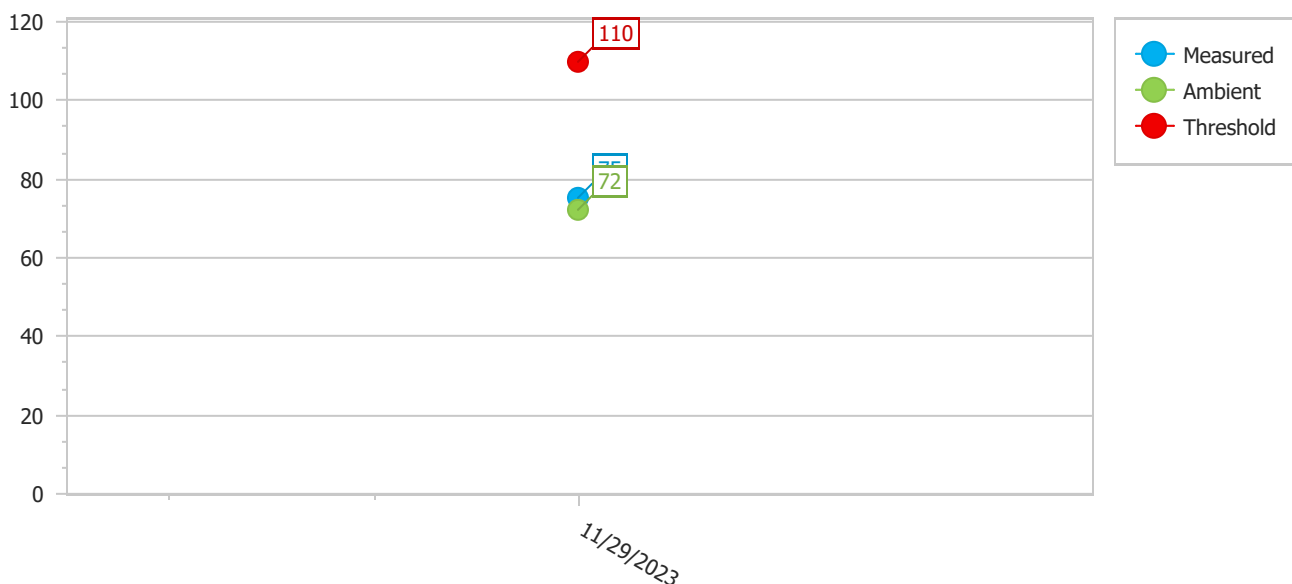


Ambient Temp: 72 °F

Measured Temp: 75 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: A Elevator Lights 30A

[Show in Inventory](#)

Location: East Tower\Elevator Room\Disconnect

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: ITE

Inspection Frequency:

Asset ID:

Barcode: 119757

Notes:

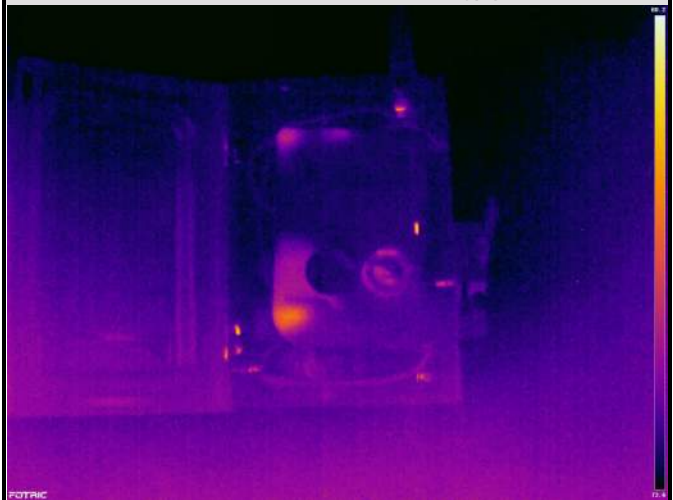
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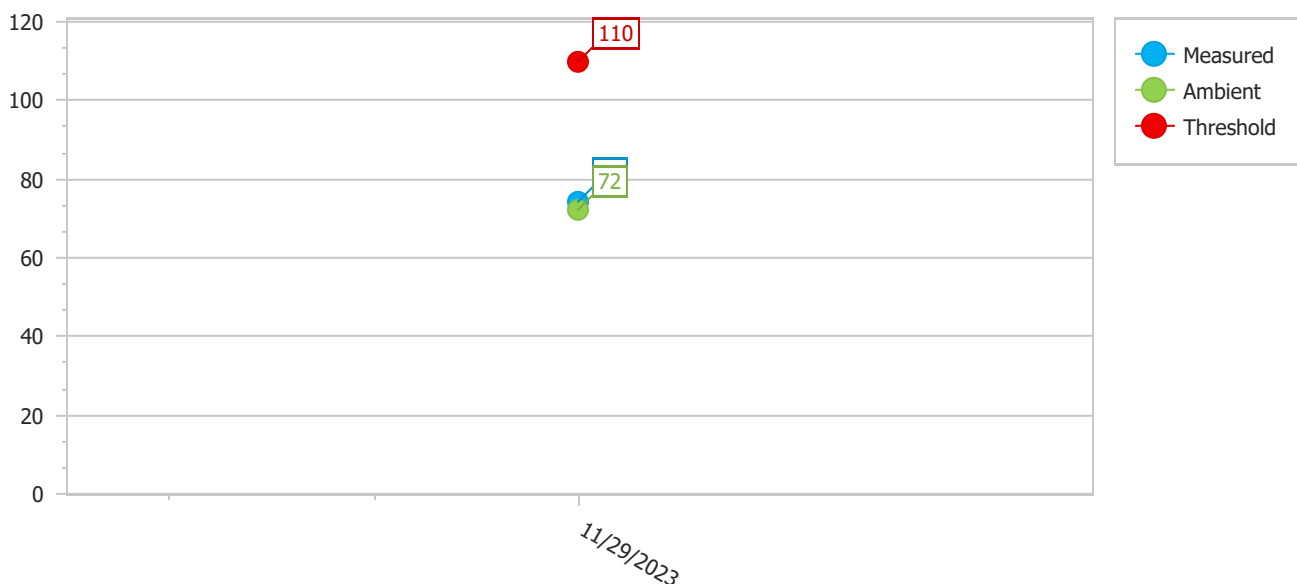


Ambient Temp: 72 °F

Measured Temp: 74 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: B Elevator Lights 30A

[Show in Inventory](#)

Location: East Tower\Elevator Room\Disconnect

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: ITE

Inspection Frequency:

Asset ID:

Barcode: 119758

Notes:

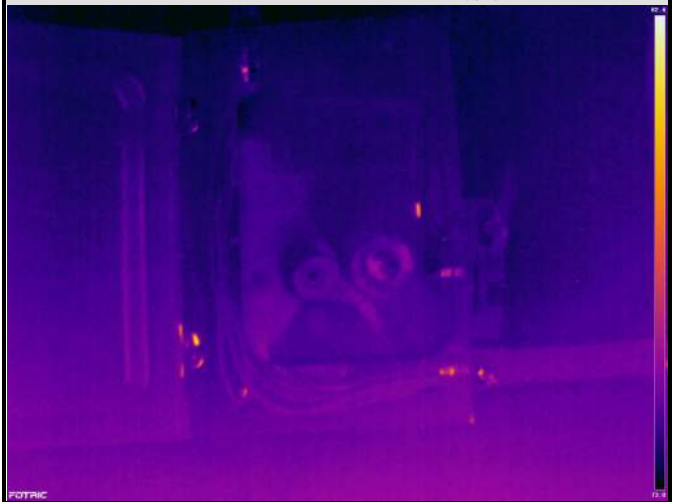
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11/30/2023 10:05:30 AM

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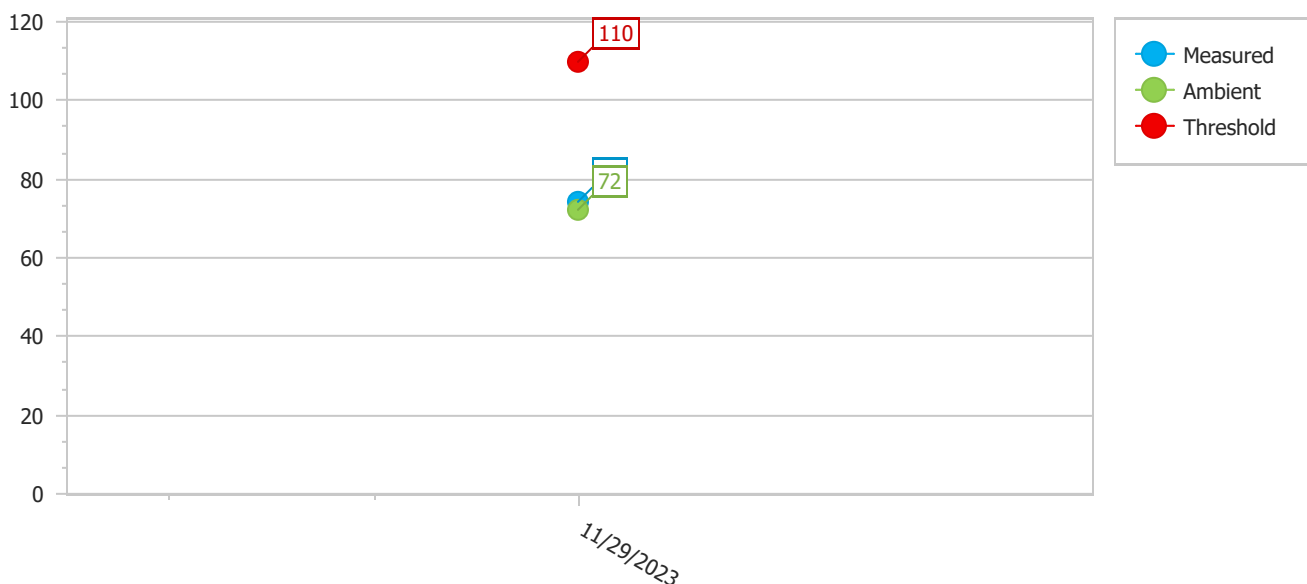


Ambient Temp: 72 °F

Measured Temp: 74 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: A/C 60A

[Show in Inventory](#)

Location: East Tower\Elevator Room\Disconnect

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Siemens

Inspection Frequency:

Asset ID:

Barcode: 119759

Notes:

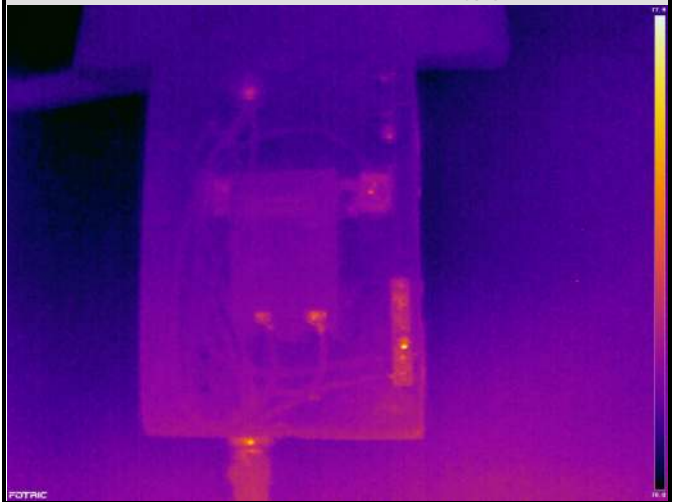
Primary Inspection Point

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11/30/2023 10:06:27 AM

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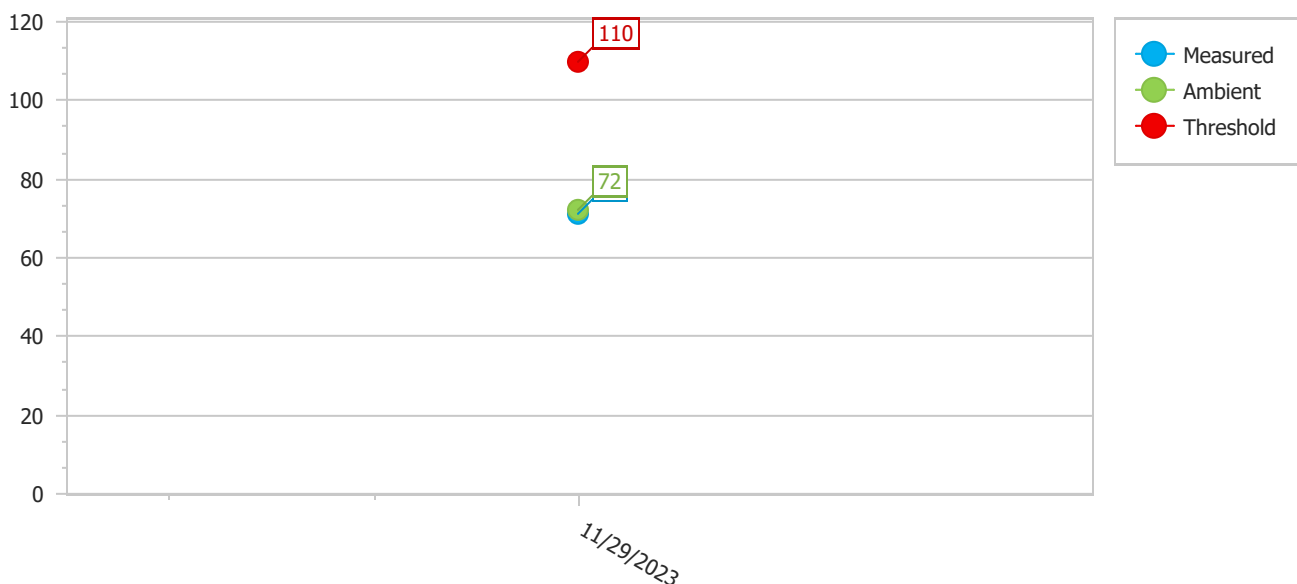


Ambient Temp: 72 °F

Measured Temp: 71 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: NO ID 225A

[Show in Inventory](#)

Location: East Tower\Elevator Room\Electrical Panel 120/208V

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: GE

Inspection Frequency:

Asset ID:

Barcode: 119754

Notes:

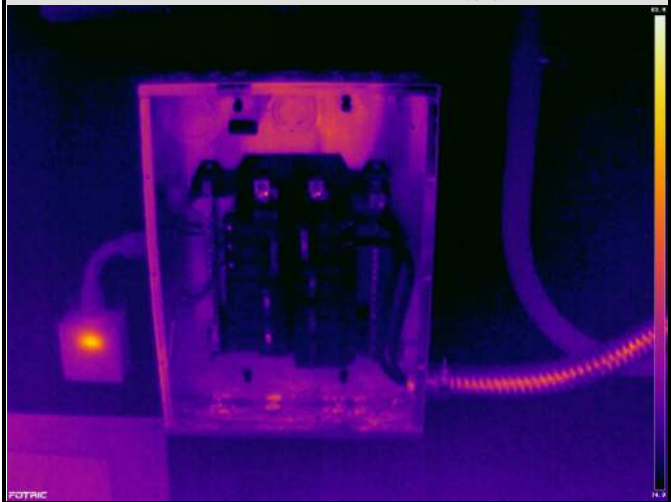
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11/30/2023 10:01:38 AM

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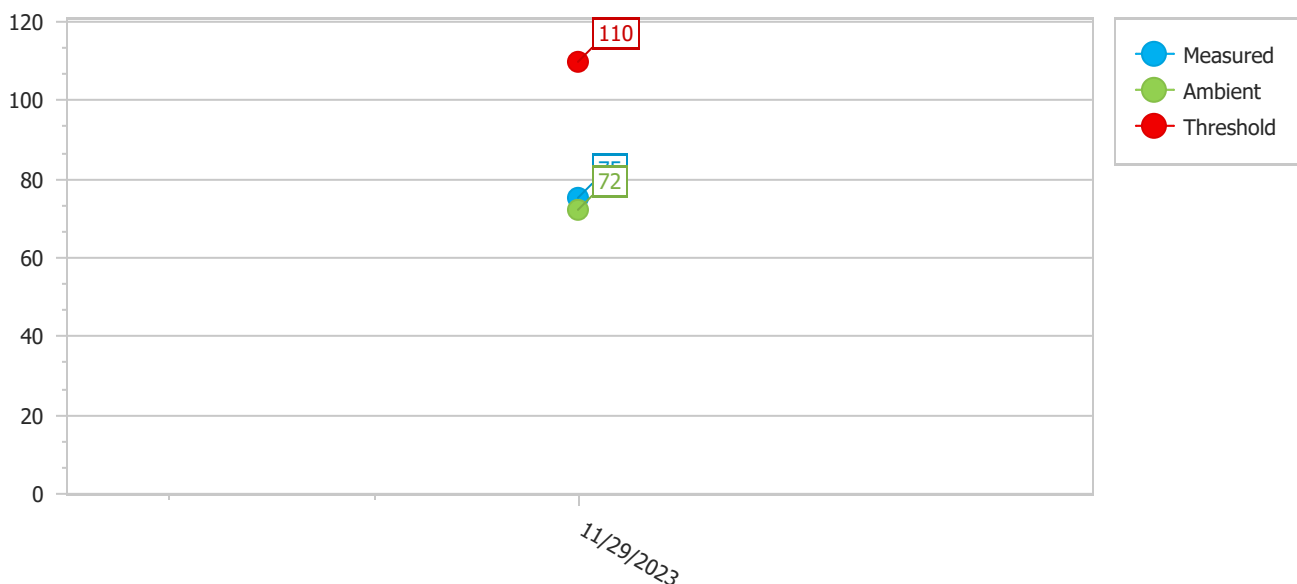


Ambient Temp: 72 °F

Measured Temp: 75 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: NO ID

[Show in Inventory](#)

Location: East Tower\Elevator Room\Gutter Box

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer:

Inspection Frequency:

Asset ID:

Barcode: 119760

Notes:

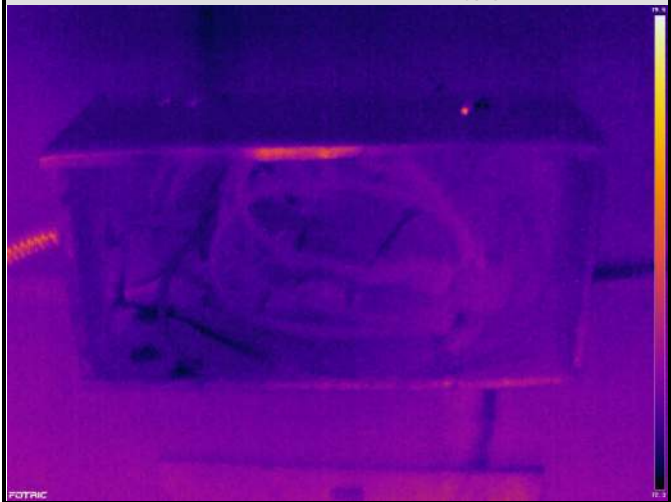
Primary Inspection Point

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11/30/2023 10:07:34 AM

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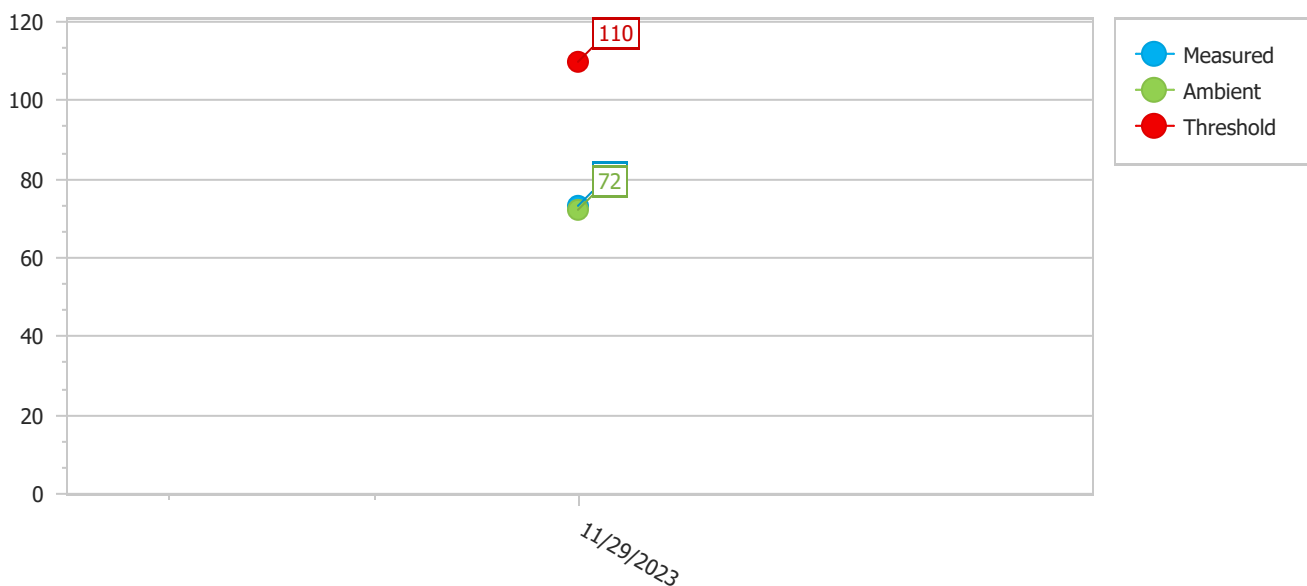


Ambient Temp: 72 °F

Measured Temp: 73 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: HED 250A

[Show in Inventory](#)

Location: West Tower\Main Electrical Room\Electrical Panel 120/208V

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Siemens

Inspection Frequency:

Asset ID:

Barcode: 119765

Notes:

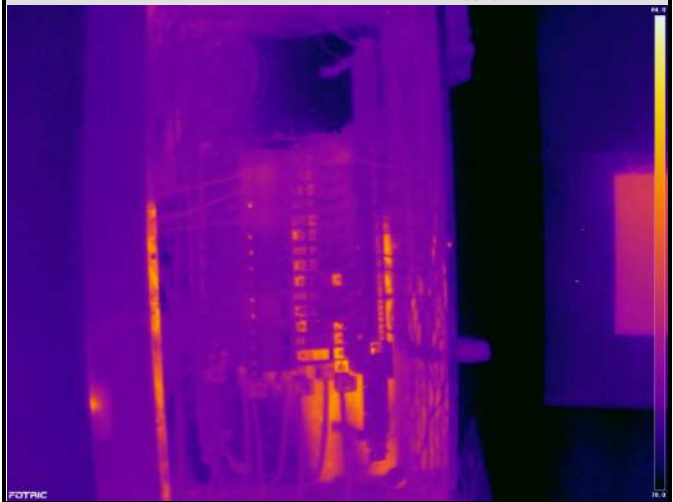
Primary Inspection Point

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11/30/2023 11:11:13 AM

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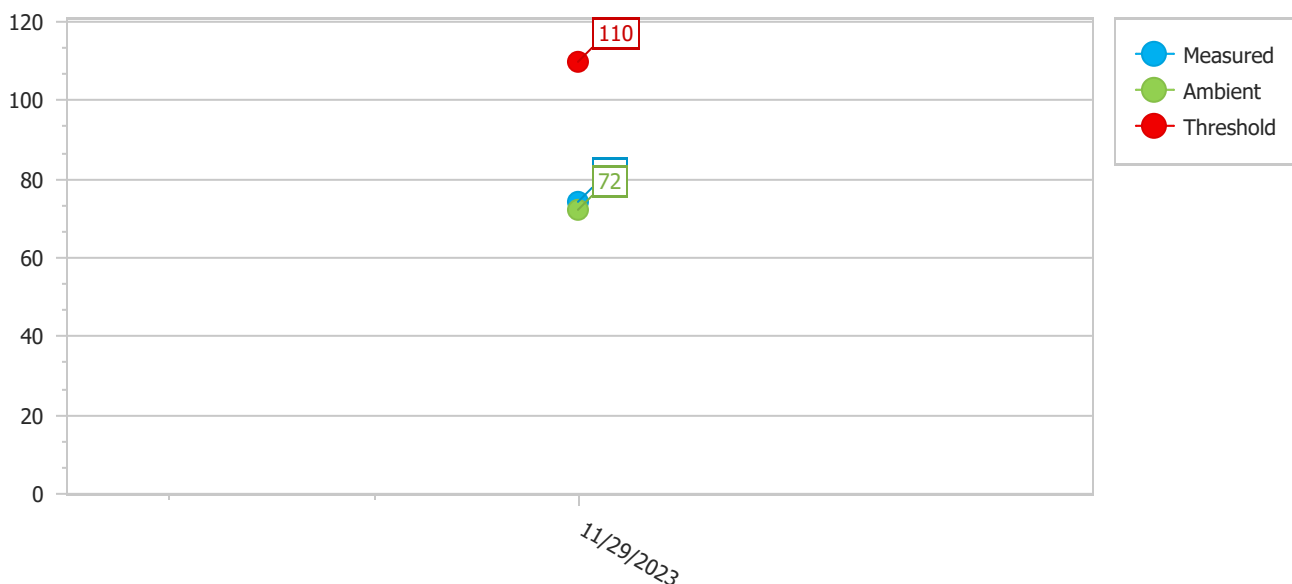


Ambient Temp: 72 °F

Measured Temp: 74 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: HD 250A

[Show in Inventory](#)

Location: West Tower\Main Electrical Room\Electrical Panel 120/208V

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Siemens

Inspection Frequency:

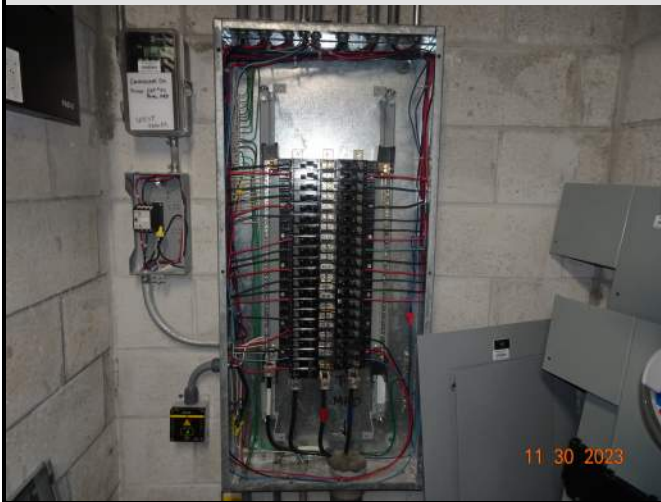
Asset ID:

Barcode: 119766

Notes:

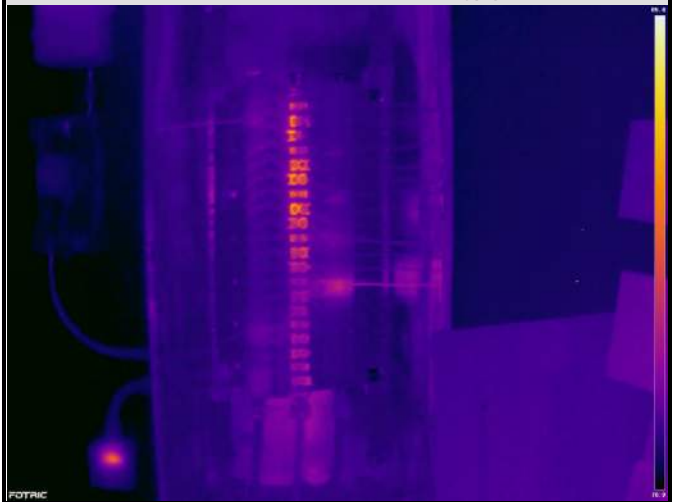
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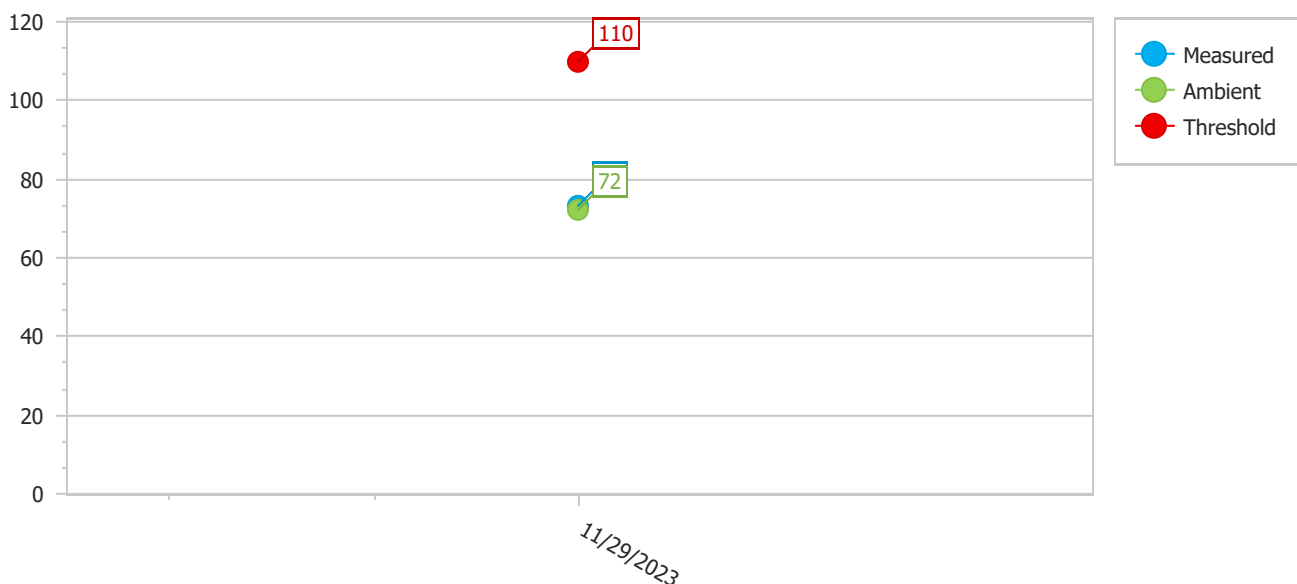


Ambient Temp: 72 °F

Measured Temp: 73 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: Meter CTR "D" Main 600A

[Show in Inventory](#)

Location: West Tower\Main Electrical Room\Disconnect

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer:

Inspection Frequency:

Asset ID:

Barcode: 119767

Notes:

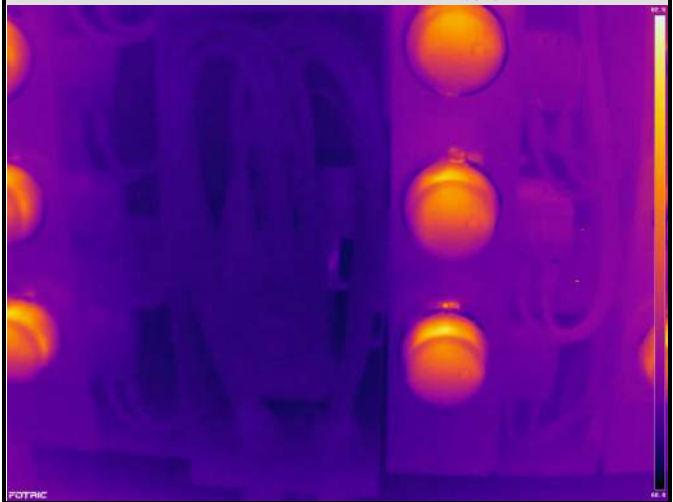
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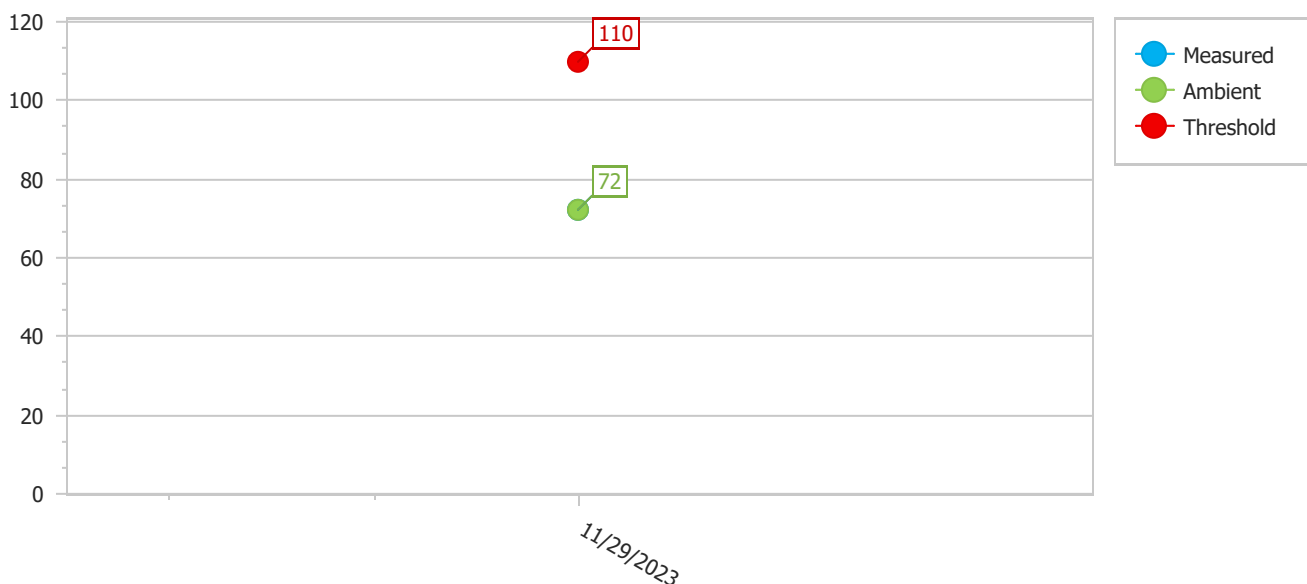


Ambient Temp: 72 °F

Measured Temp: 72 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: 247, 237, 227, 217 175A

[Show in Inventory](#)

Location: West Tower\Main Electrical Room\Meter Breaker

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer:

Inspection Frequency:

Asset ID:

Barcode: 119768

Notes:

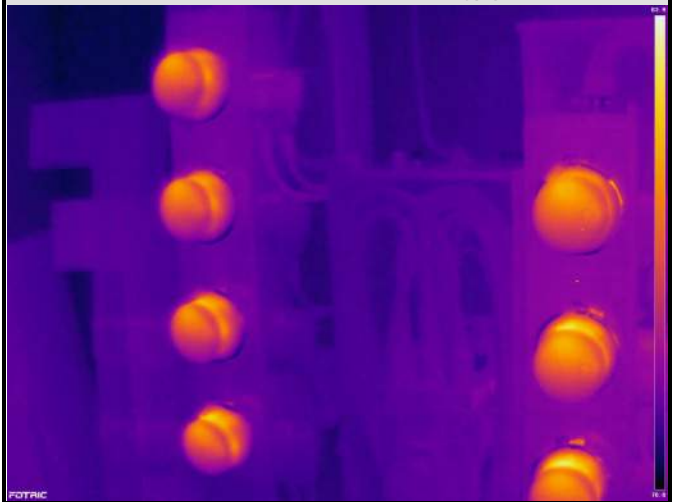
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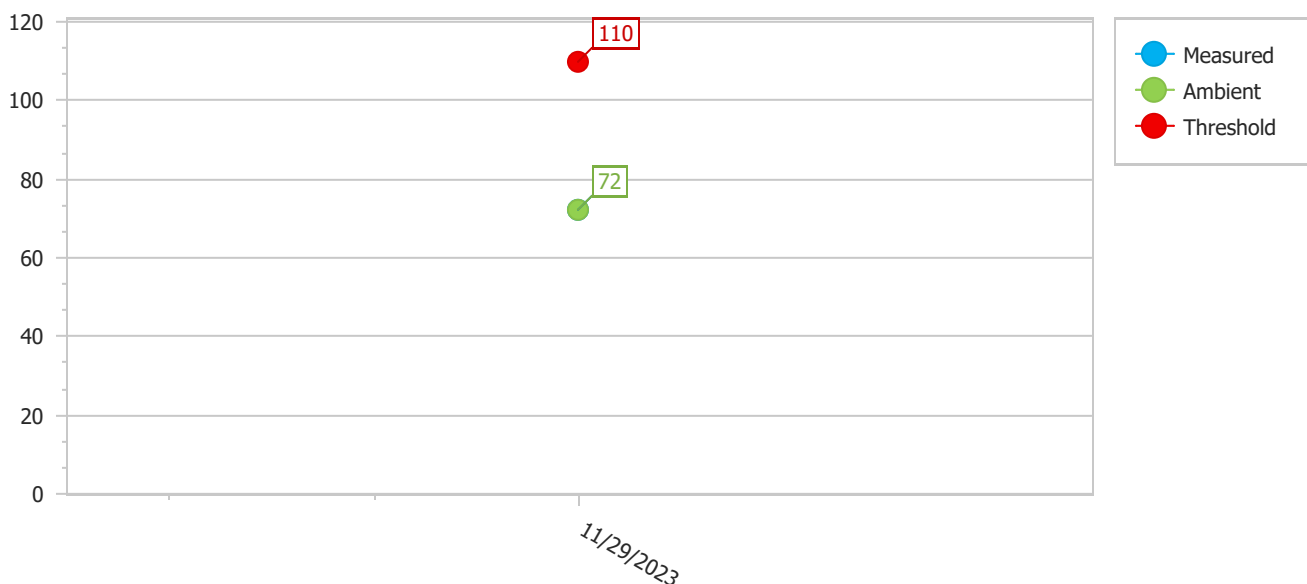


Ambient Temp: 72 °F

Measured Temp: 72 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: 228, 218, 257 175A

[Show in Inventory](#)

Location: West Tower\Main Electrical Room\Meter Breaker

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer:

Inspection Frequency:

Asset ID:

Barcode: 119769

Notes:

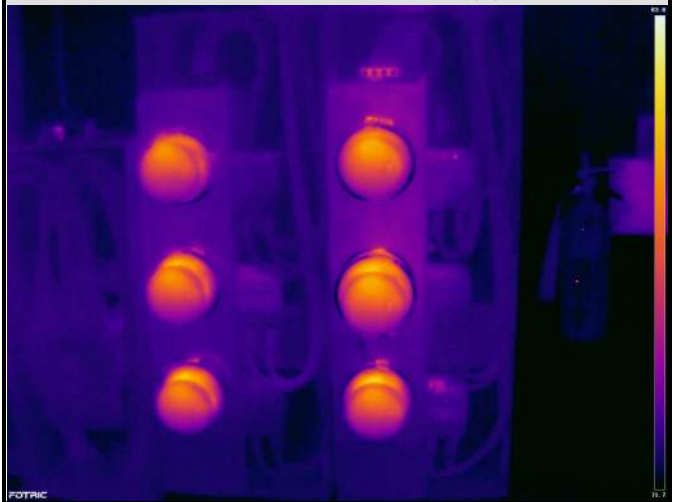
Primary Inspection Point

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11/30/2023 11:14:04 AM

FOTRIC_20231130_0032.jpg

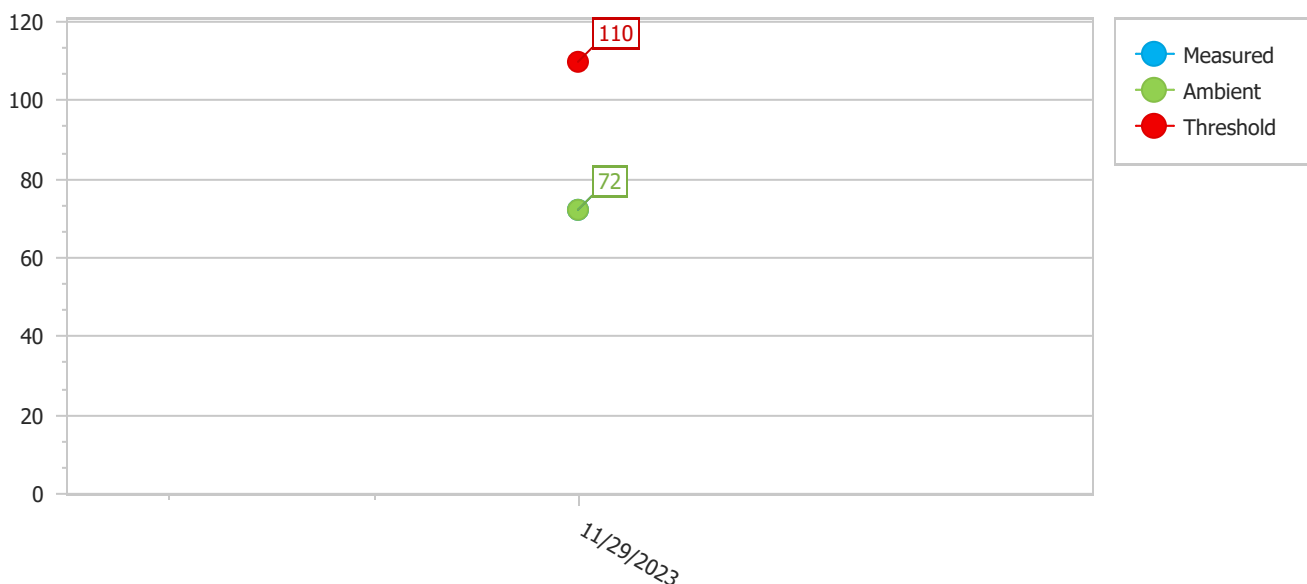


Ambient Temp: 72 °F

Measured Temp: 72 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: 258, 248, 238 175A

[Show in Inventory](#)

Location: West Tower\Main Electrical Room\Meter Breaker

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer:

Inspection Frequency:

Asset ID:

Barcode: 119770

Notes:

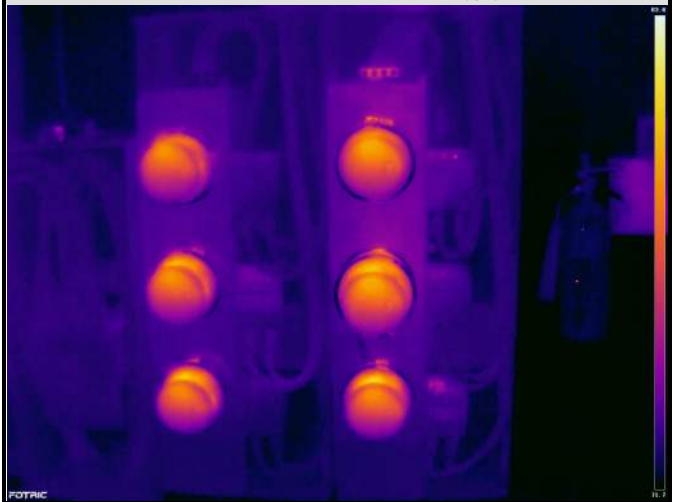
Primary Inspection Point

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11/30/2023 11:14:04 AM

FOTRIC_20231130_0032.jpg

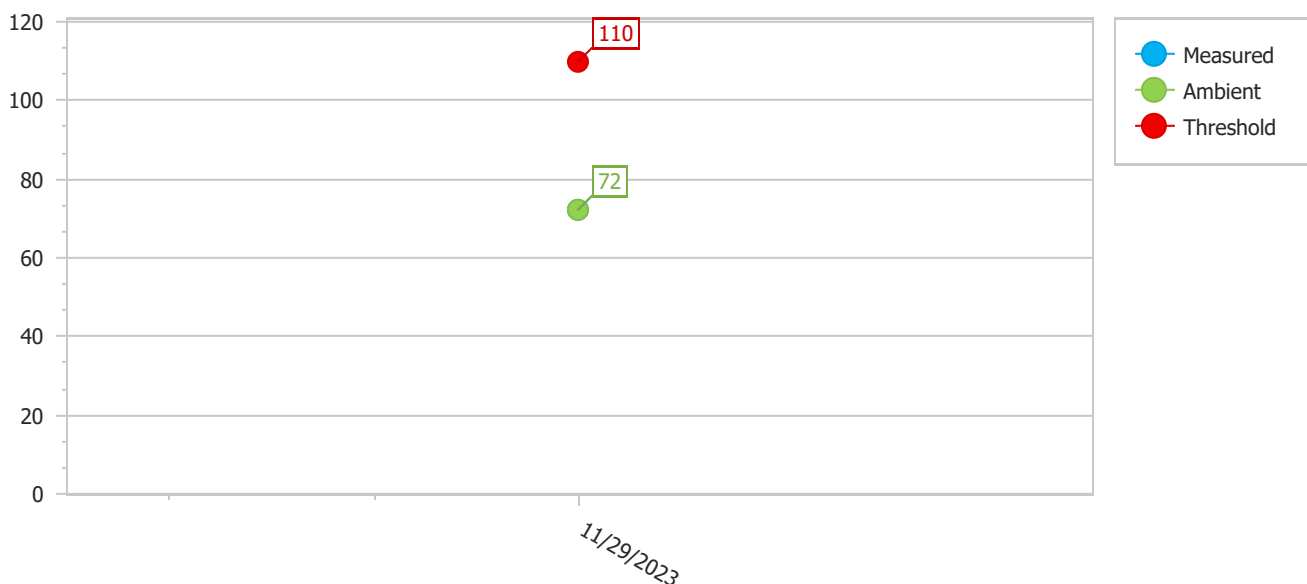


Ambient Temp: 72 °F

Measured Temp: 72 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: Landscape/Planter Lights

[Show in Inventory](#)

Location: West Tower\Main Electrical Room\Contactor

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer:

Inspection Frequency:

Asset ID:

Barcode: 119771

Notes:

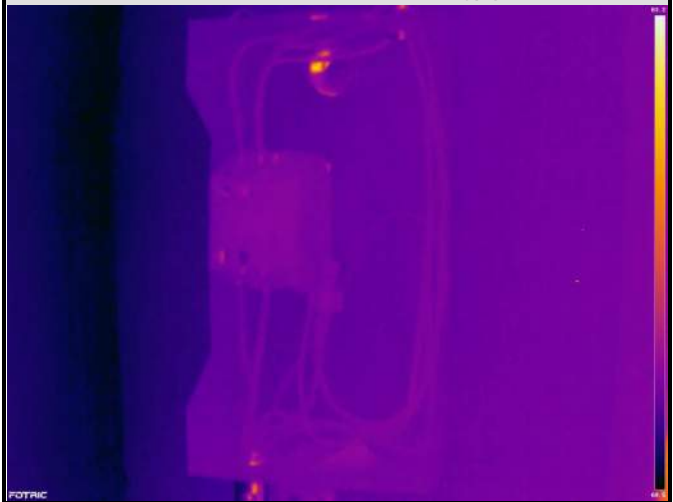
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11/30/2023 11:16:07 AM

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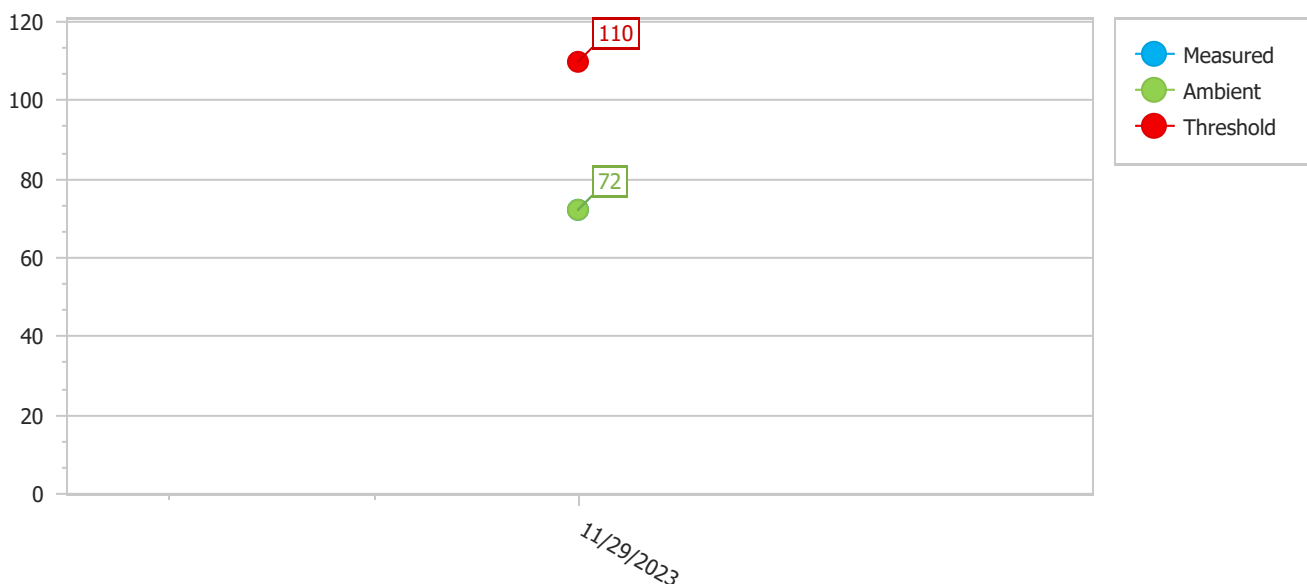


Ambient Temp: 72 °F

Measured Temp: 72 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: Corridor/Lobby Lights

[Show in Inventory](#)

Location: West Tower\Main Electrical Room\Contactor

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer:

Inspection Frequency:

Asset ID:

Barcode: 119772

Notes:

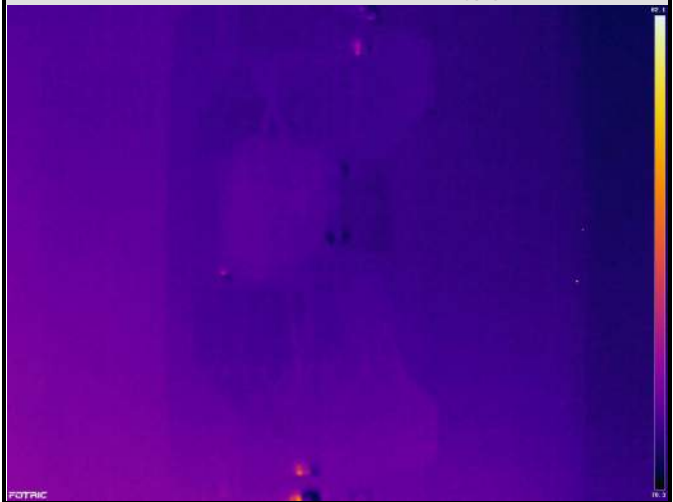
Primary Inspection Point

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11/30/2023 11:17:54 AM

FOTRIC_20231130_0036.jpg

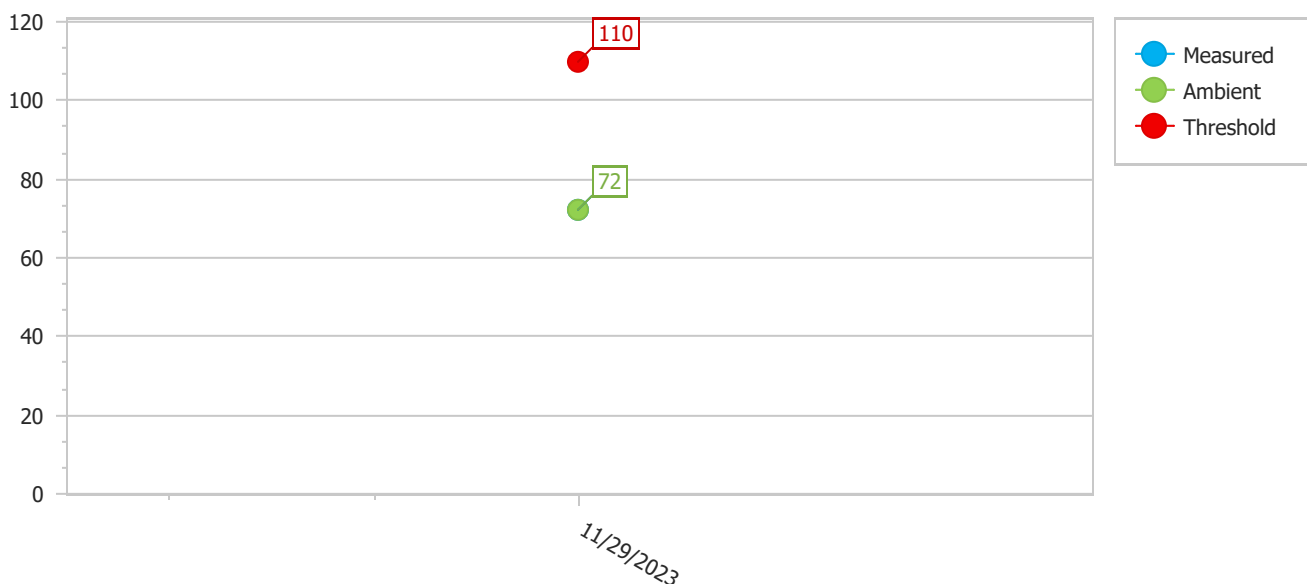


Ambient Temp: 72 °F

Measured Temp: 72 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: Landscape Lights

[Show in Inventory](#)

Location: West Tower\Main Electrical Room\Timer

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer:

Inspection Frequency:

Asset ID:

Barcode: 119773

Notes:

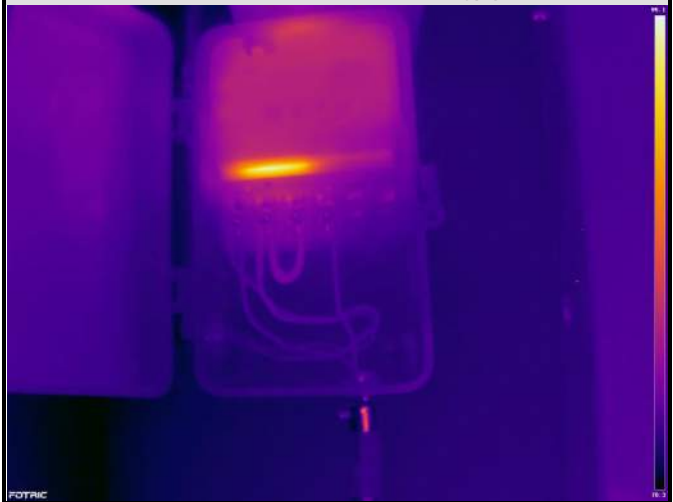
Primary Inspection Point

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11/30/2023 11:19:51 AM

FOTRIC_20231130_0038.jpg

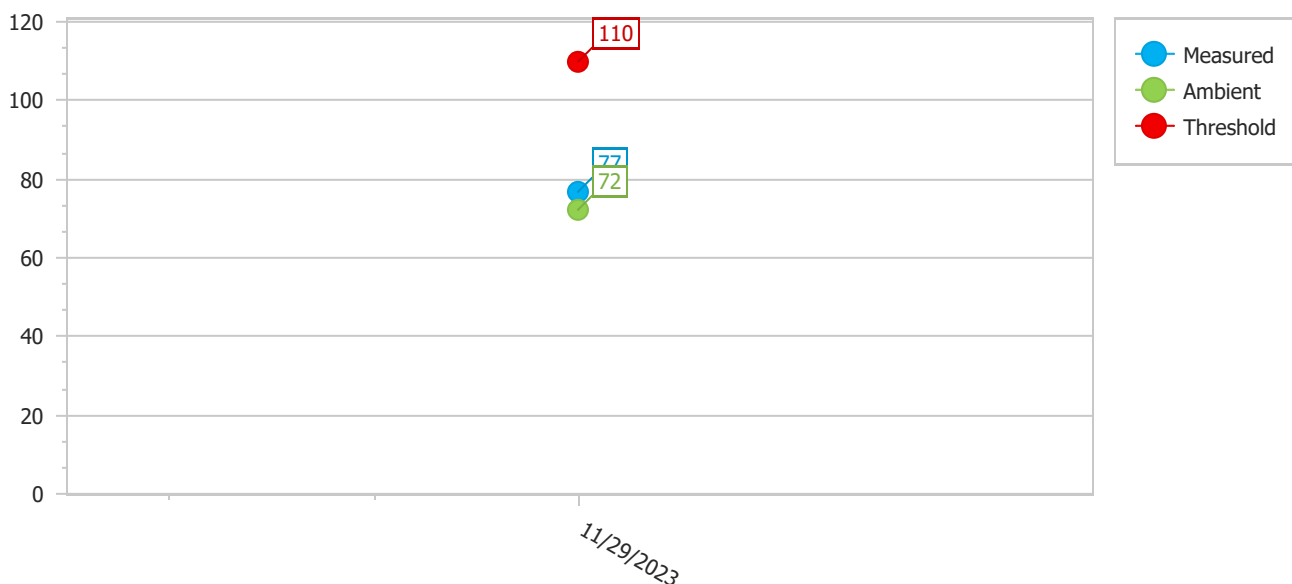


Ambient Temp: 72 °F

Measured Temp: 77 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: Lobby Lights

[Show in Inventory](#)

Location: West Tower\Main Electrical Room\Timer

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer:

Inspection Frequency:

Asset ID:

Barcode: 119774

Notes:

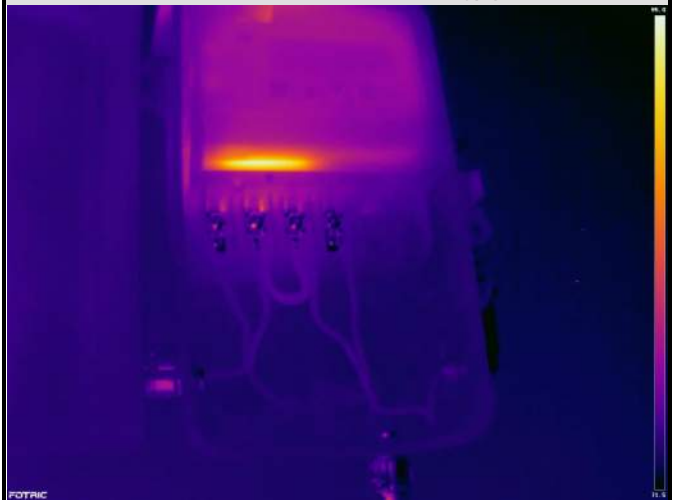
Primary Inspection Point

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11/30/2023 11:24:39 AM

FOTRIC_20231130_0040.jpg

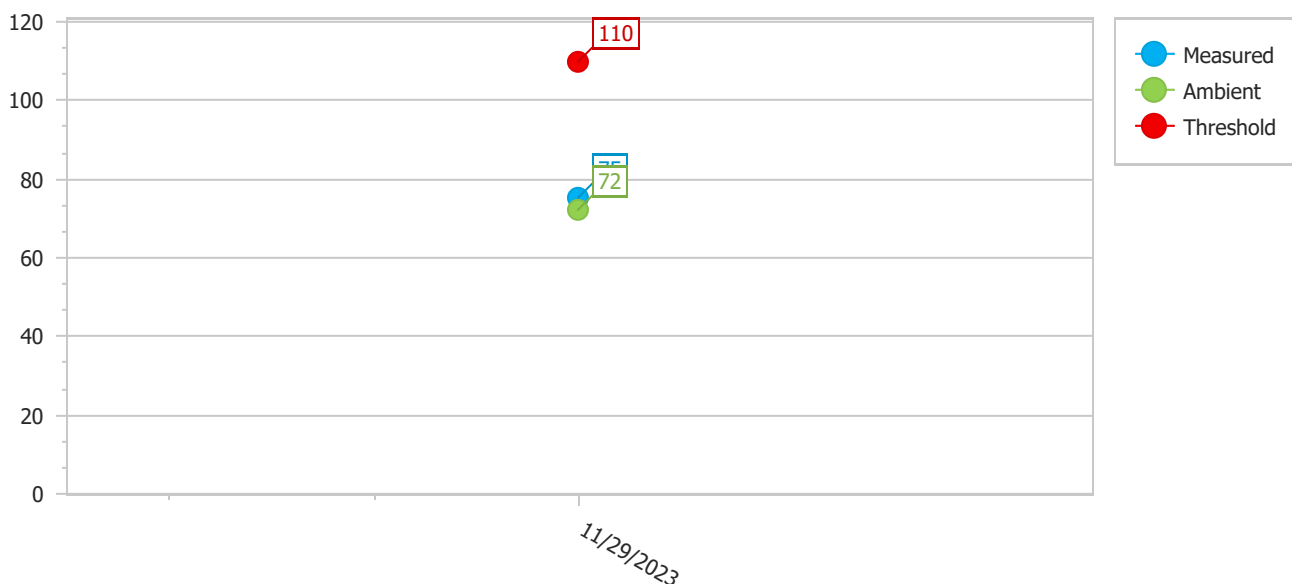


Ambient Temp: 72 °F

Measured Temp: 75 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: NO ID

[Show in Inventory](#)

Location: West Tower\Main Electrical Room\Gutter Box

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer:

Inspection Frequency:

Asset ID:

Barcode: 119775

Notes:

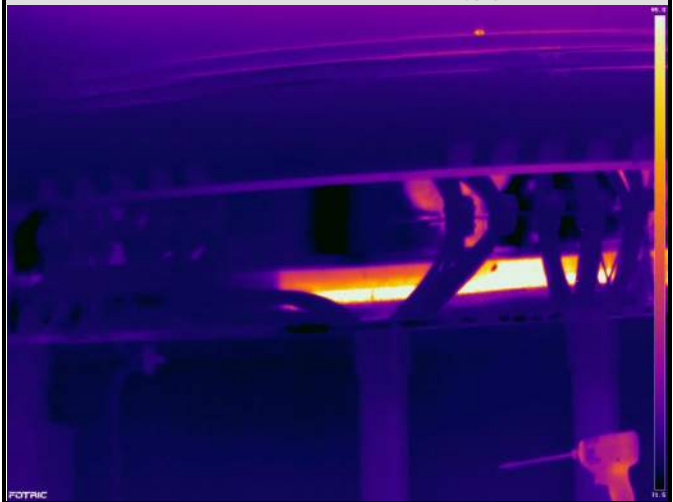
Primary Inspection Point

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11/30/2023 11:26:47 AM

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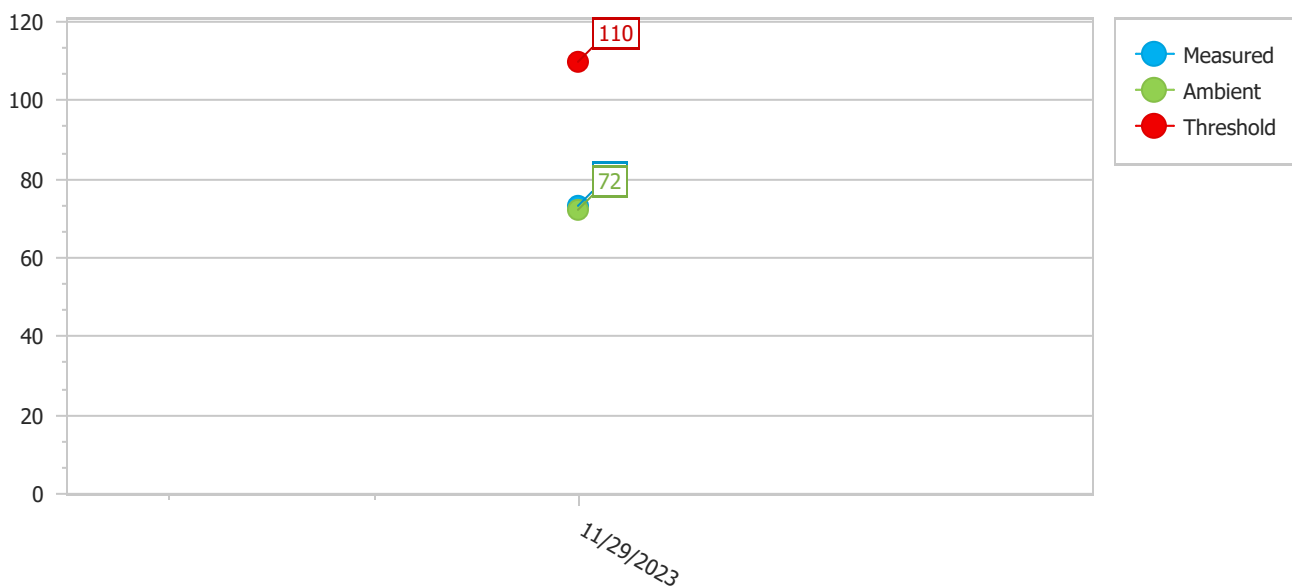


Ambient Temp: 72 °F

Measured Temp: 73 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: NO ID

[Show in Inventory](#)

Location: West Tower\Elevator Room\Electrical Panel 120/208V

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Siemens

Inspection Frequency:

Asset ID:

Barcode: 119776

Notes:

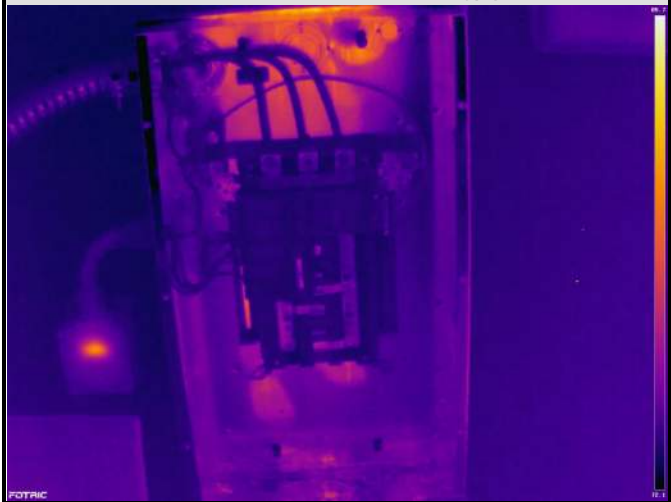
Primary Inspection Point

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11/30/2023 11:35:39 AM

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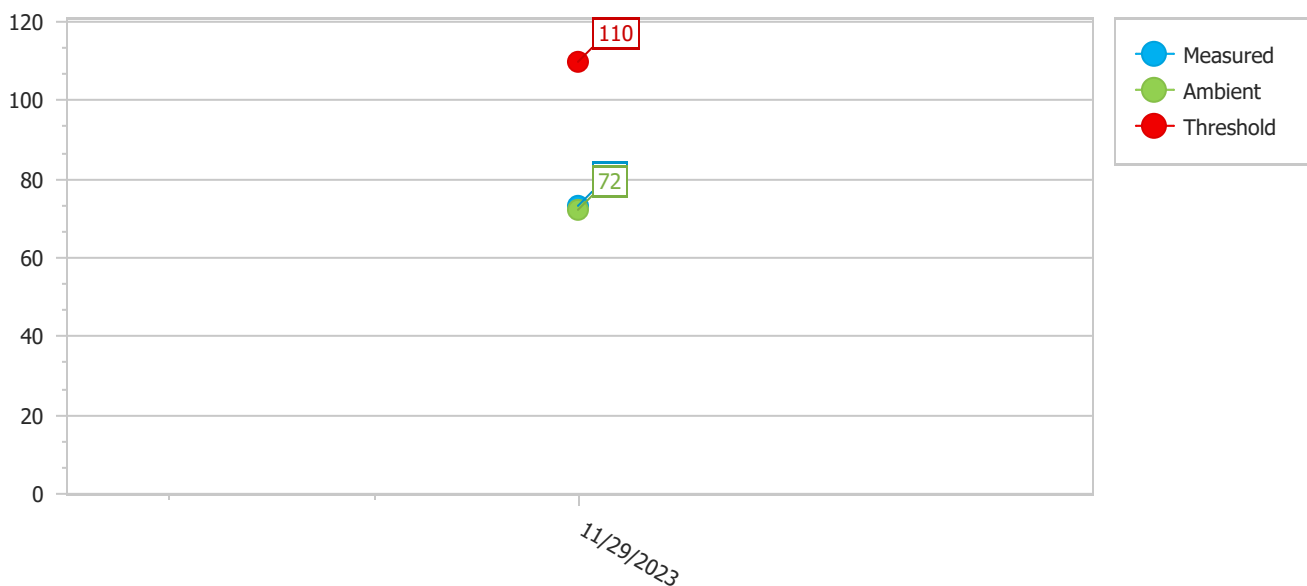


Ambient Temp: 72 °F

Measured Temp: 73 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: Elevator #1 100A

[Show in Inventory](#)

Location: West Tower\Elevator Room\Disconnect

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Siemens

Inspection Frequency:

Asset ID:

Barcode: 119777

Notes:

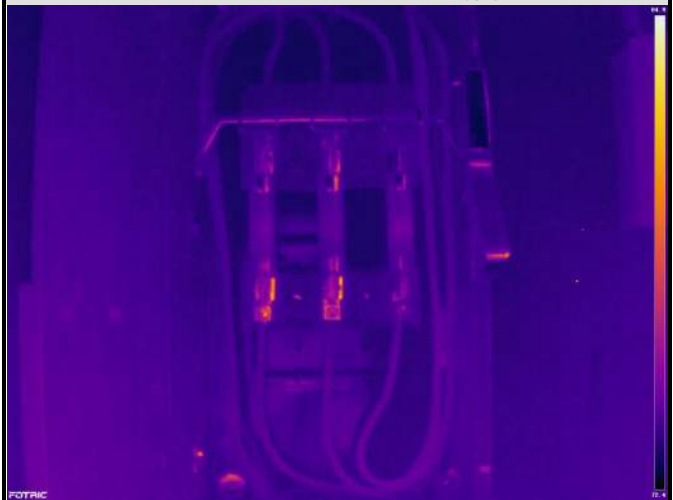
Primary Inspection Point

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11/30/2023 11:36:09 AM

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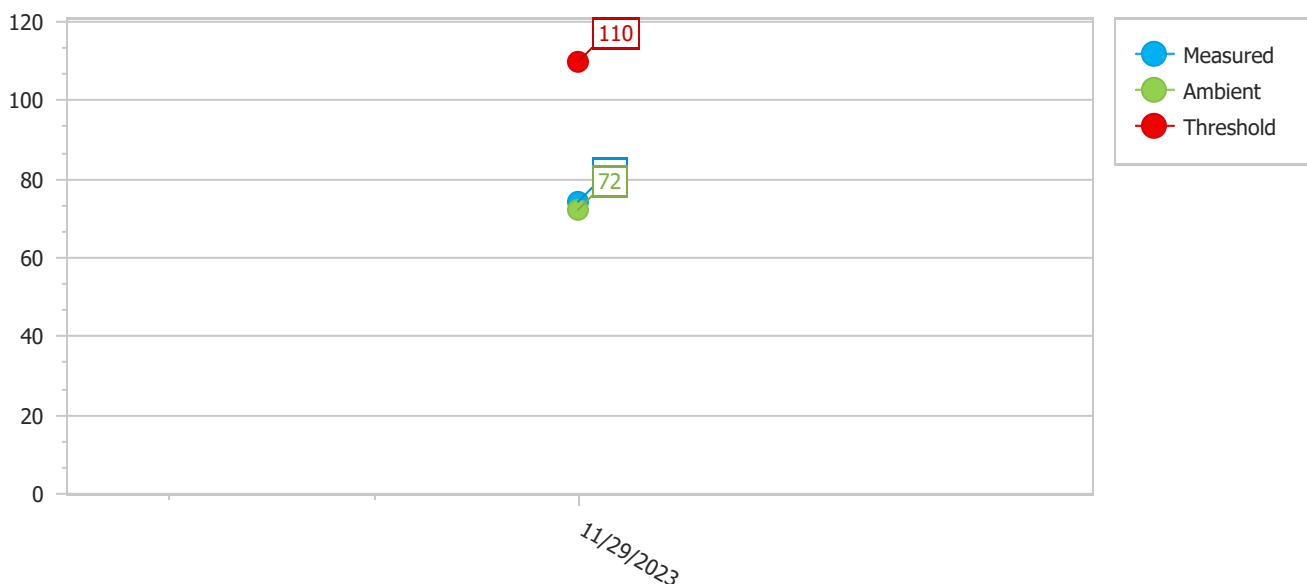


Ambient Temp: 72 °F

Measured Temp: 74 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: Elevator #2 100A

[Show in Inventory](#)

Location: West Tower\Elevator Room\Disconnect

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Siemens

Inspection Frequency:

Asset ID:

Barcode: 119778

Notes:

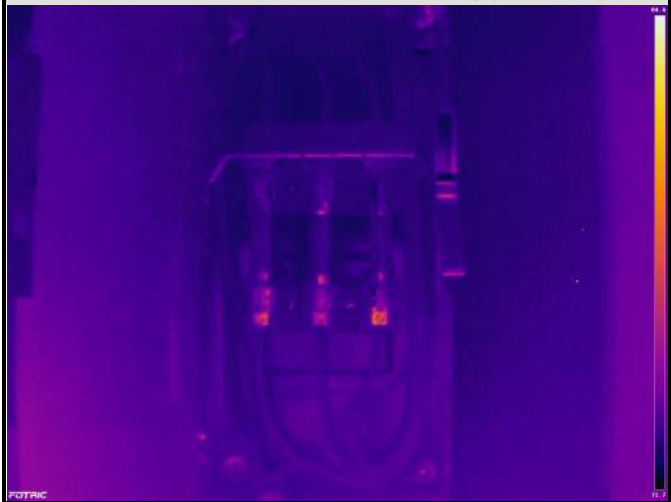
Primary Inspection Point

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11/30/2023 11:36:37 AM

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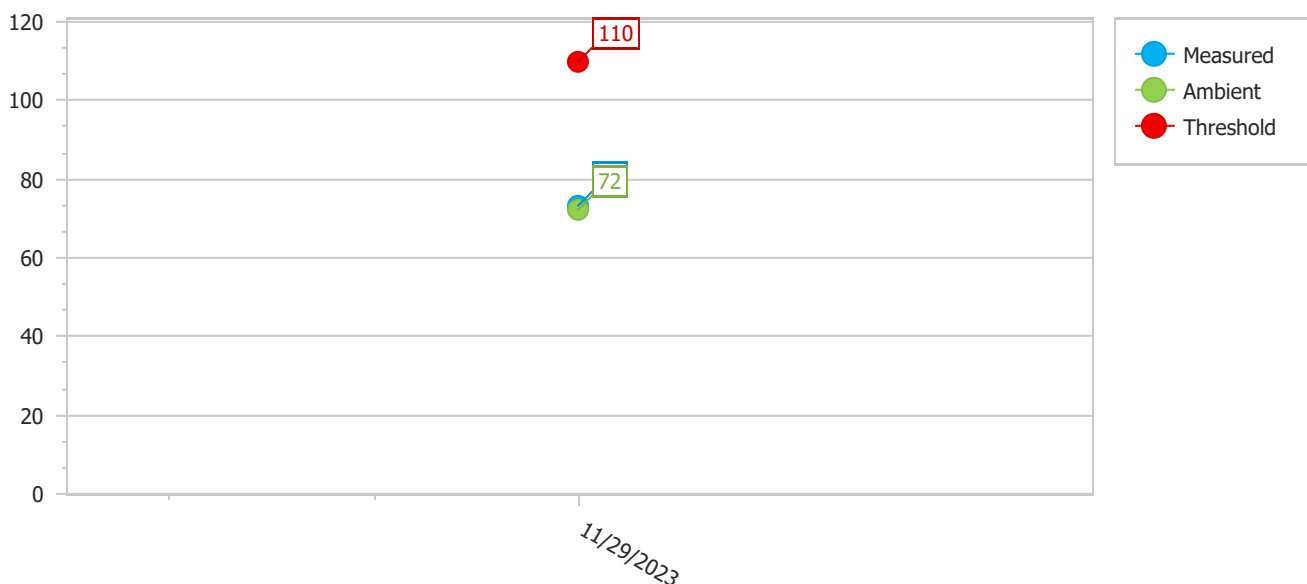


Ambient Temp: 72 °F

Measured Temp: 73 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: Lights/Fans Elevator B 30A

[Show in Inventory](#)

Location: West Tower\Elevator Room\Disconnect

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: ITE

Inspection Frequency:

Asset ID:

Barcode: 119779

Notes:

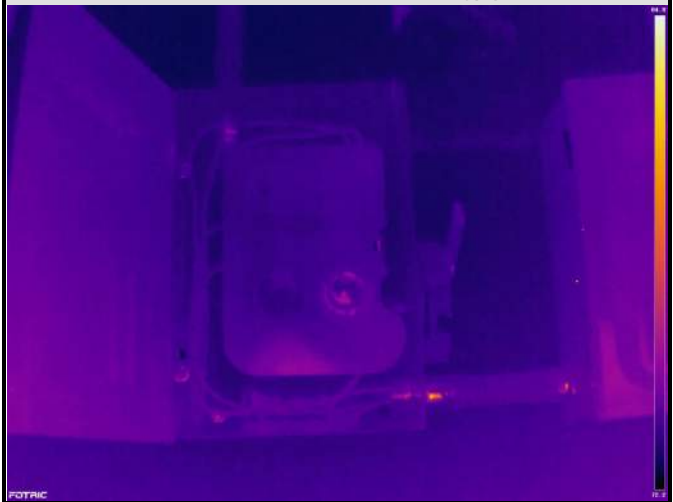
Primary Inspection Point

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11/30/2023 11:36:59 AM

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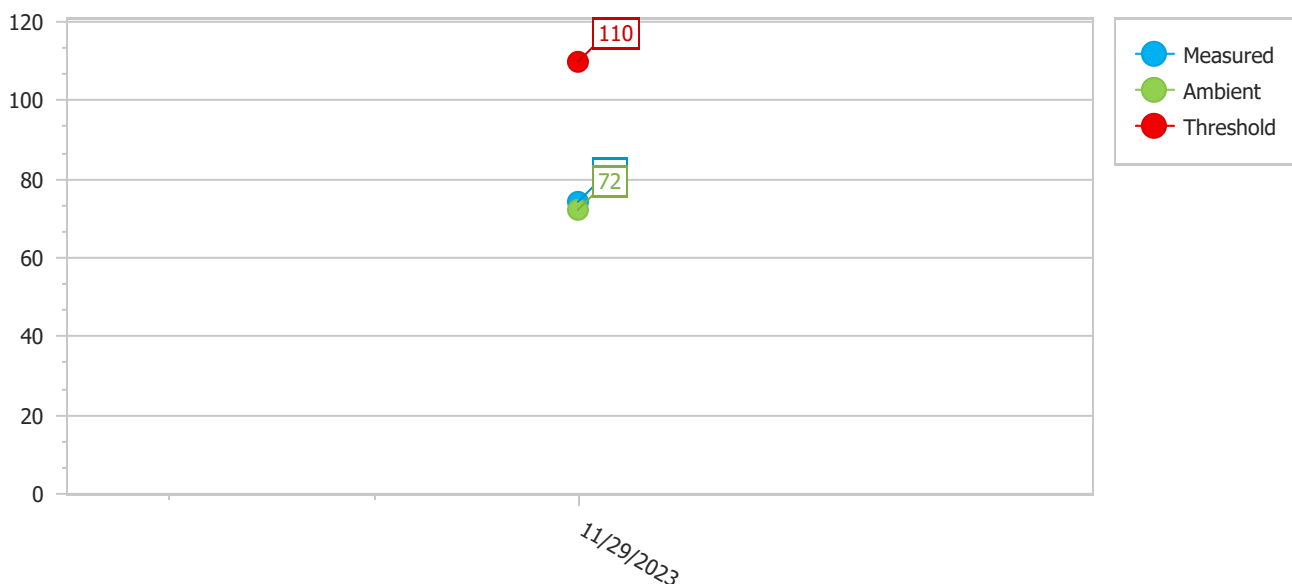


Ambient Temp: 72 °F

Measured Temp: 74 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: Lights/Fans Elevator A 30A

[Show in Inventory](#)

Location: West Tower\Elevator Room\Disconnect

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: ITE

Inspection Frequency:

Asset ID:

Barcode: 119780

Notes:

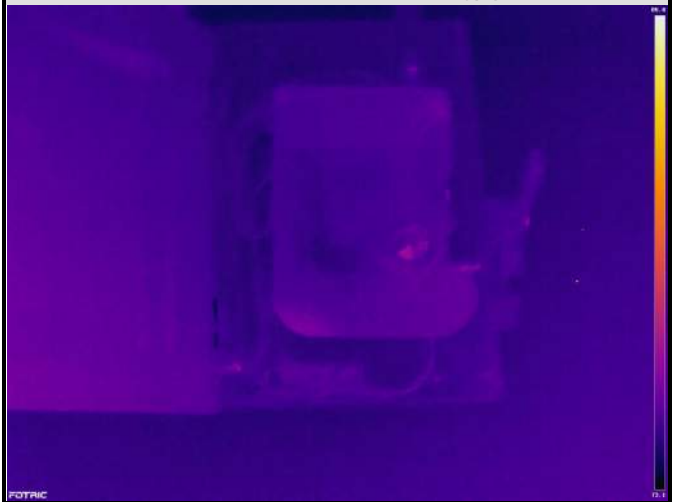
Primary Inspection Point

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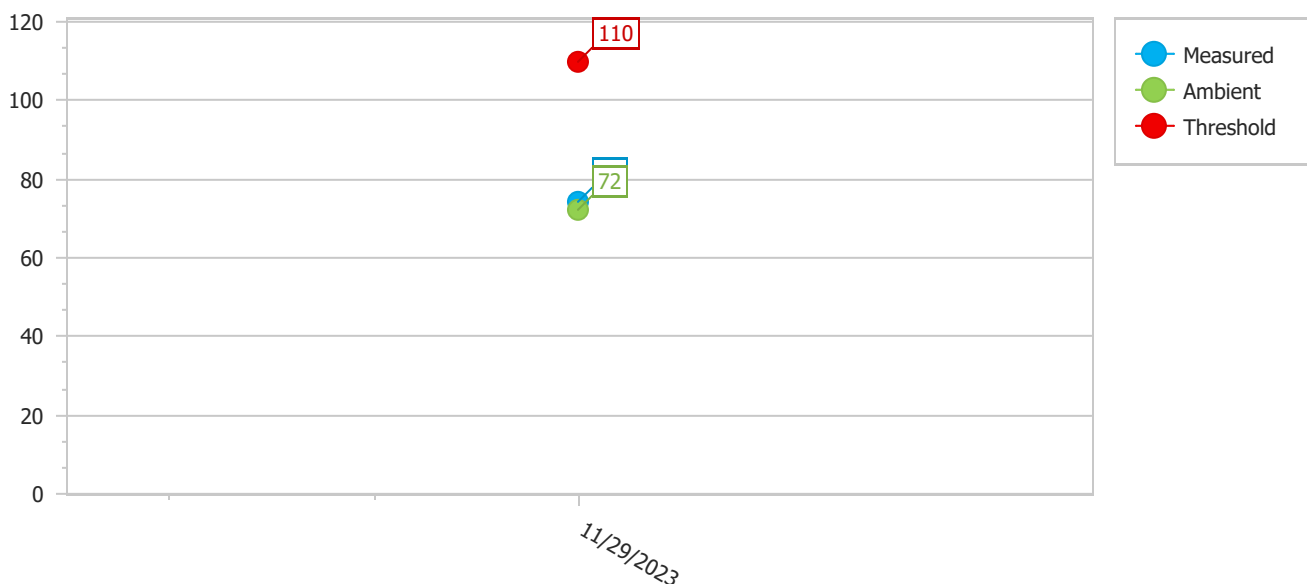


Ambient Temp: 72 °F

Measured Temp: 74 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: A/C 60A

[Show in Inventory](#)

Location: West Tower\Elevator Room\Disconnect

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Siemens

Inspection Frequency:

Asset ID:

Barcode: 119782

Notes:

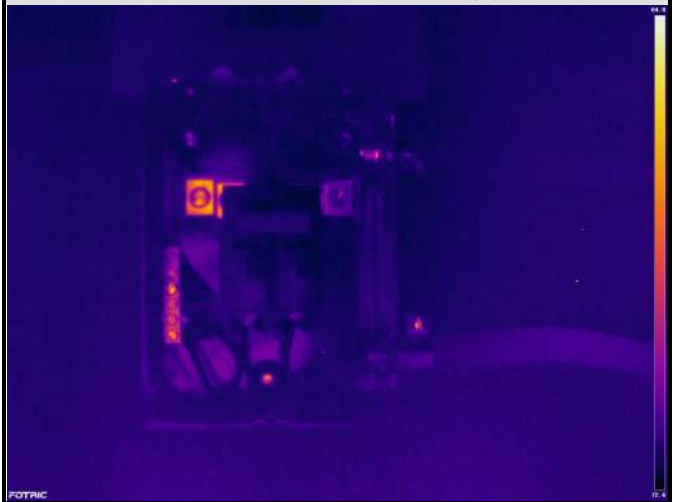
Primary Inspection Point

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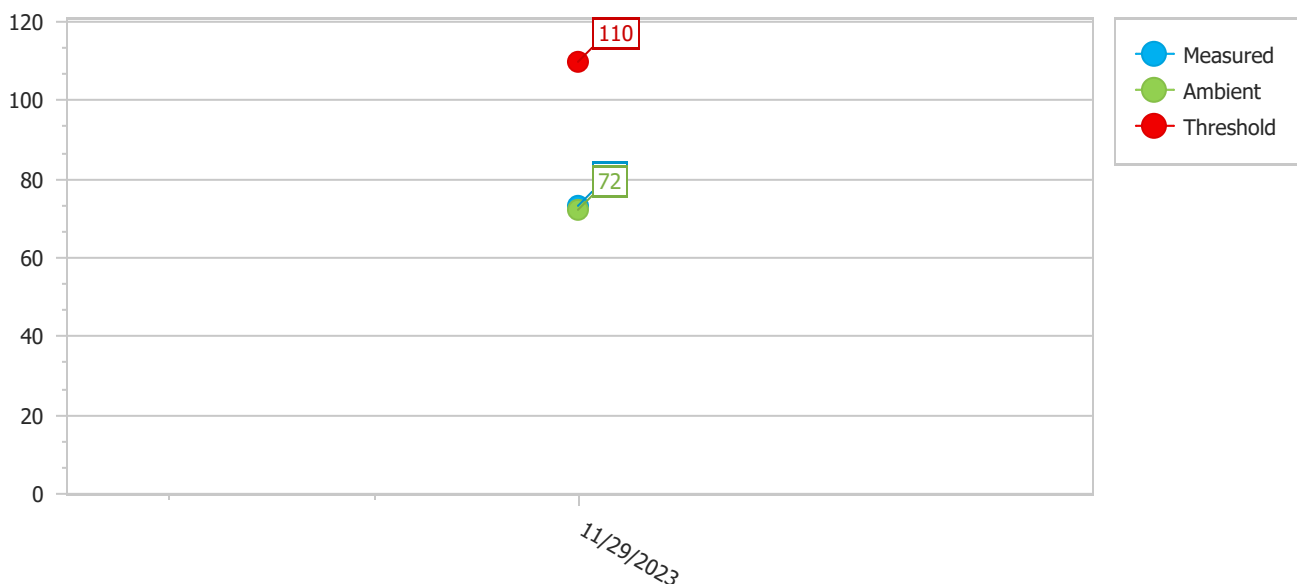


Ambient Temp: 72 °F

Measured Temp: 73 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: NO ID

[Show in Inventory](#)

Location: West Tower\Elevator Room\Gutter Box

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer:

Inspection Frequency:

Asset ID:

Barcode: 119781

Notes:

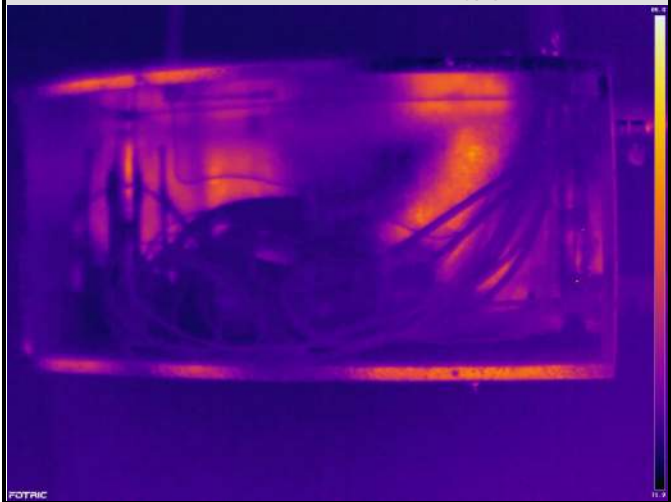
Primary Inspection Point

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11/30/2023 11:38:02 AM

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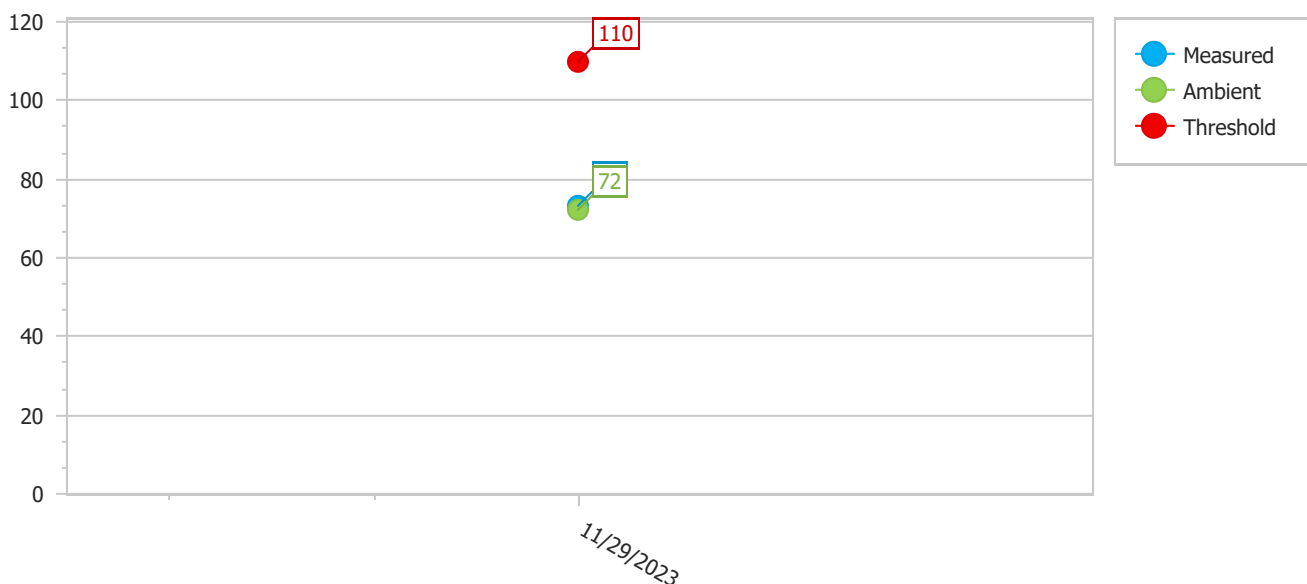


Ambient Temp: 72 °F

Measured Temp: 73 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: SS 70823 30A

[Show in Inventory](#)

Location: West Tower\Garage\Disconnect

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Square D

Inspection Frequency:

Asset ID:

Barcode: 119811

Notes:

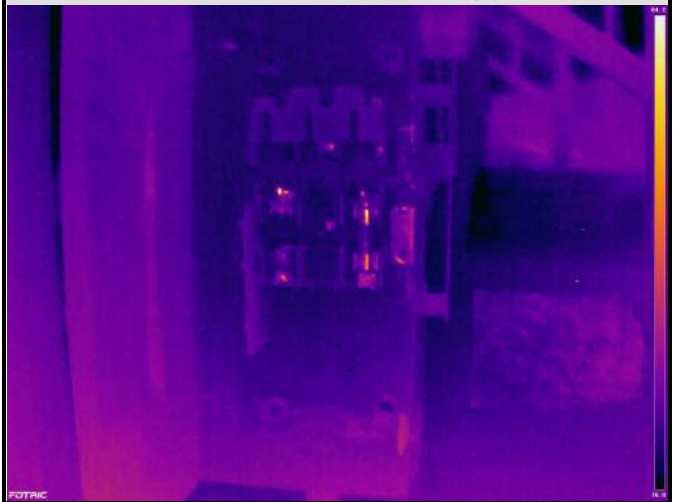
Primary Inspection Point

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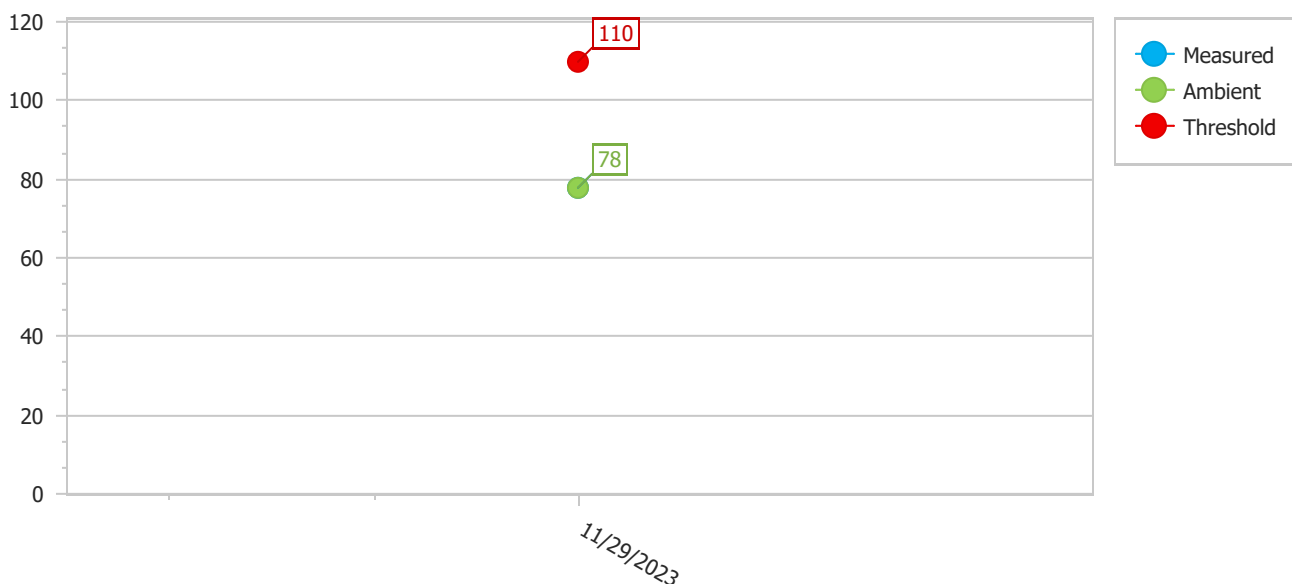


Ambient Temp: 78 °F

Measured Temp: 78 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: NO ID 30A

[Show in Inventory](#)

Location: West Tower\Garage\Disconnect

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Square D

Inspection Frequency:

Asset ID:

Barcode: 119812

Notes:

Primary Inspection Point

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12/1/2023 10:31:30 AM

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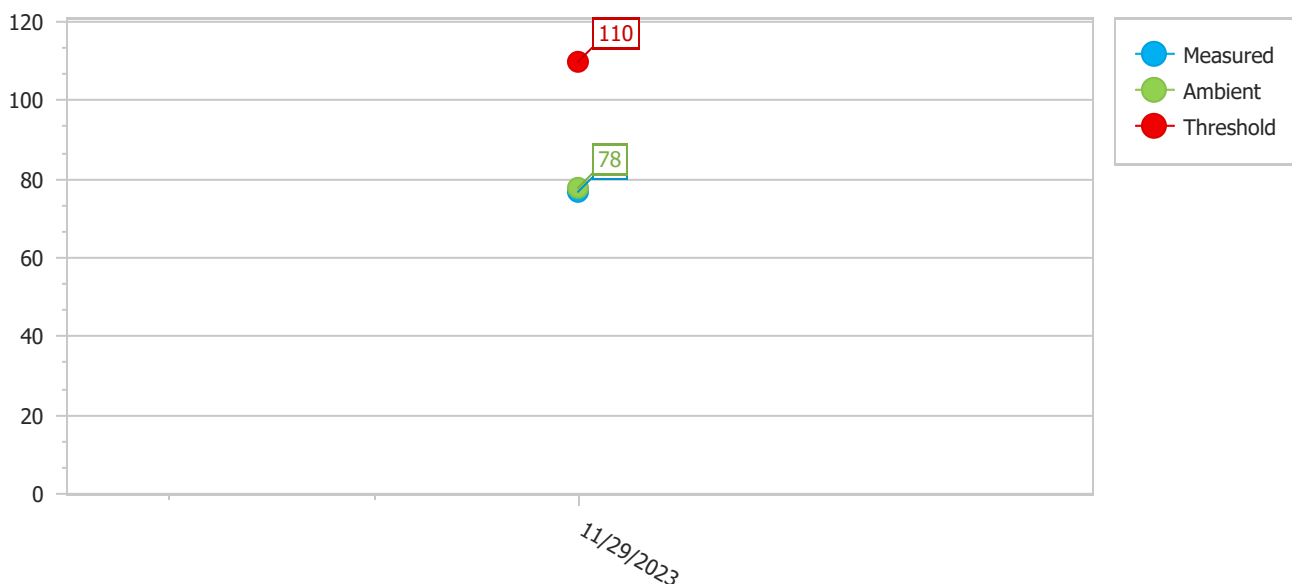


Ambient Temp: 78 °F

Measured Temp: 77 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: Promenade Lights

[Show in Inventory](#)

Location: West Tower\Garage\Timer

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer:

Inspection Frequency:

Asset ID:

Barcode: 119813

Notes:

Primary Inspection Point

DSC00074.JPG



12/1/2023 10:34:39 AM

FOTRIC_20231201_0012.jpg

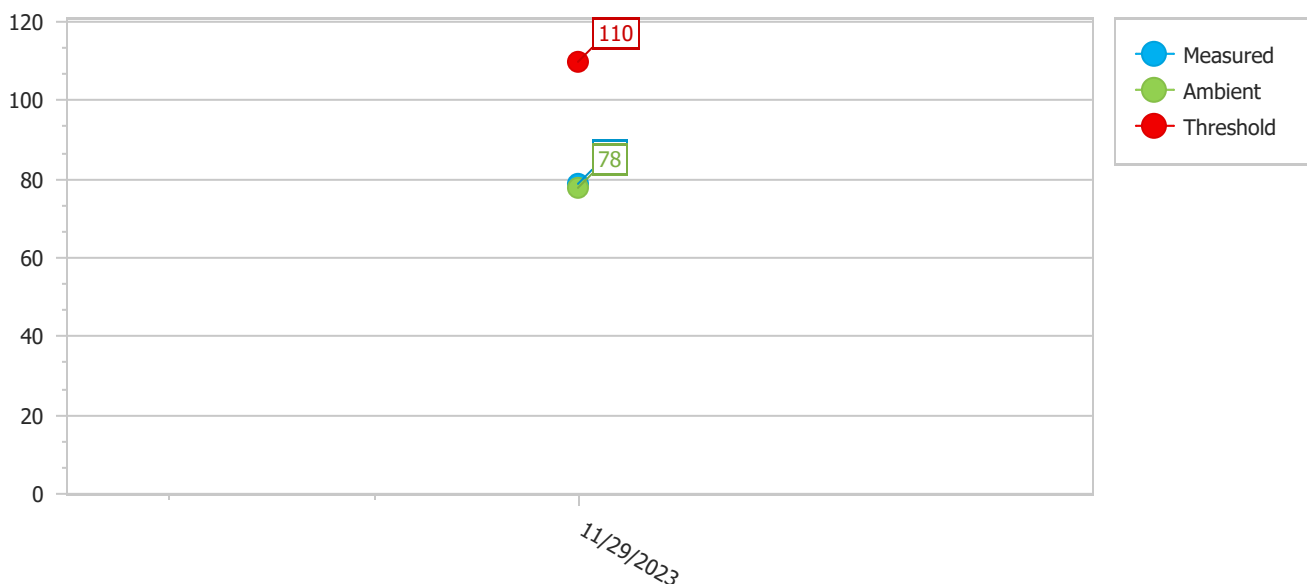


Ambient Temp: 78 °F

Measured Temp: 79 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: HA 250A

[Show in Inventory](#)

Location: South Tower\Main Electrical Room\Electrical Panel 120/208V

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Siemens

Inspection Frequency:

Asset ID:

Barcode: 119710

Notes:

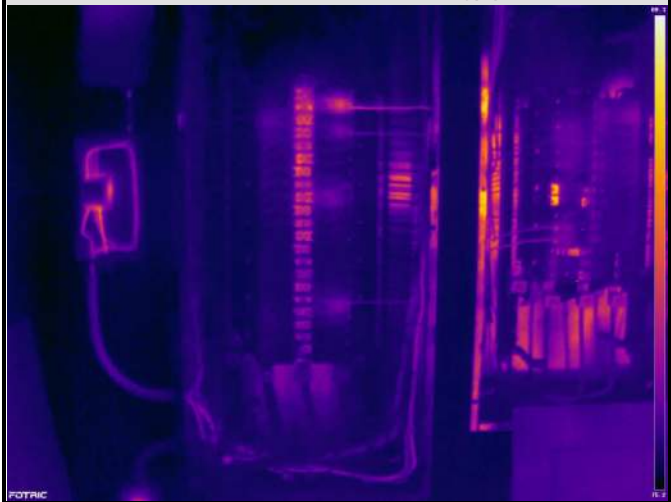
Primary Inspection Point

DSC00614.JPG



11/29/2023 10:59:57 AM

FOTRIC_20231129_0010.jpg

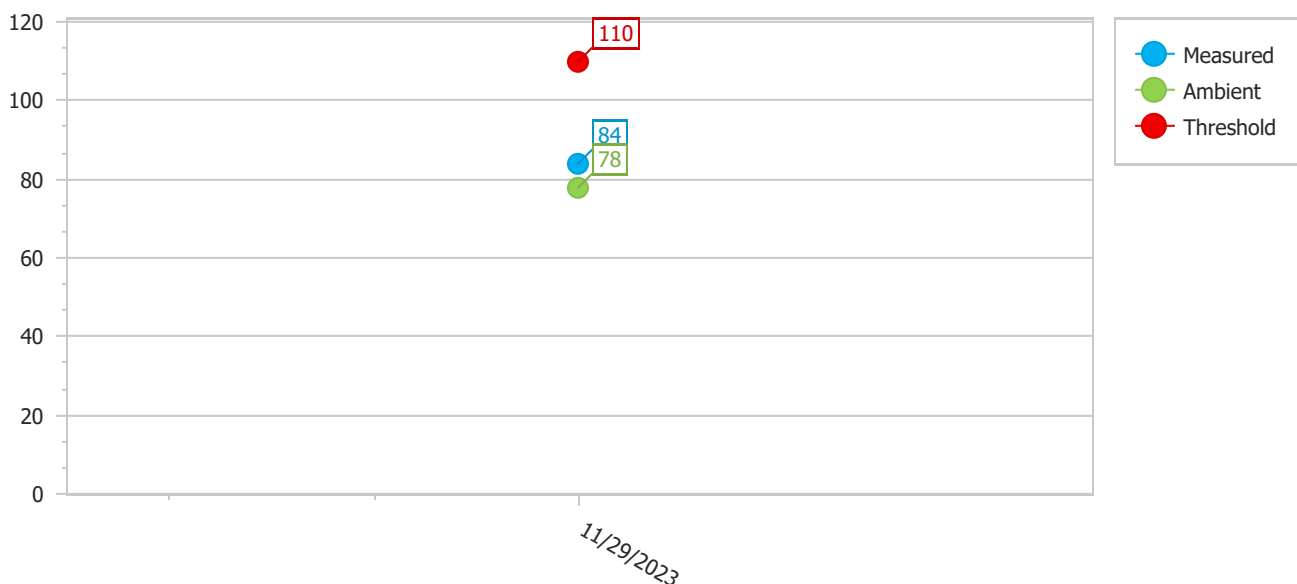


Ambient Temp: 78 °F

Measured Temp: 84 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: HEA 250A

[Show in Inventory](#)

Location: South Tower\Main Electrical Room\Electrical Panel 120/208V

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Siemens

Inspection Frequency:

Asset ID:

Barcode: 119711

Notes:

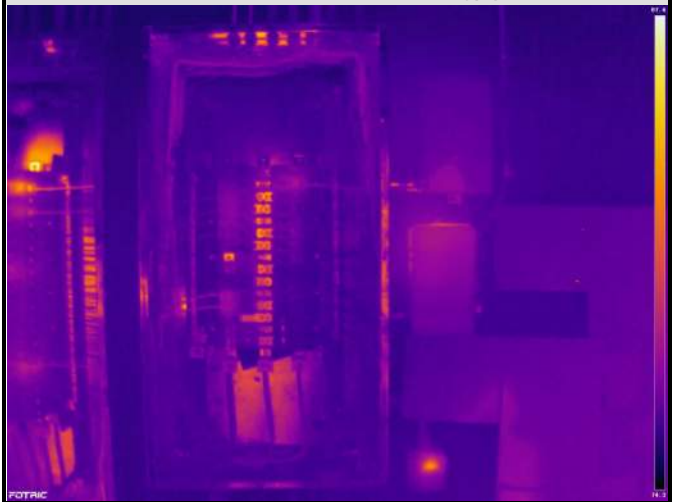
Primary Inspection Point

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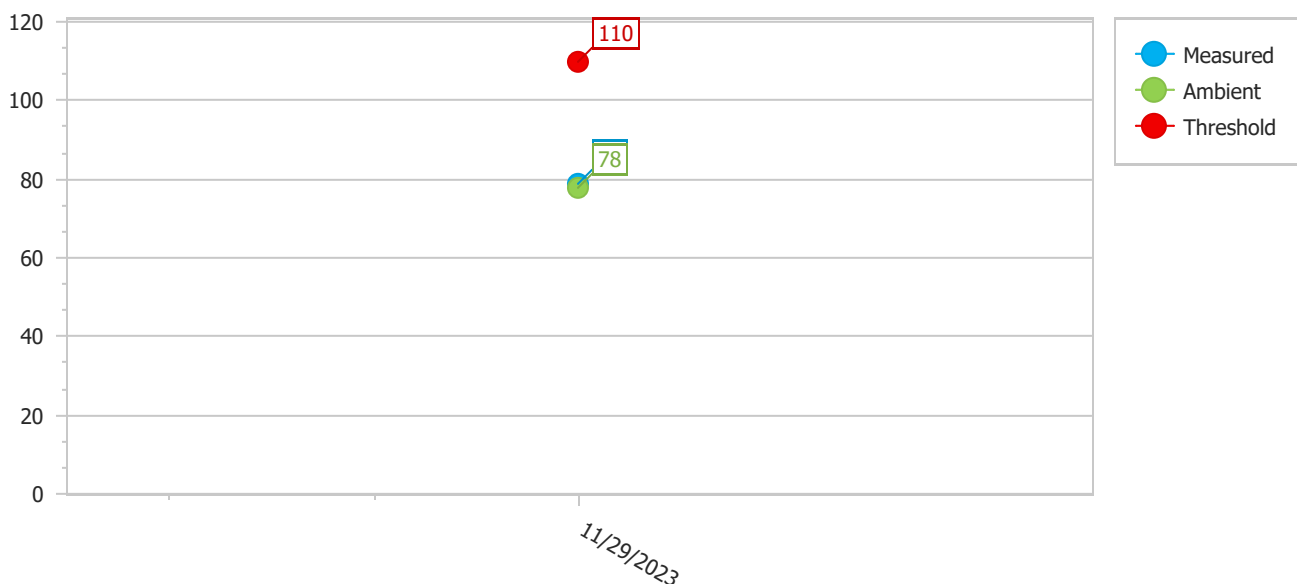


Ambient Temp: 78 °F

Measured Temp: 79 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: Meter CTR "A" Main 1000A

[Show in Inventory](#)

Location: South Tower\Main Electrical Room\Disconnect

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: ITE

Inspection Frequency:

Asset ID:

Barcode: 119712

Notes:

Primary Inspection Point

DSC00616.JPG



11/29/2023 11:02:24 AM

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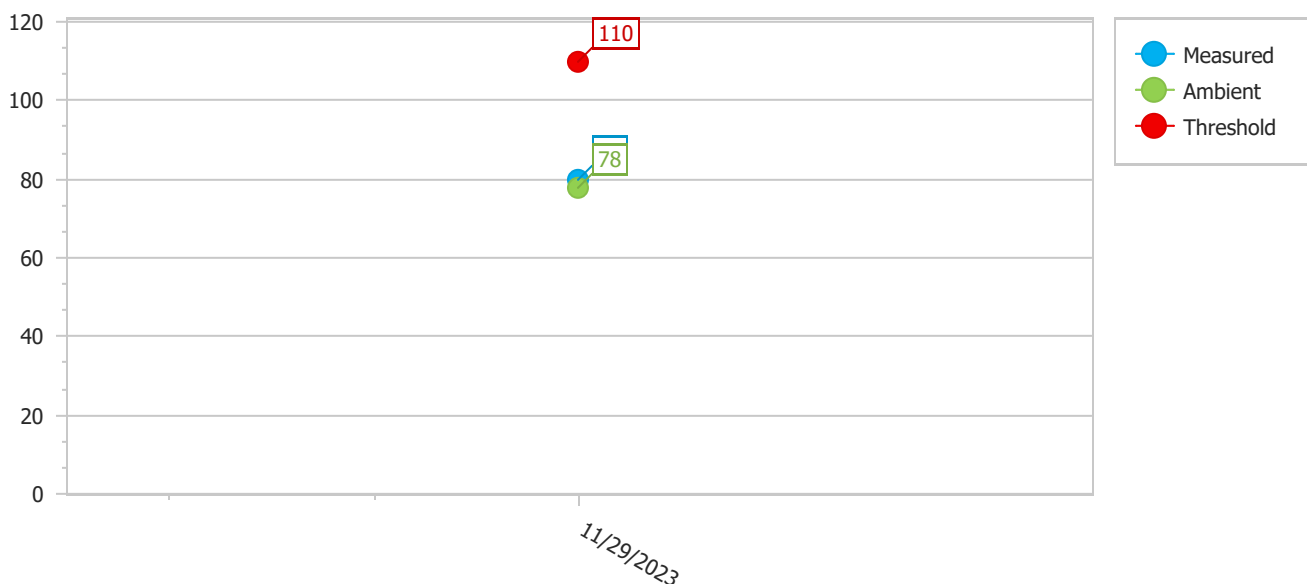


Ambient Temp: 78 °F

Measured Temp: 80 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: Unit #231 Battery Charger Spot #70 20A

[Show in Inventory](#)

Location: South Tower\Main Electrical Room\Disconnect

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Eaton

Inspection Frequency:

Asset ID:

Barcode: 119717

Notes:

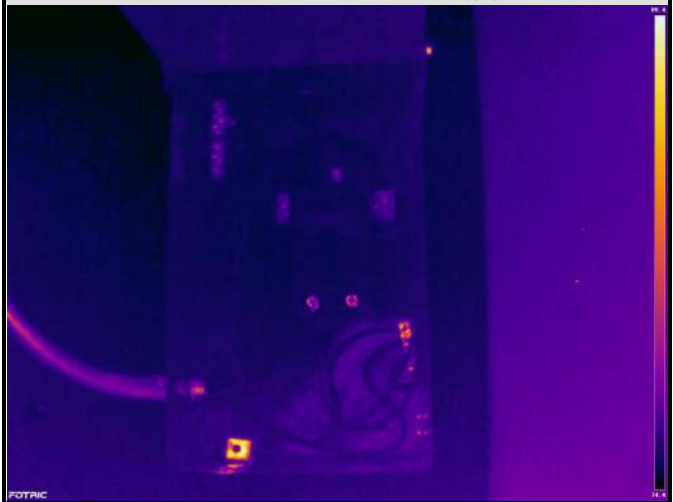
Primary Inspection Point

DSC00619.JPG



11/29/2023 11:05:44 AM

FOTRIC_20231129_0020.jpg



Ambient Temp: 78 °F

Measured Temp: 75 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: 282, 272, 262, 252 200A

[Show in Inventory](#)

Location: South Tower\Main Electrical Room\Meter Breaker

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: ITE

Inspection Frequency:

Asset ID:

Barcode: 119713

Notes:

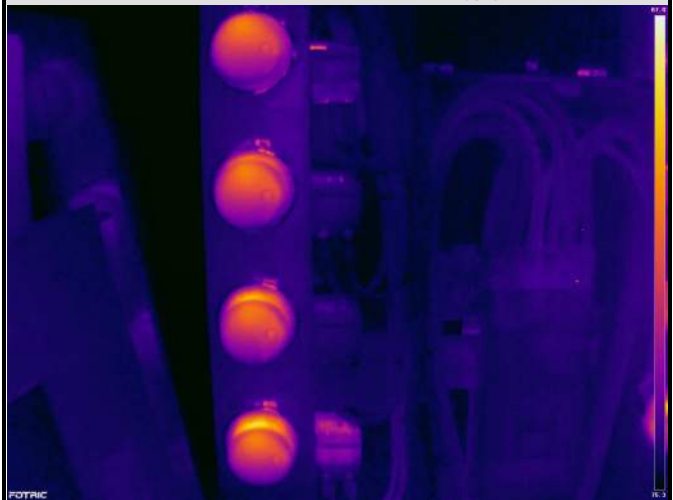
Primary Inspection Point

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11/29/2023 11:03:23 AM

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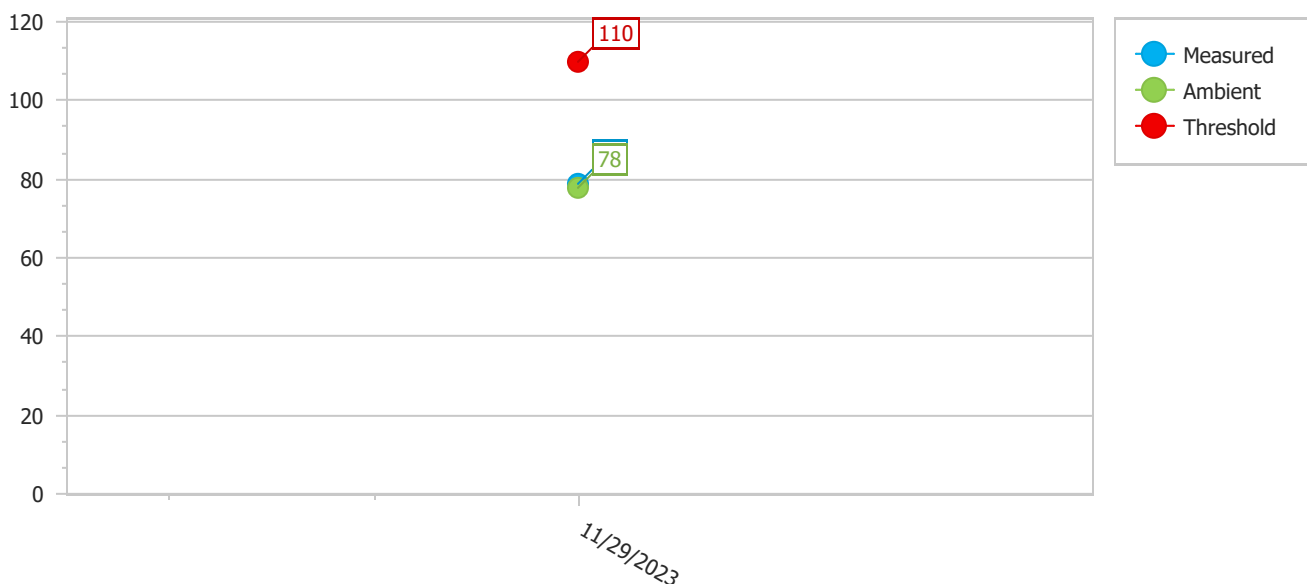


Ambient Temp: 78 °F

Measured Temp: 79 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: 242, 232, 222, 212 200A

[Show in Inventory](#)

Location: South Tower\Main Electrical Room\Meter Breaker

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: ITE

Inspection Frequency:

Asset ID:

Barcode: 119714

Notes:

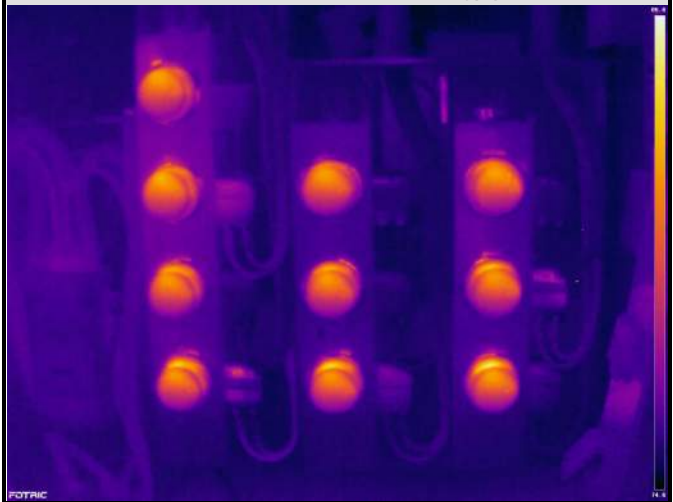
Primary Inspection Point

DSC00618.JPG



11/29/2023 11:04:28 AM

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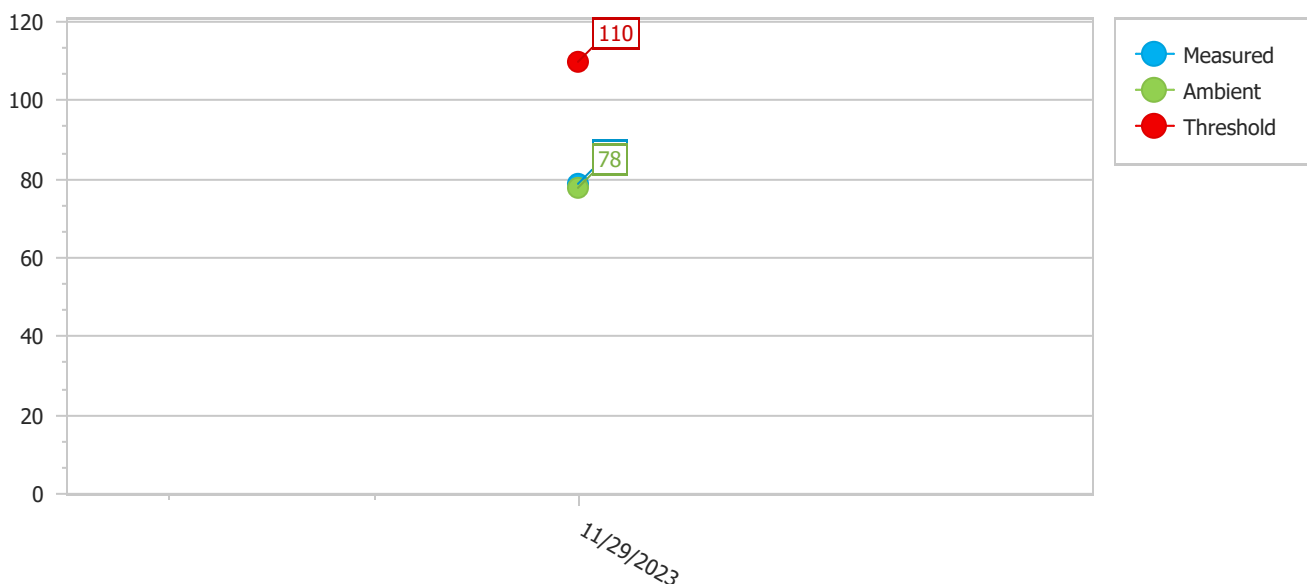


Ambient Temp: 78 °F

Measured Temp: 79 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: 261, 251, 241 200A

[Show in Inventory](#)

Location: South Tower\Main Electrical Room\Meter Breaker

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: ITE

Inspection Frequency:

Asset ID:

Barcode: 119715

Notes:

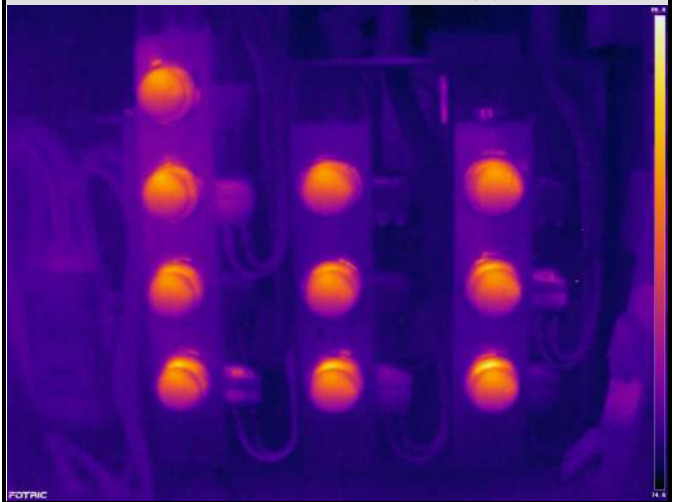
Primary Inspection Point

DSC00618.JPG



11/29/2023 11:04:28 AM

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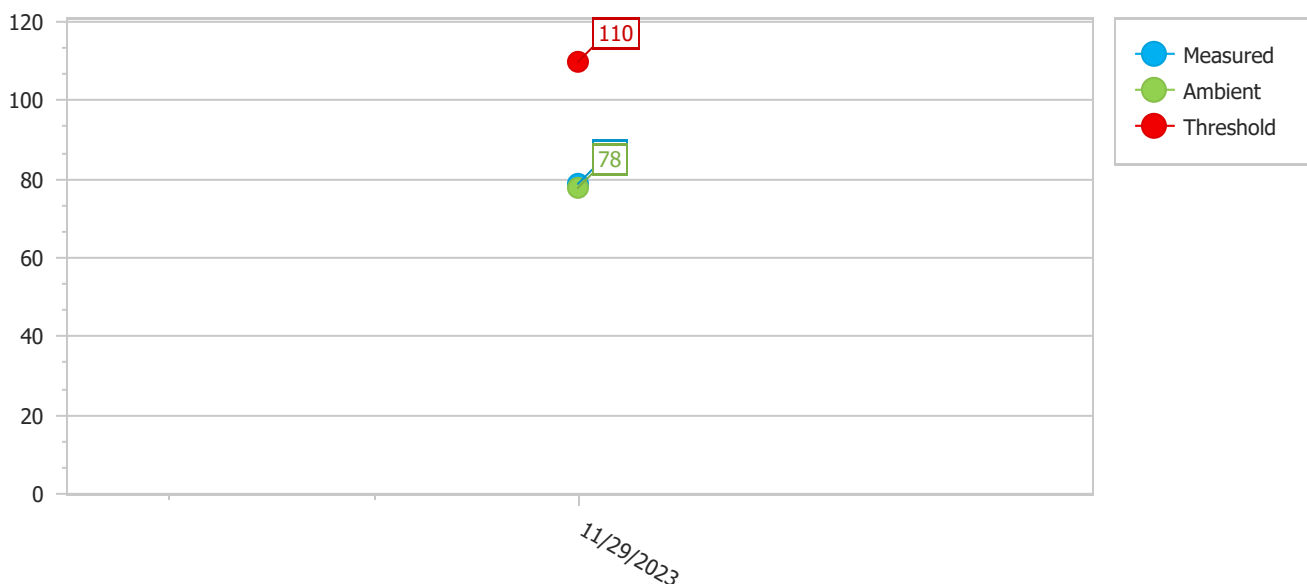


Ambient Temp: 78 °F

Measured Temp: 79 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: 231, 221, 211 200A

[Show in Inventory](#)

Location: South Tower\Main Electrical Room\Meter Breaker

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: ITE

Inspection Frequency:

Asset ID:

Barcode: 119716

Notes:

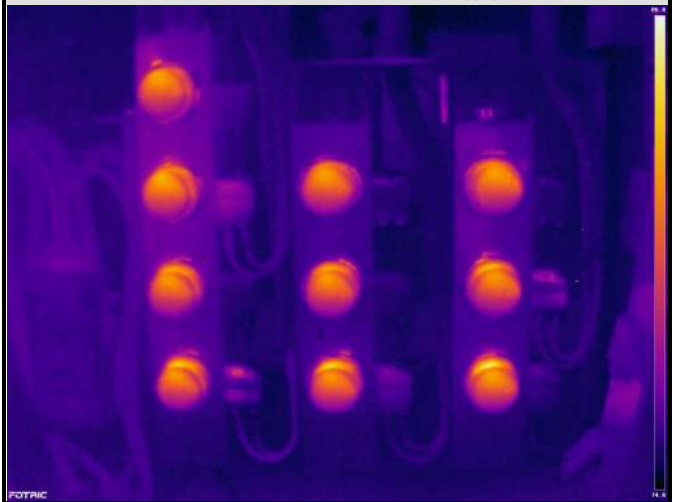
Primary Inspection Point

DSC00618.JPG



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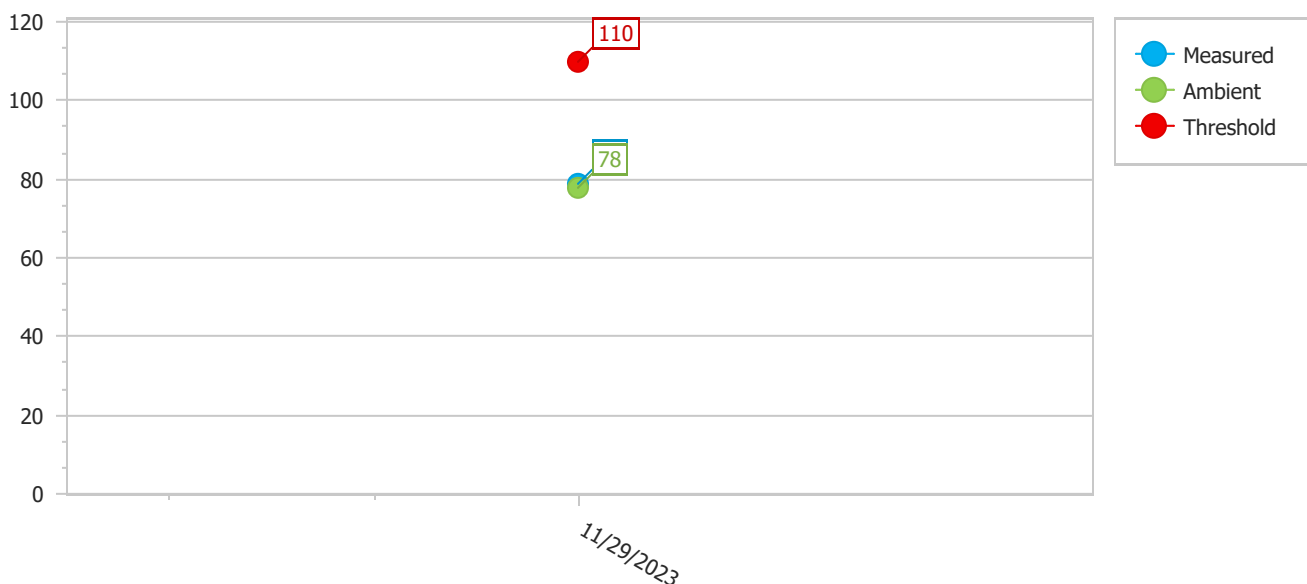


Ambient Temp: 78 °F

Measured Temp: 79 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: NO ID 20A

[Show in Inventory](#)

Location: South Tower\Main Electrical Room\Contactor

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Siemens

Inspection Frequency:

Asset ID:

Barcode: 119718

Notes:

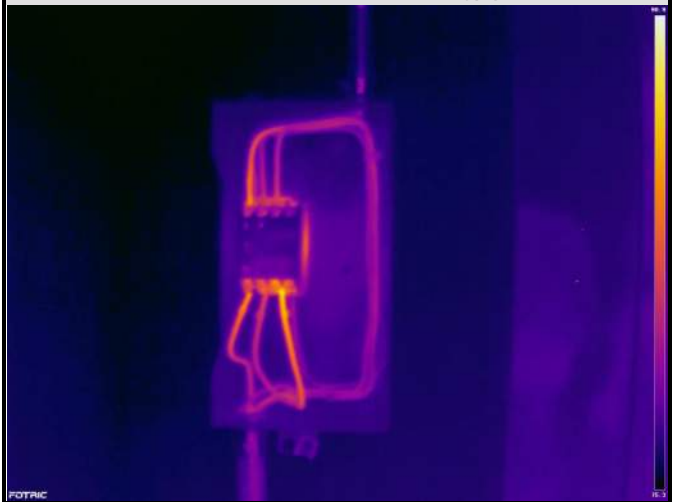
Primary Inspection Point

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11/29/2023 11:10:18 AM

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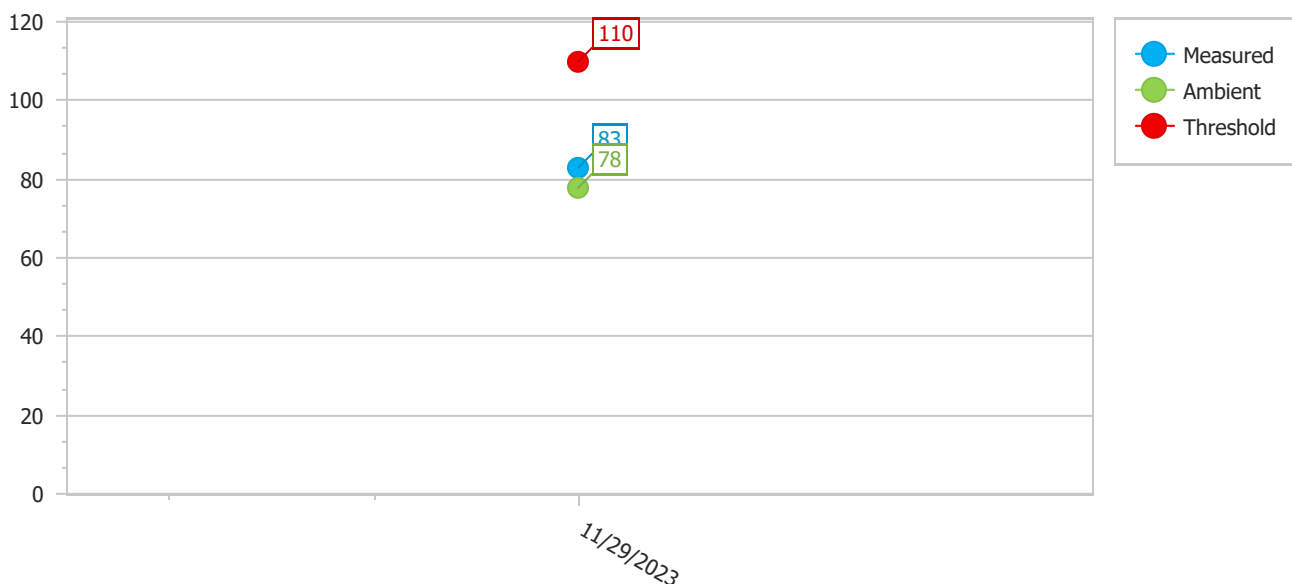


Ambient Temp: 78 °F

Measured Temp: 83 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: NO ID 20A

[Show in Inventory](#)

Location: South Tower\Main Electrical Room\Contactor

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Siemens

Inspection Frequency:

Asset ID:

Barcode: 119719

Notes:

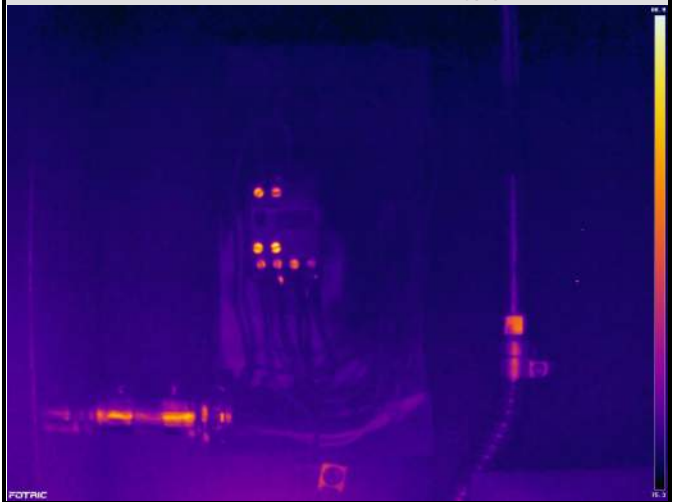
Primary Inspection Point

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11/29/2023 11:11:18 AM

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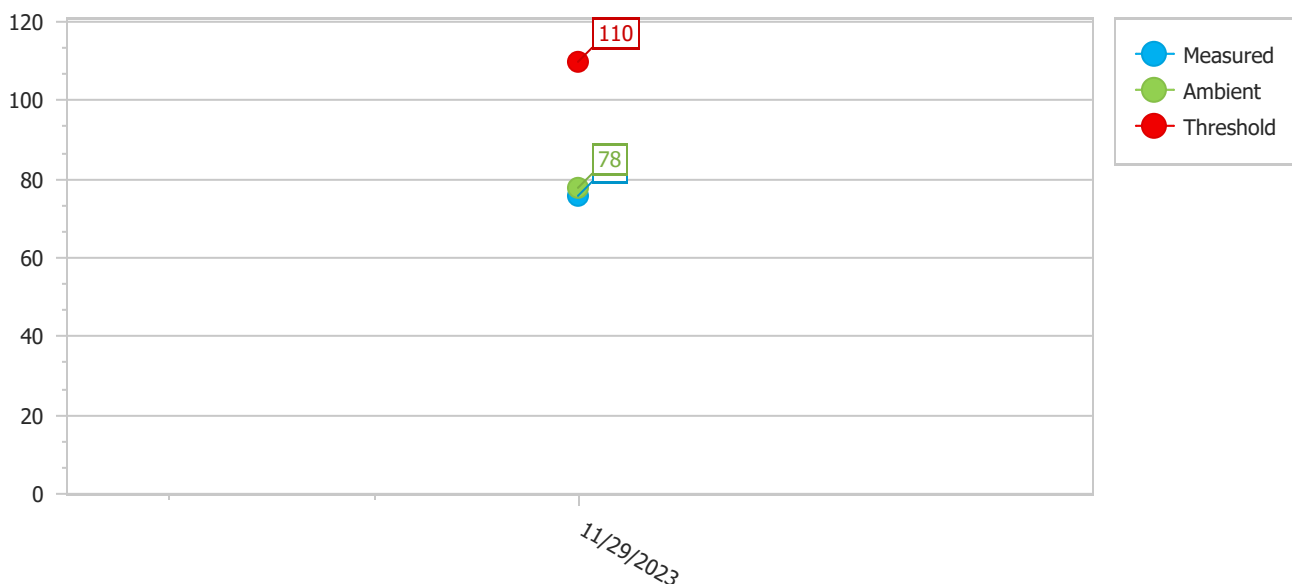


Ambient Temp: 78 °F

Measured Temp: 76 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: South Landscape Timer

[Show in Inventory](#)

Location: South Tower\Main Electrical Room\Timer

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Intermatic

Inspection Frequency:

Asset ID:

Barcode: 119720

Notes:

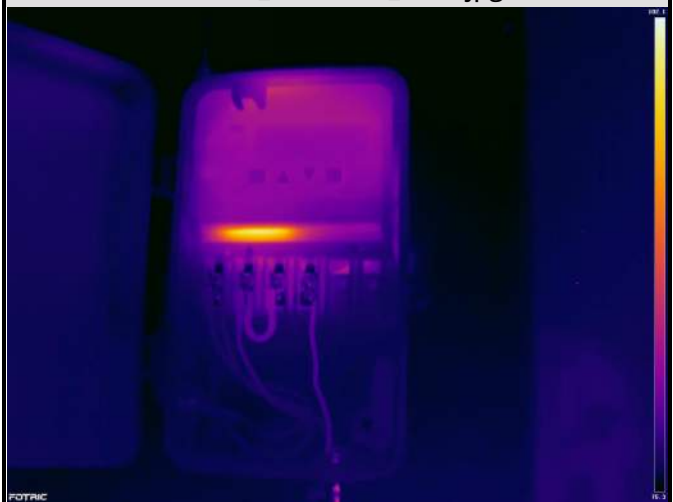
Primary Inspection Point

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11/29/2023 11:12:32 AM

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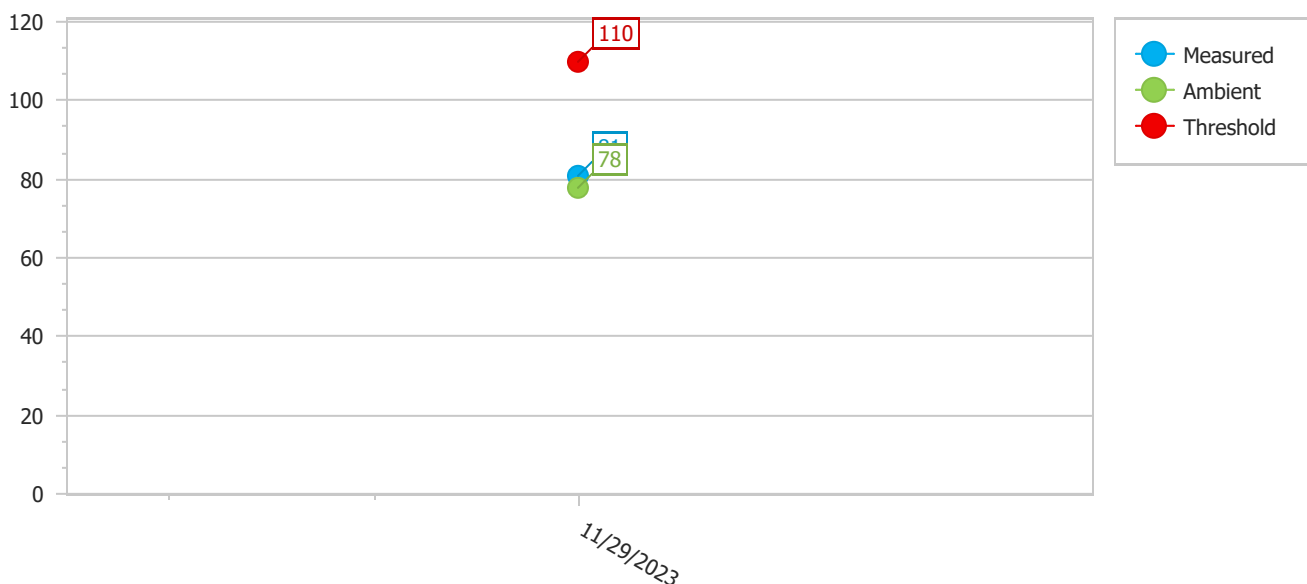


Ambient Temp: 78 °F

Measured Temp: 81 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: South Hallway Timer

[Show in Inventory](#)

Location: South Tower\Main Electrical Room\Timer

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Intermatic

Inspection Frequency:

Asset ID:

Barcode: 119721

Notes:

Primary Inspection Point

DSC00623.JPG



11/29/2023 11:13:16 AM

FOTRIC_20231129_0028.jpg

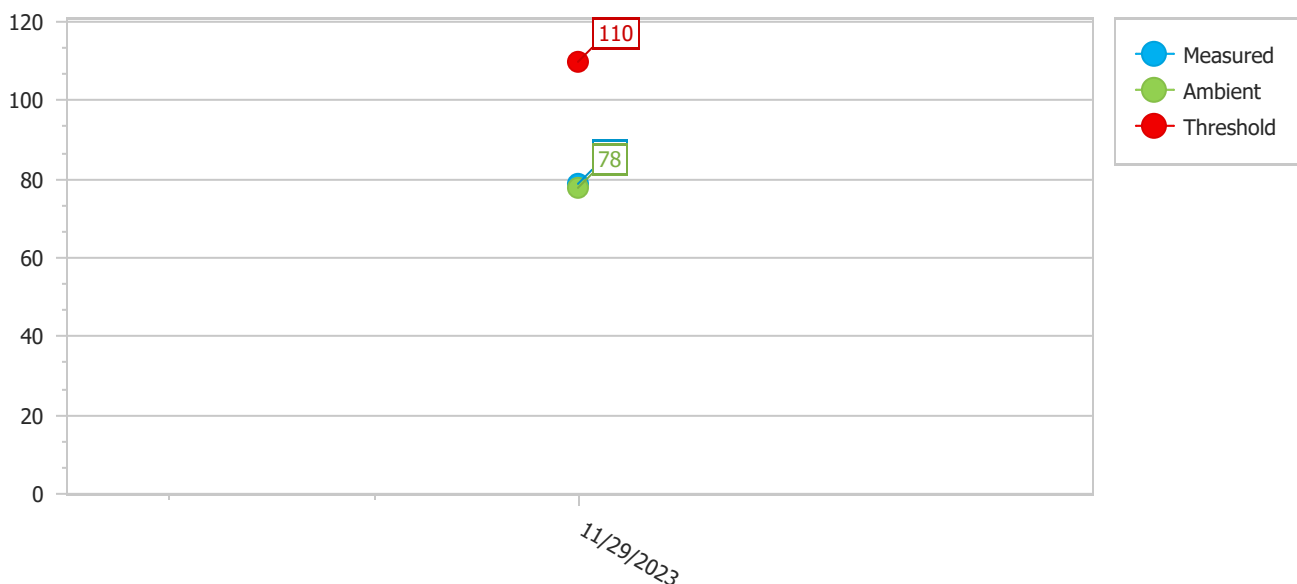


Ambient Temp: 78 °F

Measured Temp: 79 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: WheelChair Lift South 30A

[Show in Inventory](#)

Location: South Tower\Garage\Disconnect

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Siemens

Inspection Frequency:

Asset ID:

Barcode: 119722

Notes:

Primary Inspection Point

DSC00624.JPG



11/29/2023 11:17:29 AM

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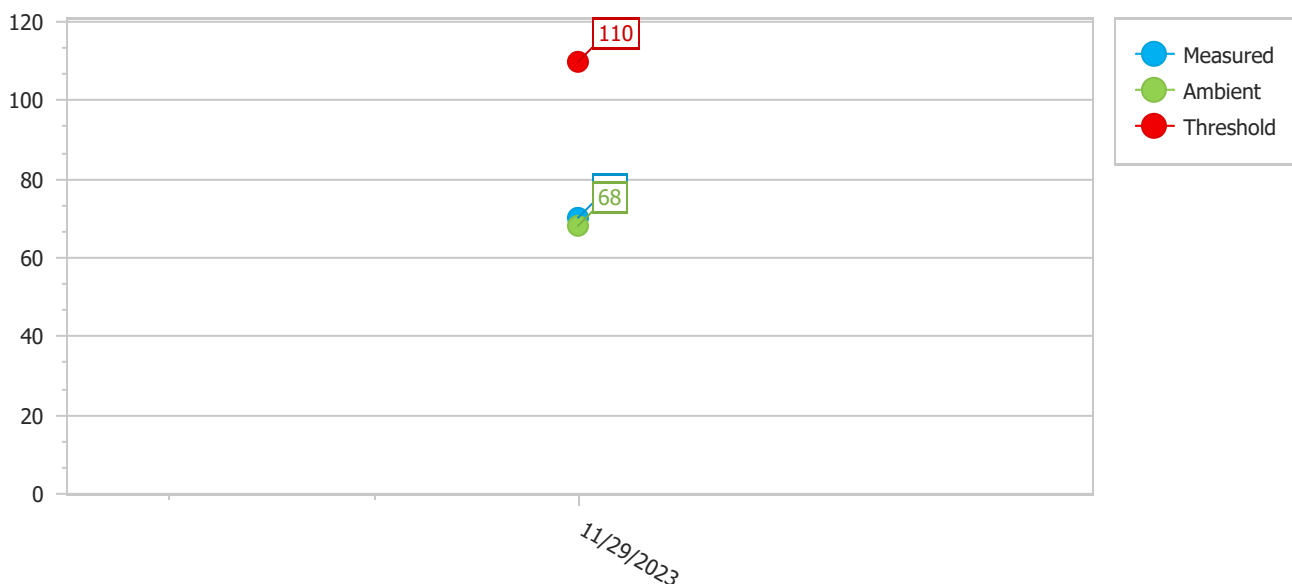


Ambient Temp: 68 °F

Measured Temp: 70 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: NO ID 225A

[Show in Inventory](#)

Location: South Tower\Elevator Room\Electrical Panel 120/208V

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: GE

Inspection Frequency:

Asset ID:

Barcode: 119723

Notes:

Primary Inspection Point

DSC00625.JPG



11/29/2023 11:32:17 AM

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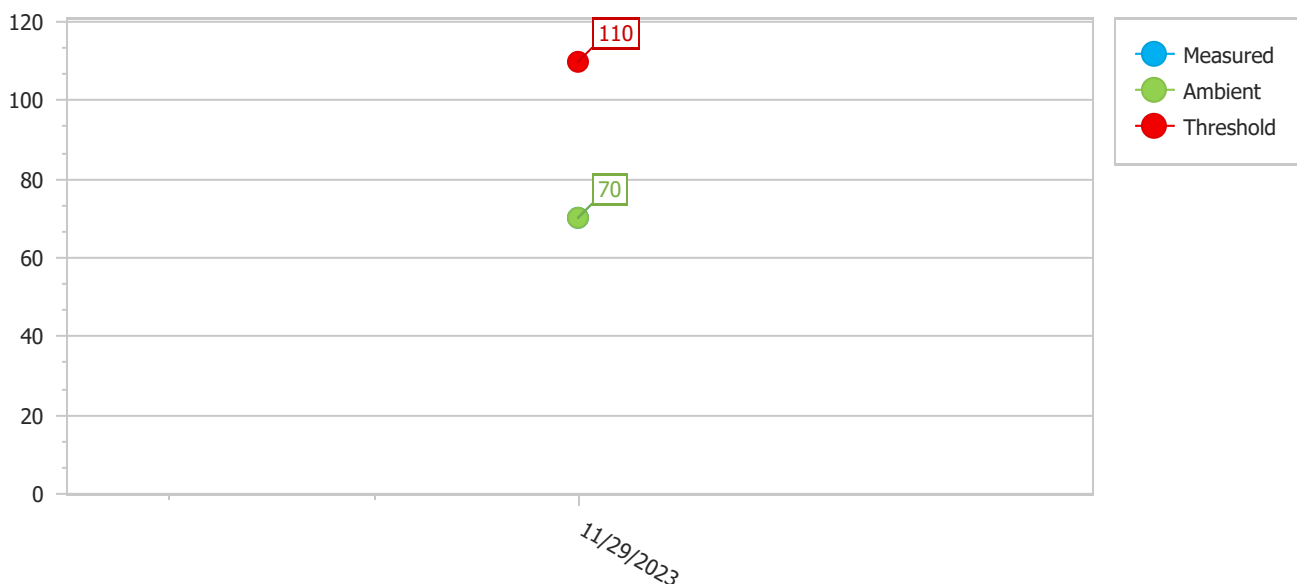


Ambient Temp: 70 °F

Measured Temp: 70 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: Elevator #1 A 100A

[Show in Inventory](#)

Location: South Tower\Elevator Room\Disconnect

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Siemens

Inspection Frequency:

Asset ID:

Barcode: 119724

Notes:

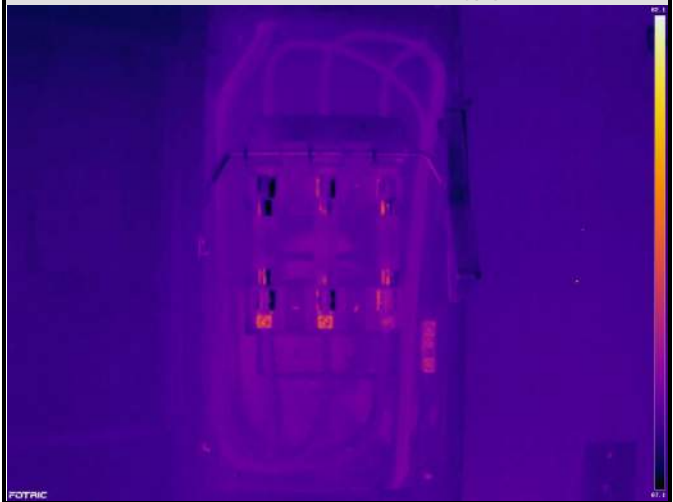
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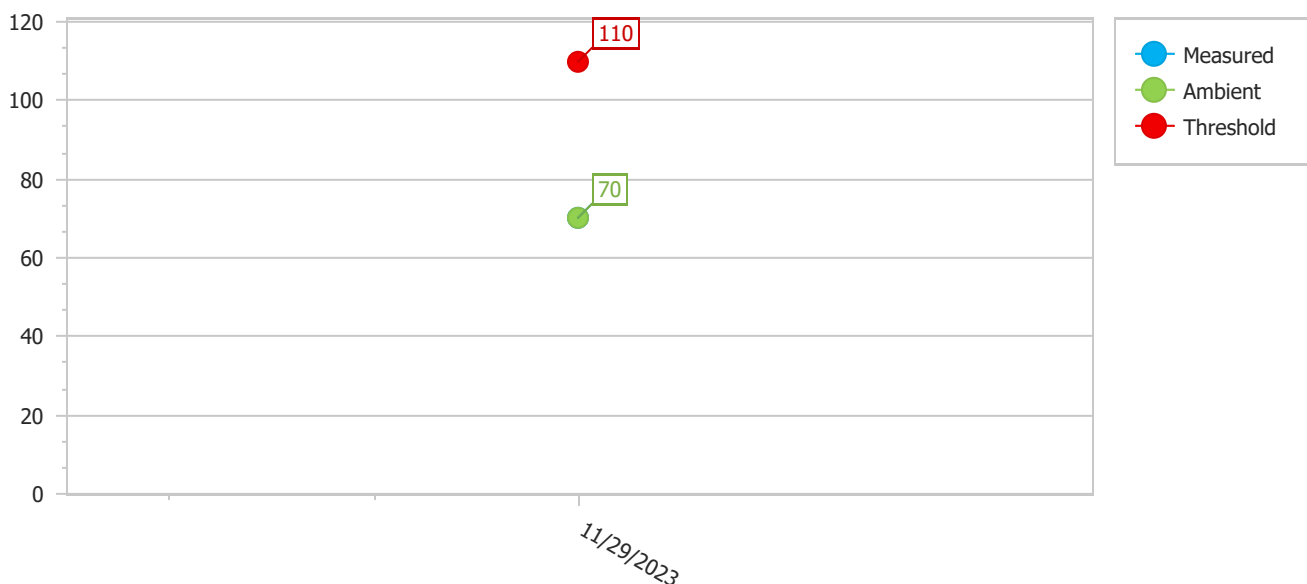


Ambient Temp: 70 °F

Measured Temp: 70 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: Elevator #2 B 100A

[Show in Inventory](#)

Location: South Tower\Elevator Room\Disconnect

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Siemens

Inspection Frequency:

Asset ID:

Barcode: 119725

Notes:

Primary Inspection Point

DSC00627.JPG



11/29/2023 11:35:22 AM

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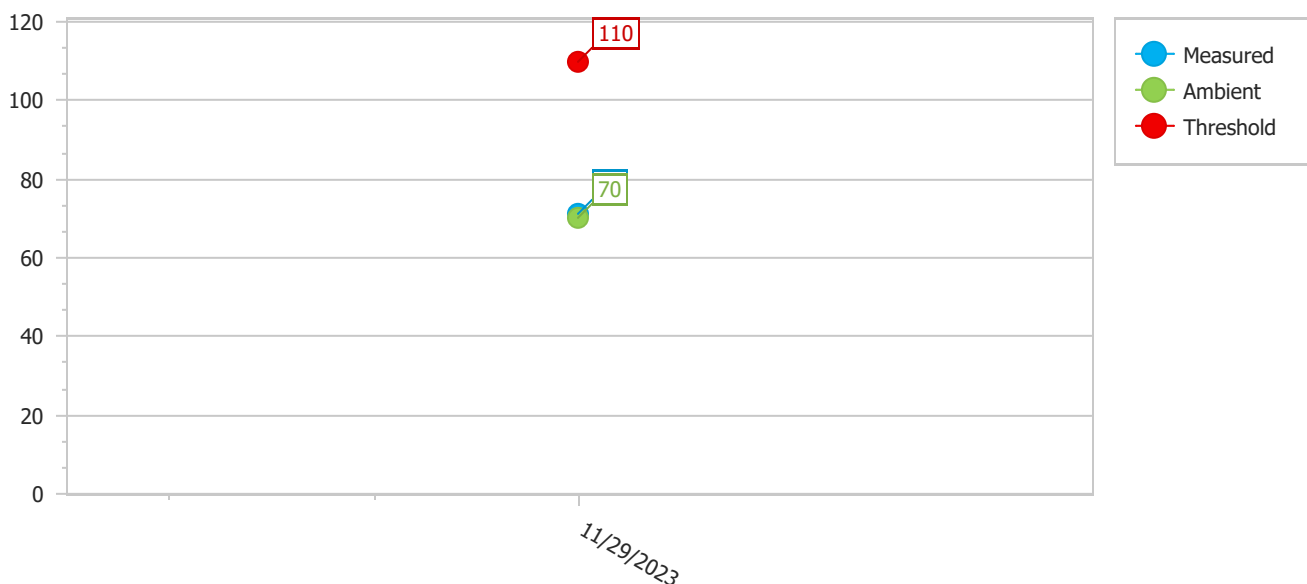


Ambient Temp: 70 °F

Measured Temp: 71 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: A Car #1 Light/Fan 30A

[Show in Inventory](#)

Location: South Tower\Elevator Room\Disconnect

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: ITE

Inspection Frequency:

Asset ID:

Barcode: 119726

Notes:

Primary Inspection Point

DSC00628.JPG



11/29/2023 11:37:06 AM

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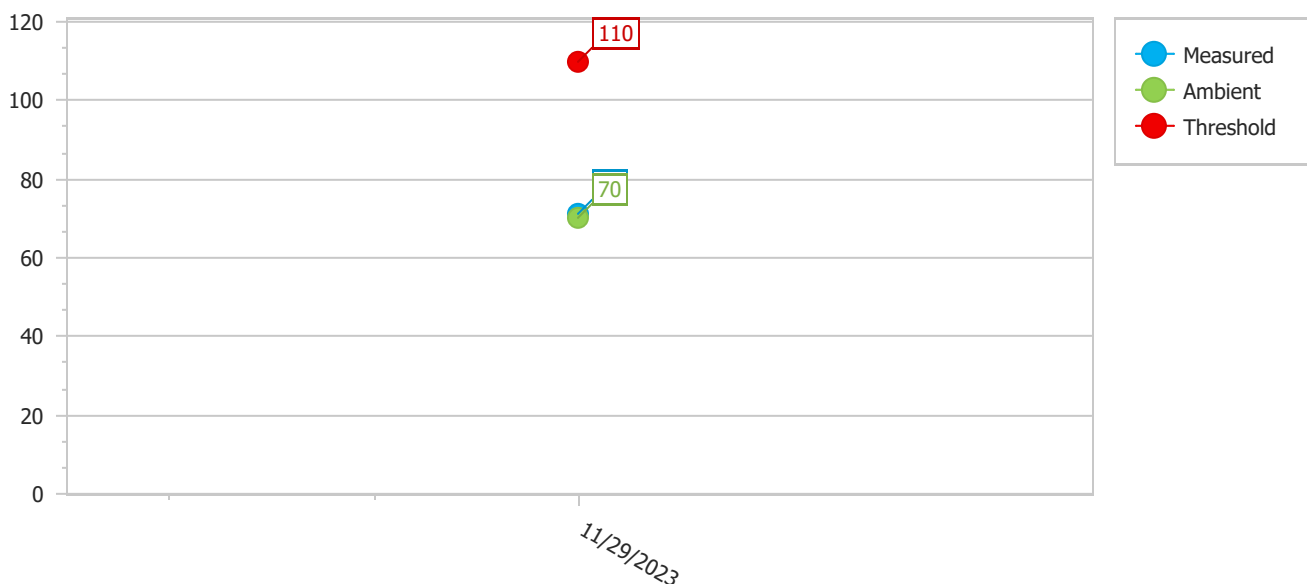


Ambient Temp: 70 °F

Measured Temp: 71 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: B Car #2 Lights/Fan 30A

[Show in Inventory](#)

Location: South Tower\Elevator Room\Disconnect

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: ITE

Inspection Frequency:

Asset ID:

Barcode: 119727

Notes:

Primary Inspection Point

DSC00629.JPG



11/29/2023 11:37:14 AM

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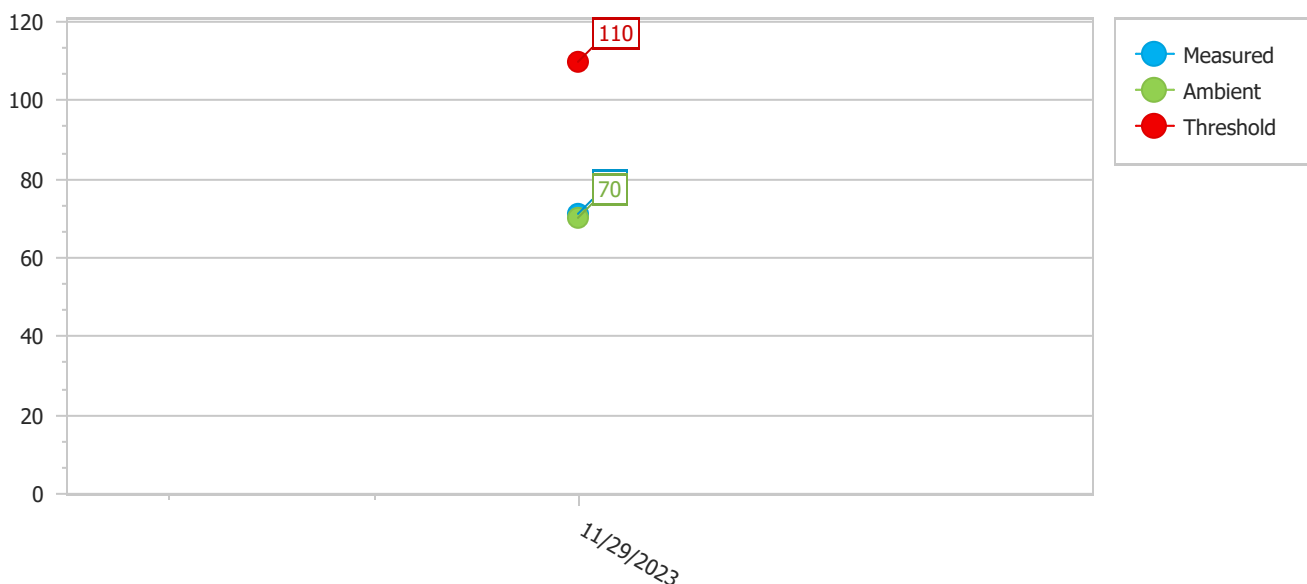


Ambient Temp: 70 °F

Measured Temp: 71 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: A/C

[Show in Inventory](#)

Location: South Tower\Elevator Room\Disconnect

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Siemens

Inspection Frequency:

Asset ID:

Barcode: 119728

Notes:

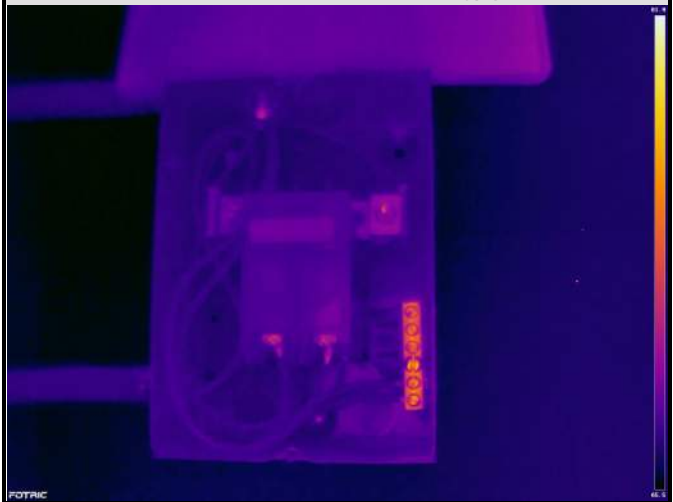
Primary Inspection Point

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11/29/2023 11:40:01 AM

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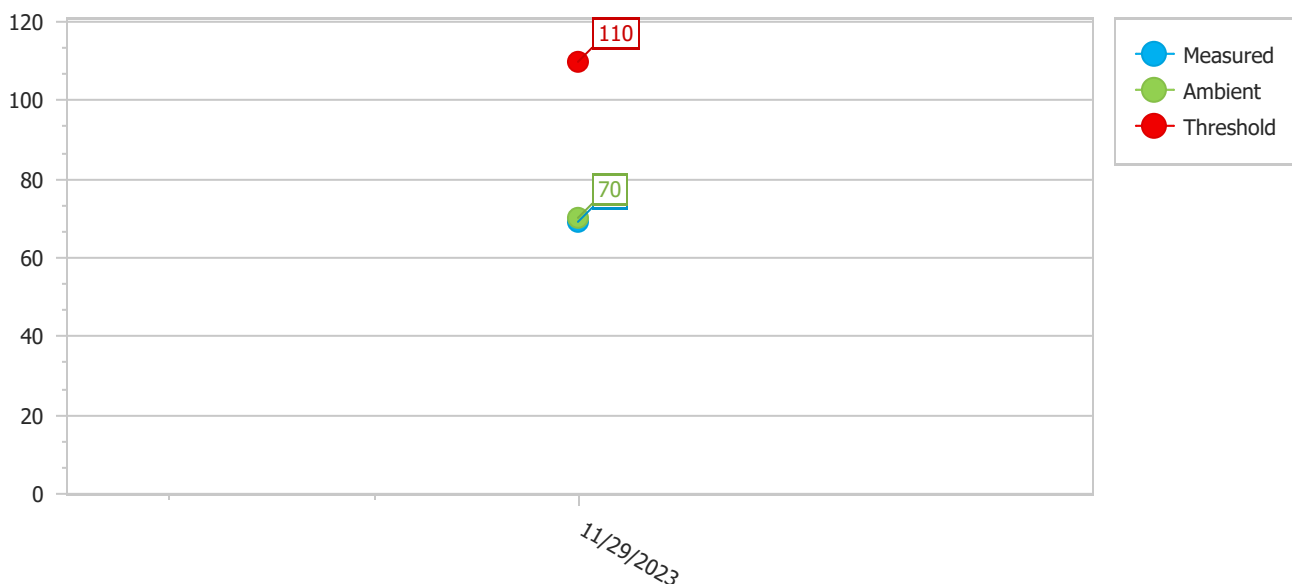


Ambient Temp: 70 °F

Measured Temp: 69 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: NO ID

[Show in Inventory](#)

Location: South Tower\Elevator Room\Gutter Box

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer:

Inspection Frequency:

Asset ID:

Barcode: 119729

Notes:

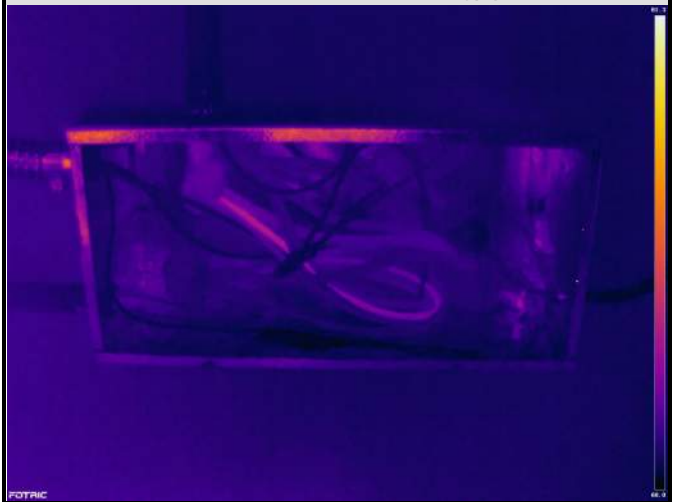
Primary Inspection Point

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11/29/2023 11:39:11 AM

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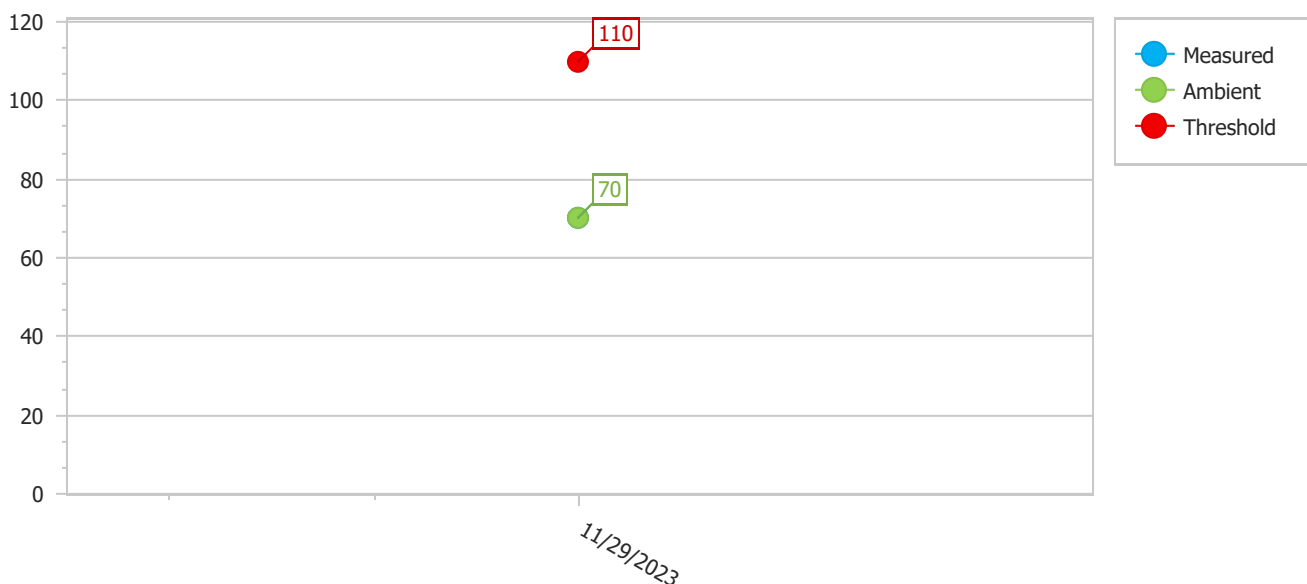


Ambient Temp: 70 °F

Measured Temp: 70 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: HC 250A

[Show in Inventory](#)

Location: North Tower\Main Electrical Room\Electrical Panel 120/208V

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Siemens

Inspection Frequency:

Asset ID:

Barcode: 119783

Notes:

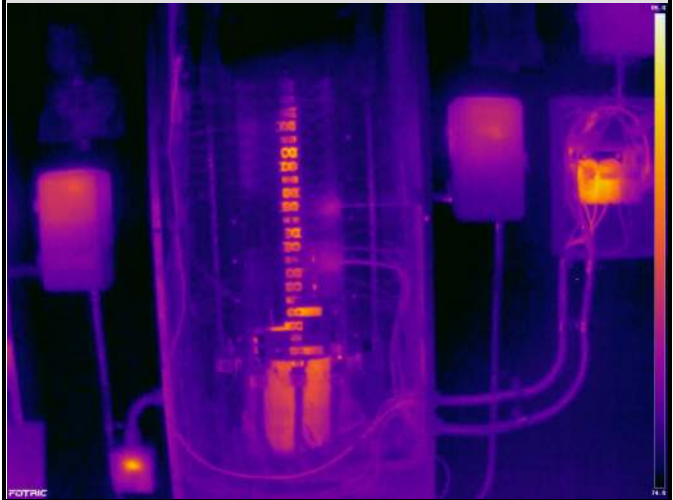
Primary Inspection Point

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11/30/2023 1:00:31 PM

FOTRIC_20231130_0058.jpg

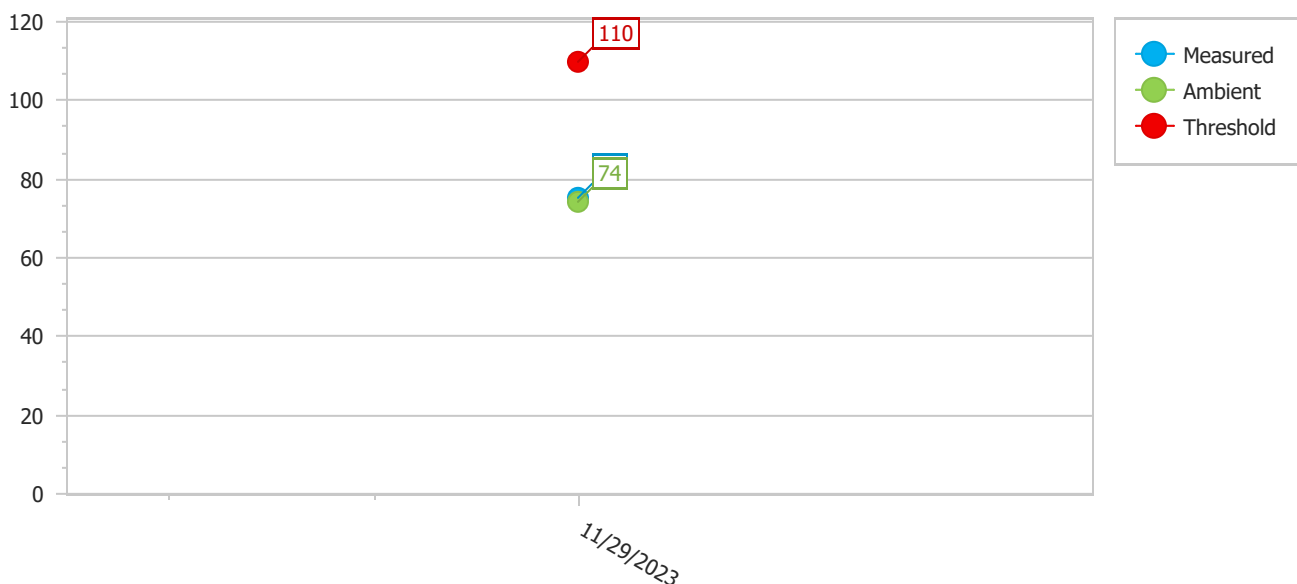


Ambient Temp: 74 °F

Measured Temp: 75 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: HEC 250A

[Show in Inventory](#)

Location: North Tower\Main Electrical Room\Electrical Panel 120/208V

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Siemens

Inspection Frequency:

Asset ID:

Barcode: 119784

Notes:

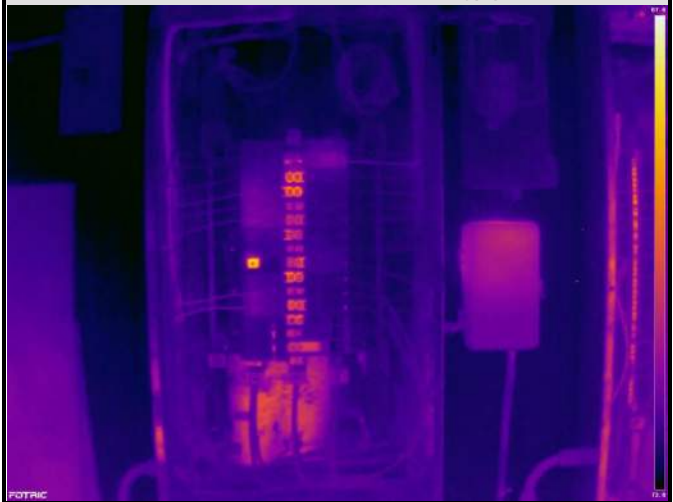
Primary Inspection Point

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11/30/2023 1:02:53 PM

FOTRIC_20231130_0060.jpg

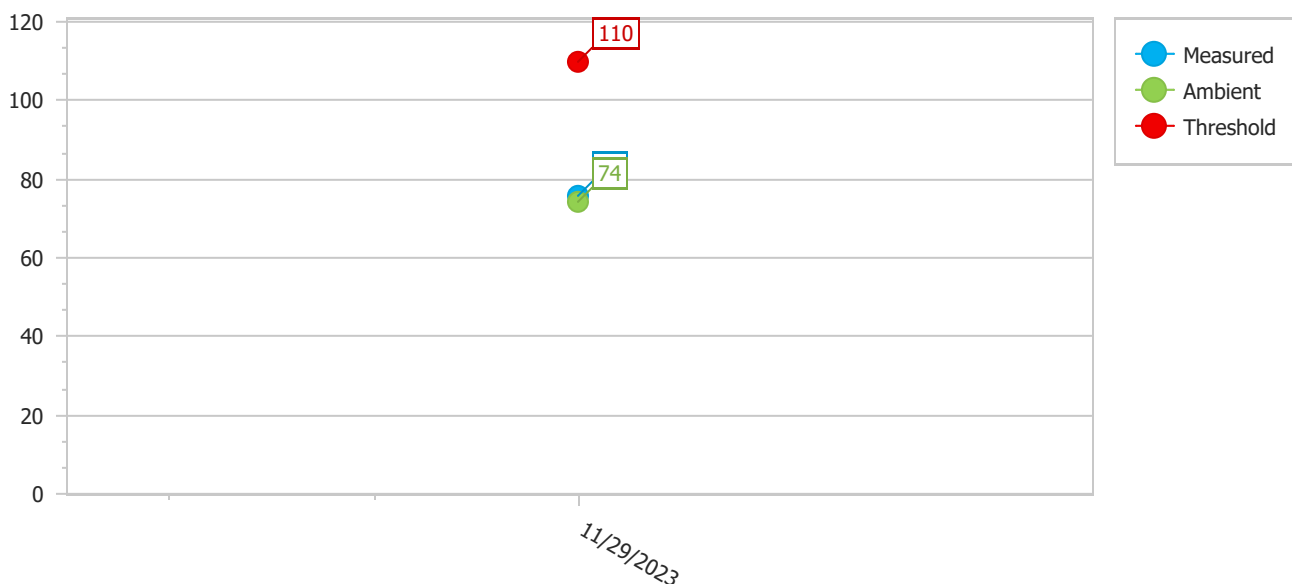


Ambient Temp: 74 °F

Measured Temp: 76 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: HOA Lights, AC, Digital Meter 100A

[Show in Inventory](#)

Location: North Tower\Main Electrical Room\Enclosed Breaker

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Square D

Inspection Frequency:

Asset ID:

Barcode: 119785

Notes:

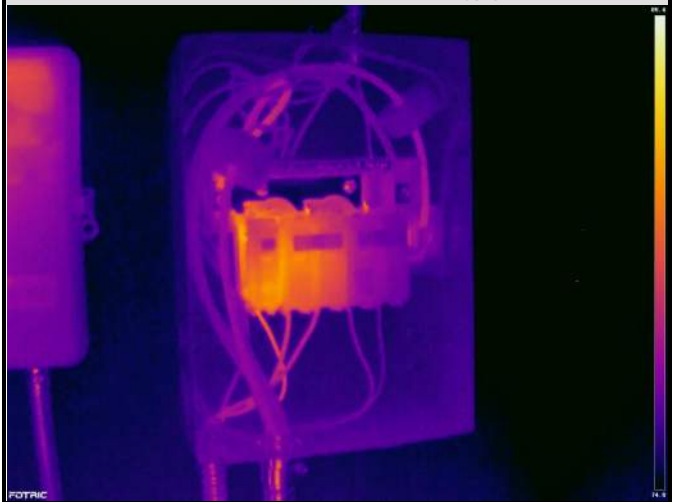
Primary Inspection Point

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11/30/2023 1:04:34 PM

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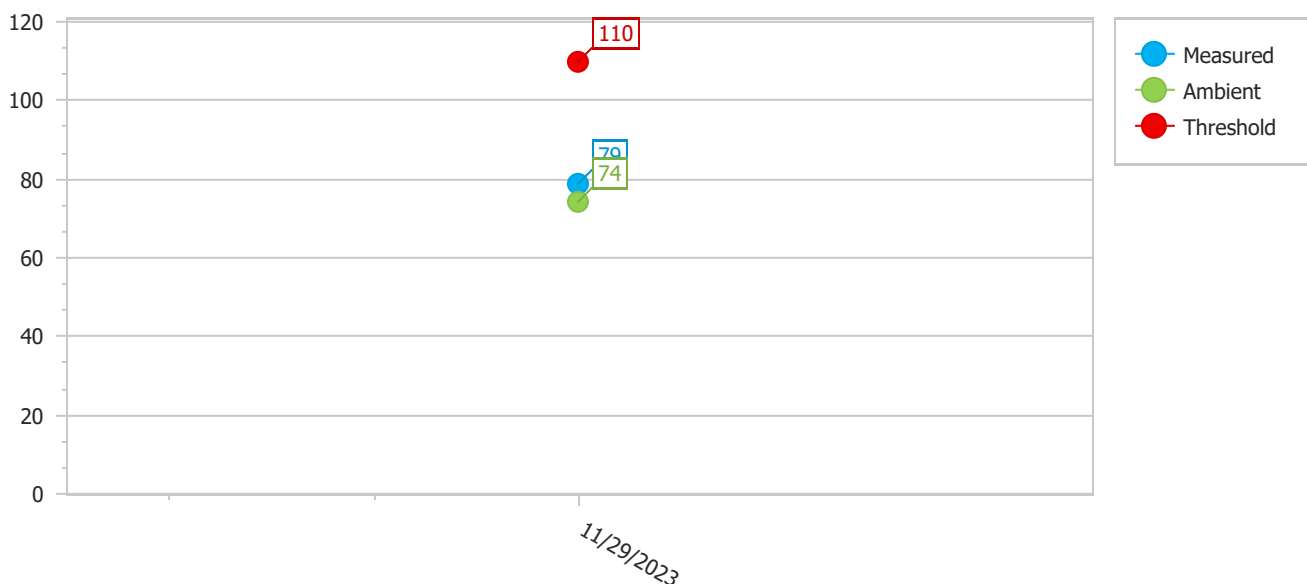


Ambient Temp: 74 °F

Measured Temp: 79 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

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Equipment Trending

Deering Bay Condominium II

Name: 285 Unit 50A

[Show in Inventory](#)

Location: North Tower\Main Electrical Room\Enclosed Breaker

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Siemens

Inspection Frequency:

Asset ID:

Barcode: 119795

Notes:

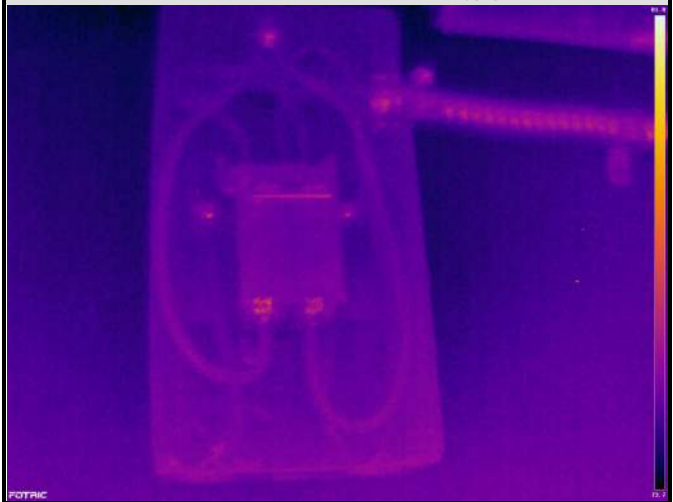
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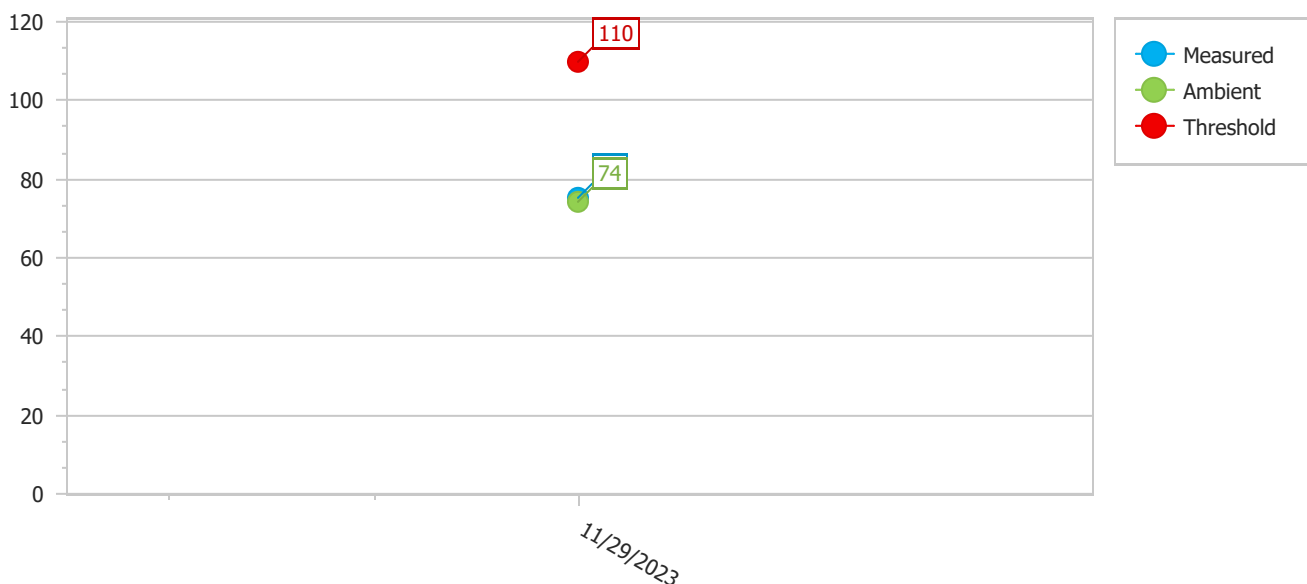


Ambient Temp: 74 °F

Measured Temp: 75 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: 245 Unit 60A

[Show in Inventory](#)

Location: North Tower\Main Electrical Room\Enclosed Breaker

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Siemens

Inspection Frequency:

Asset ID:

Barcode: 119796

Notes:

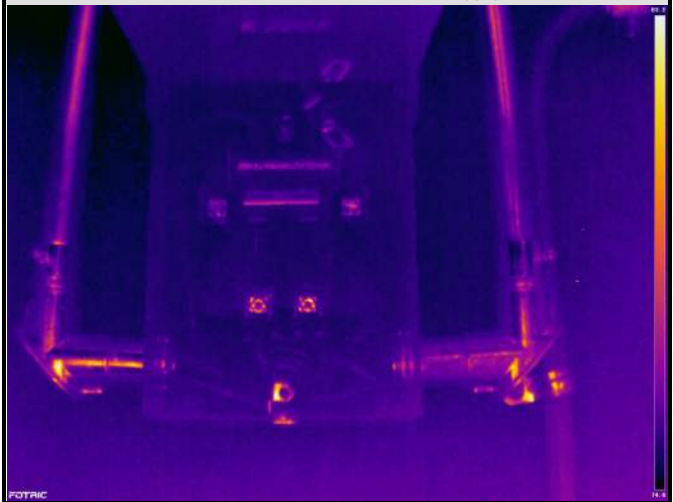
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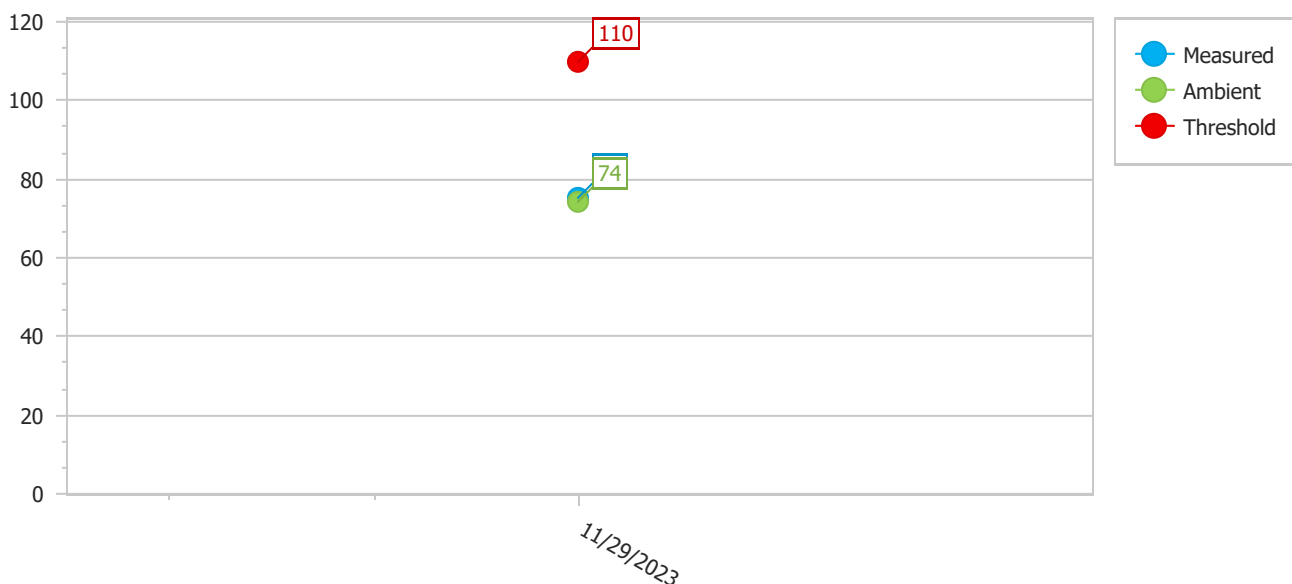


Ambient Temp: 74 °F

Measured Temp: 75 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: 265 Unit 60A

[Show in Inventory](#)

Location: North Tower\Main Electrical Room\Enclosed Breaker

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Siemens

Inspection Frequency:

Asset ID:

Barcode: 119797

Notes:

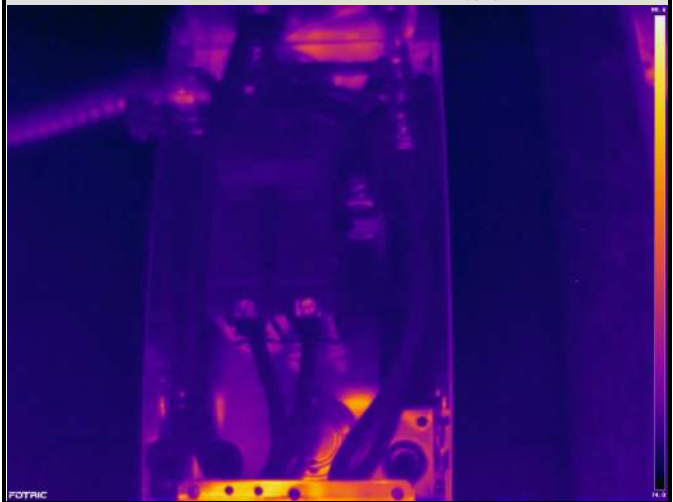
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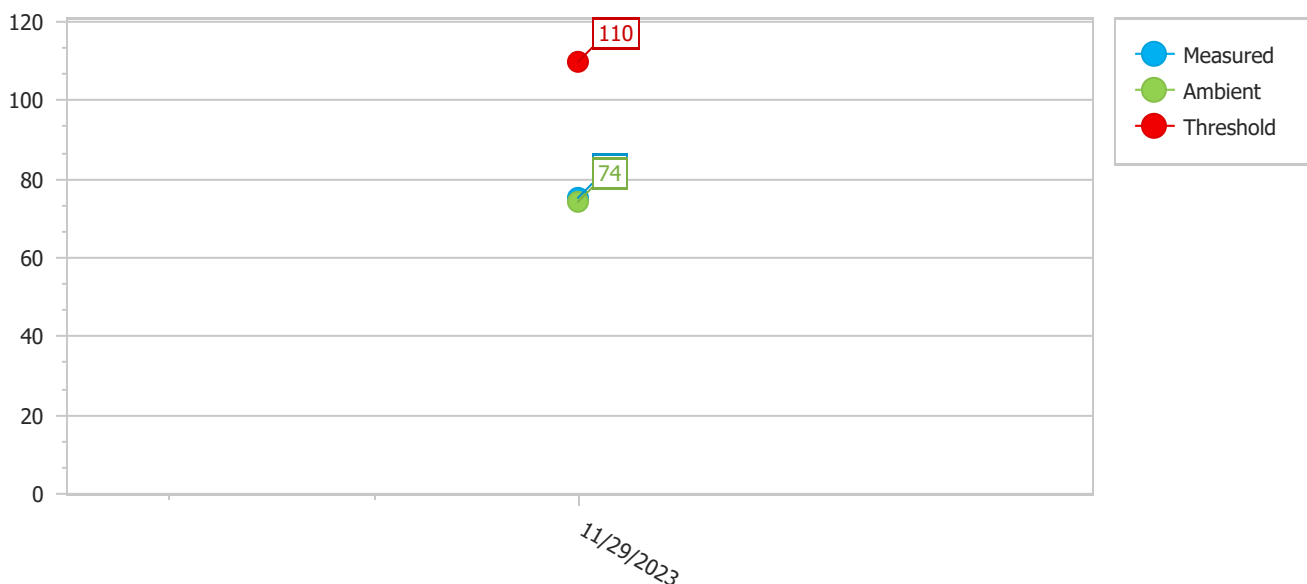


Ambient Temp: 74 °F

Measured Temp: 75 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

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Equipment Trending

Deering Bay Condominium II

Name: Corridor Lights

[Show in Inventory](#)

Location: North Tower\Main Electrical Room\Contactor

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer:

Inspection Frequency:

Asset ID:

Barcode: 119786

Notes:

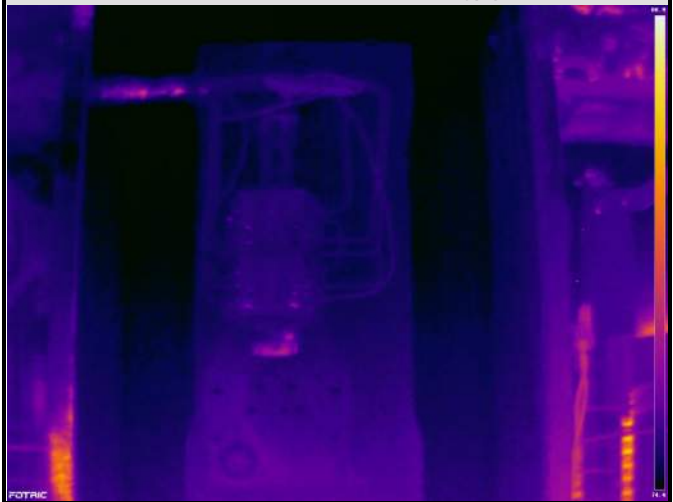
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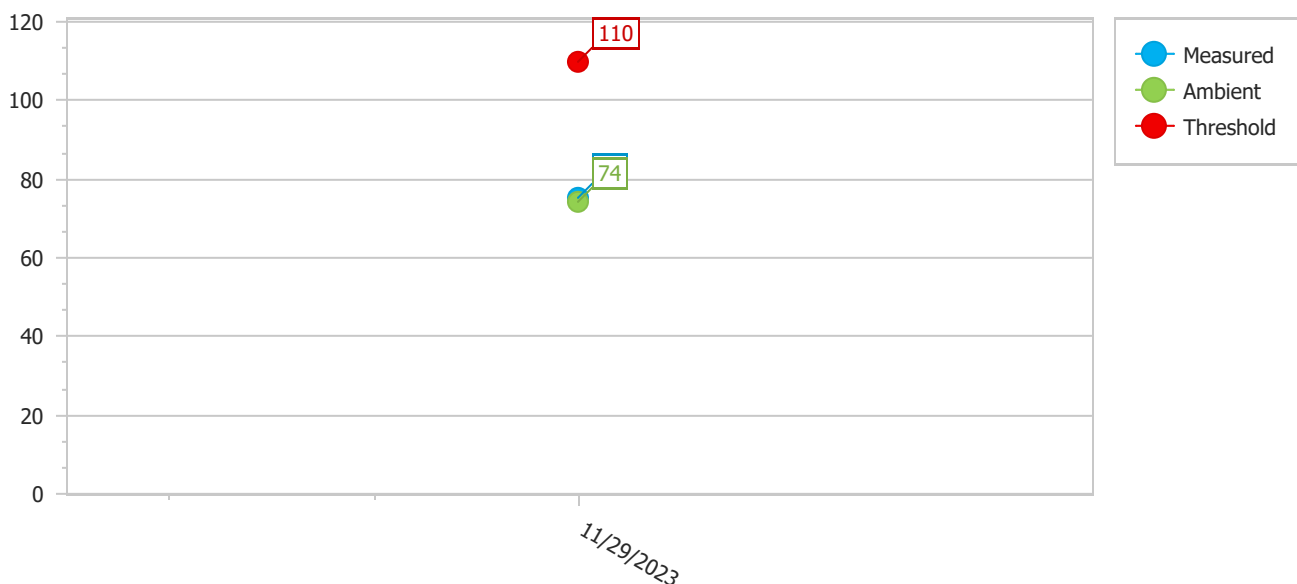


Ambient Temp: 74 °F

Measured Temp: 75 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

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Equipment Trending

Deering Bay Condominium II

Name: Landscape Lights

[Show in Inventory](#)

Location: North Tower\Main Electrical Room\Contactor

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer:

Inspection Frequency:

Asset ID:

Barcode: 119787

Notes:

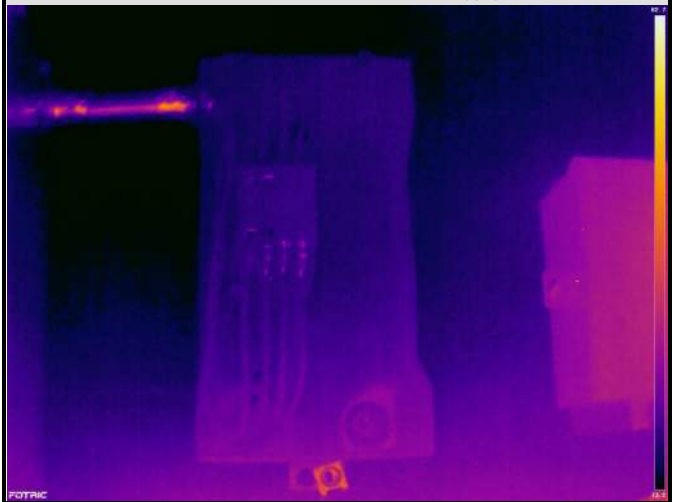
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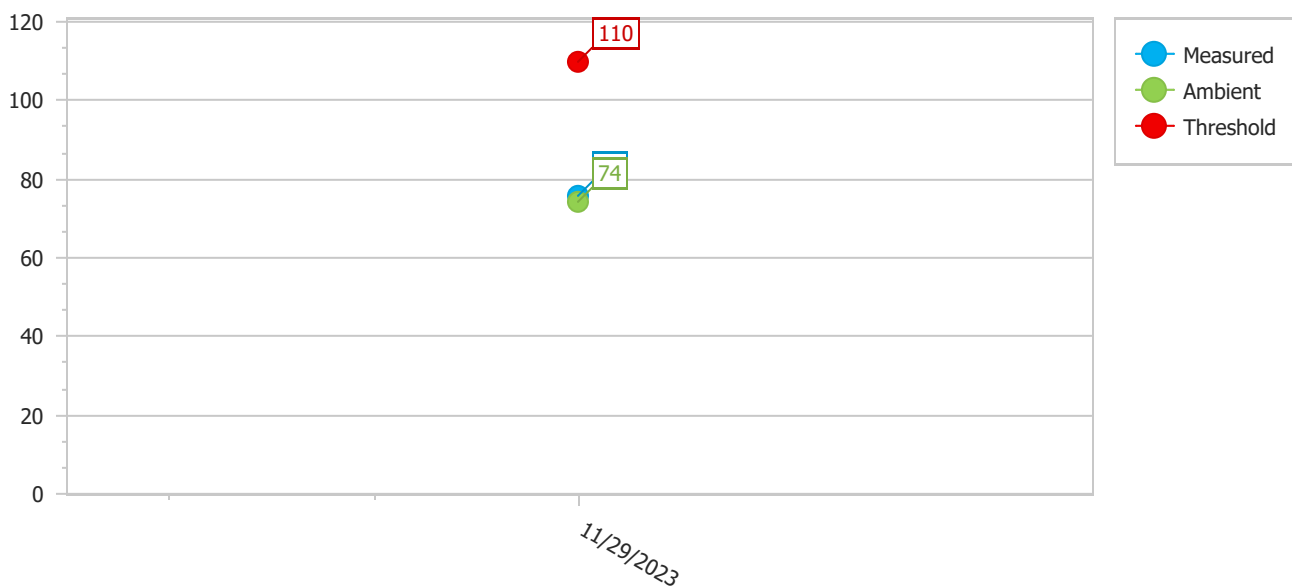


Ambient Temp: 74 °F

Measured Temp: 76 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

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Equipment Trending

Deering Bay Condominium II

Name: North Hallway Timer

[Show in Inventory](#)

Location: North Tower\Main Electrical Room\Timer

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer:

Inspection Frequency:

Asset ID:

Barcode: 119788

Notes:

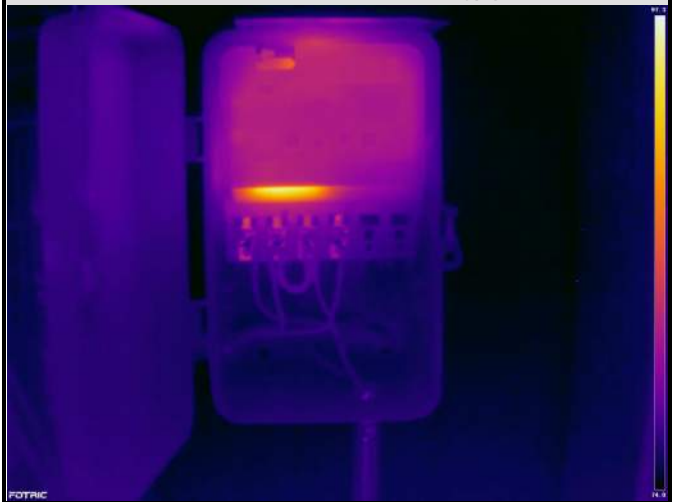
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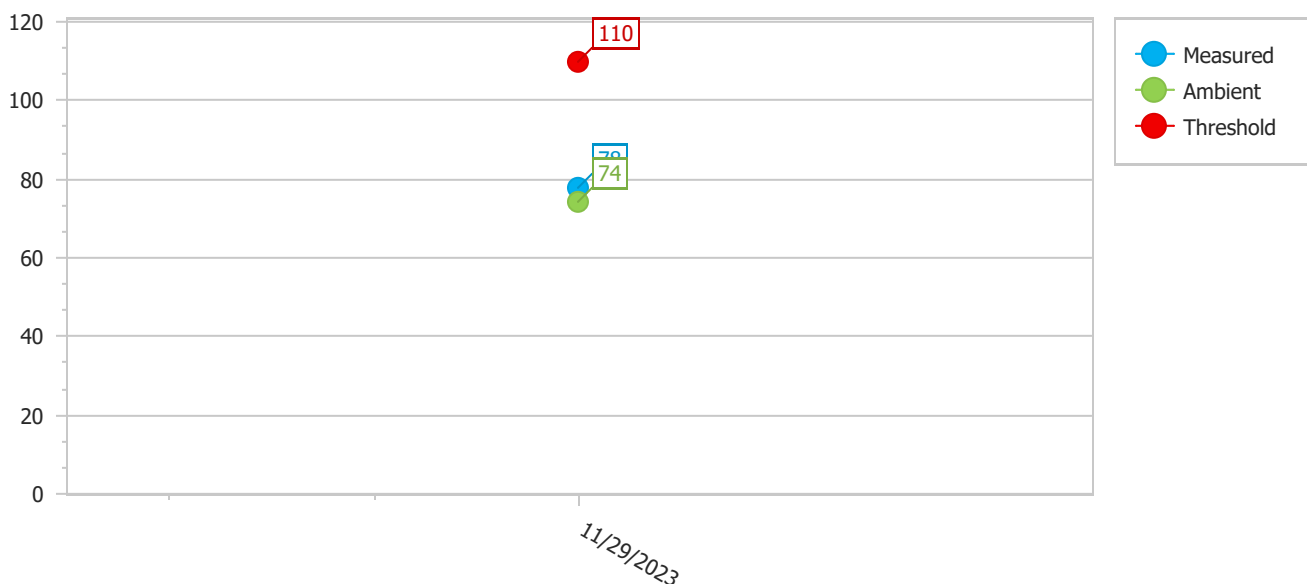


Ambient Temp: 74 °F

Measured Temp: 78 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



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Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: North Landscape Timer

[Show in Inventory](#)

Location: North Tower\Main Electrical Room\Timer

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer:

Inspection Frequency:

Asset ID:

Barcode: 119789

Notes:

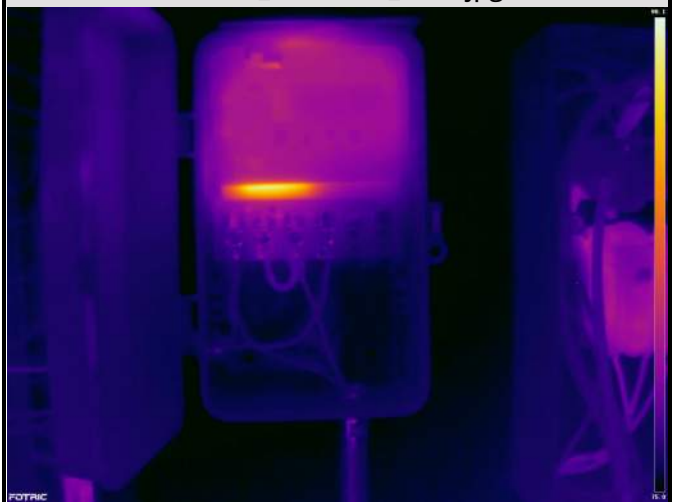
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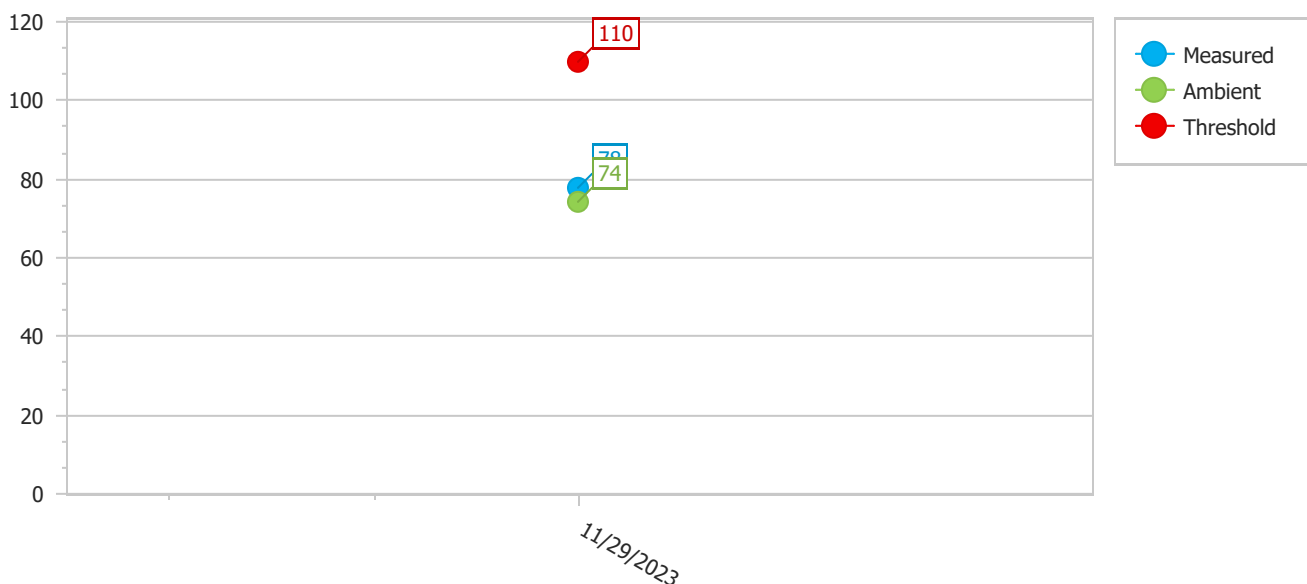


Ambient Temp: 74 °F

Measured Temp: 78 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



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Equipment Trending

Deering Bay Condominium II

Name: Meter CTR "C" Main 1000A

[Show in Inventory](#)

Location: North Tower\Main Electrical Room\Disconnect

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: ITE

Inspection Frequency:

Asset ID:

Barcode: 119790

Notes:

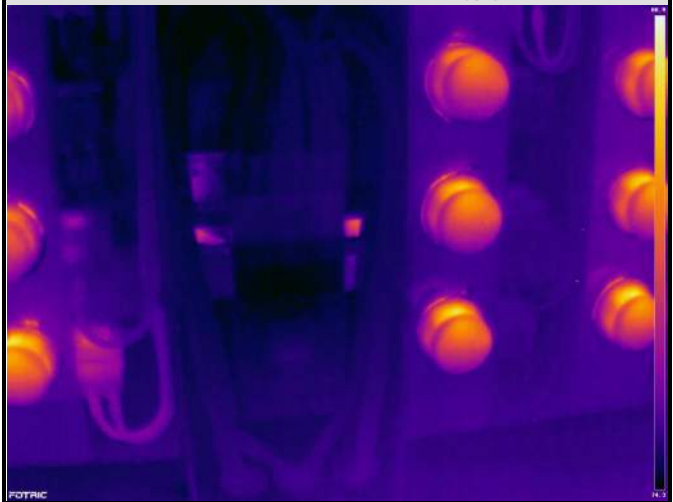
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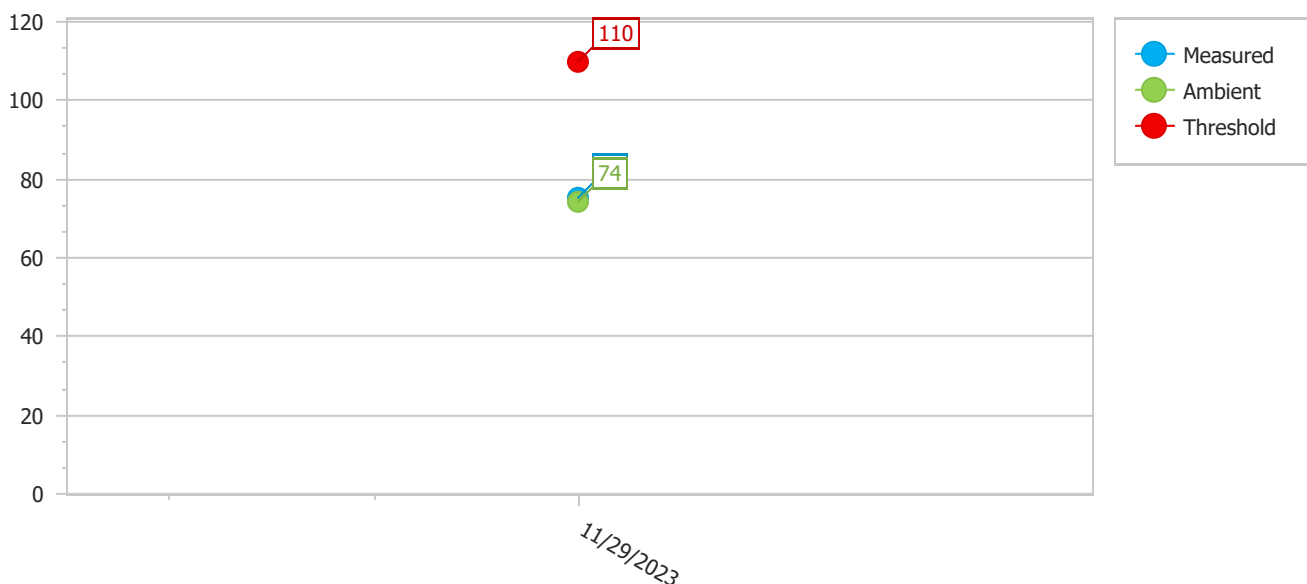


Ambient Temp: 74 °F

Measured Temp: 75 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



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Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: 266, 256, 246 200A

[Show in Inventory](#)

Location: North Tower\Main Electrical Room\Meter Breaker

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: ITE

Inspection Frequency:

Asset ID:

Barcode: 119791

Notes:

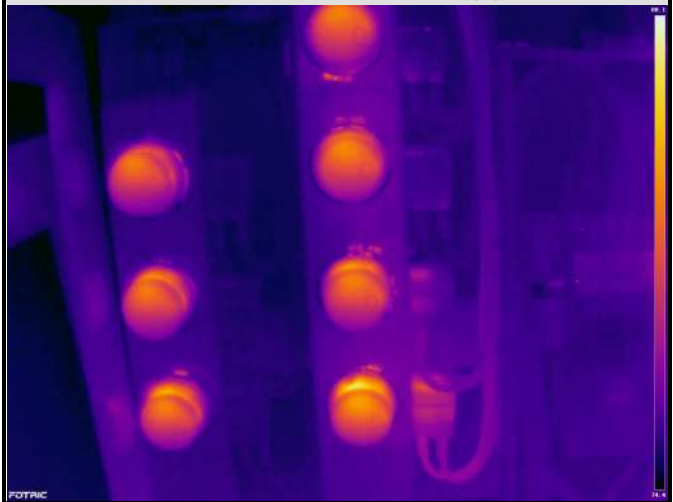
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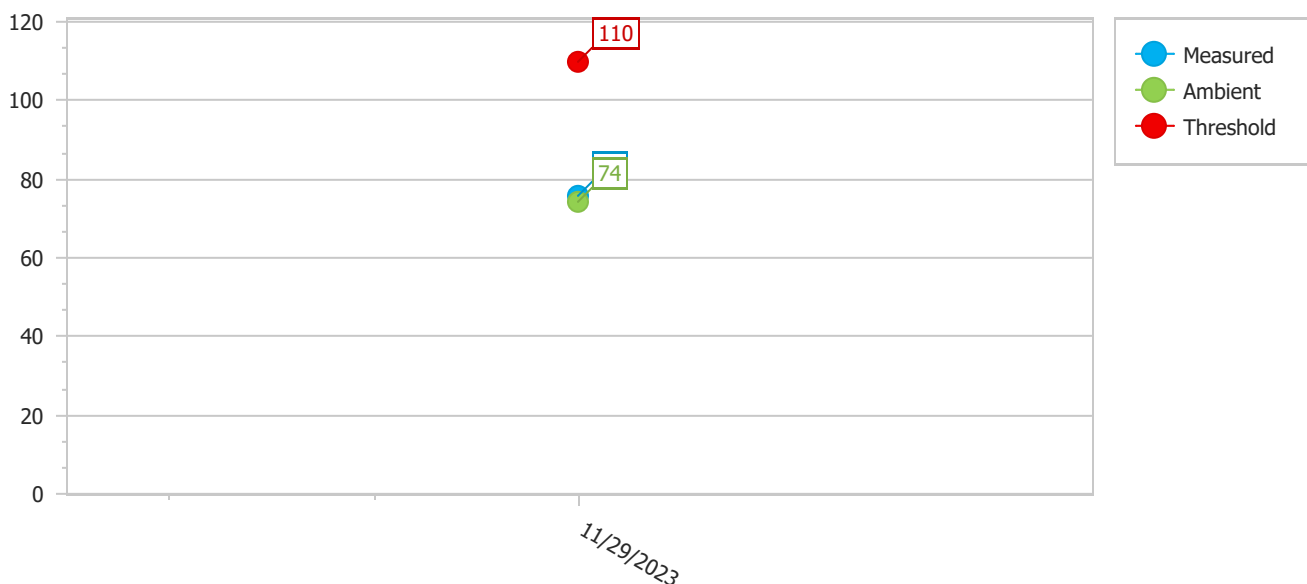


Ambient Temp: 74 °F

Measured Temp: 76 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: 285, 236, 226, 216 200A

[Show in Inventory](#)

Location: North Tower\Main Electrical Room\Meter Breaker

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: ITE

Inspection Frequency:

Asset ID:

Barcode: 119792

Notes:

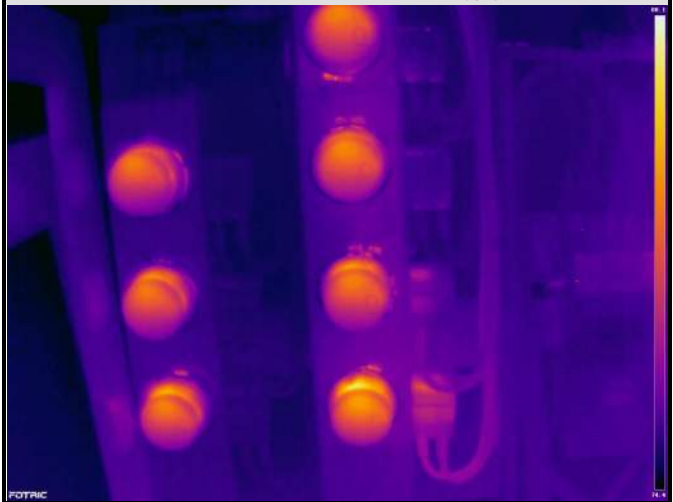
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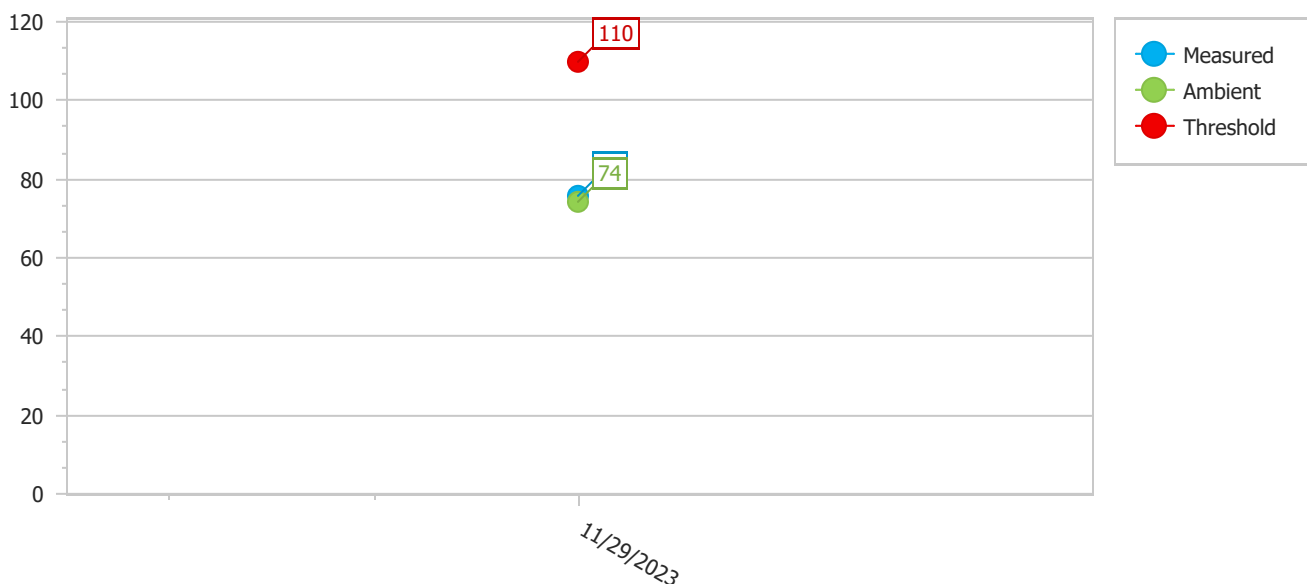


Ambient Temp: 74 °F

Measured Temp: 76 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



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Equipment Trending

Deering Bay Condominium II

Name: 275, 265, 255, 245 200A

[Show in Inventory](#)

Location: North Tower\Main Electrical Room\Meter Breaker

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: ITE

Inspection Frequency:

Asset ID:

Barcode: 119793

Notes:

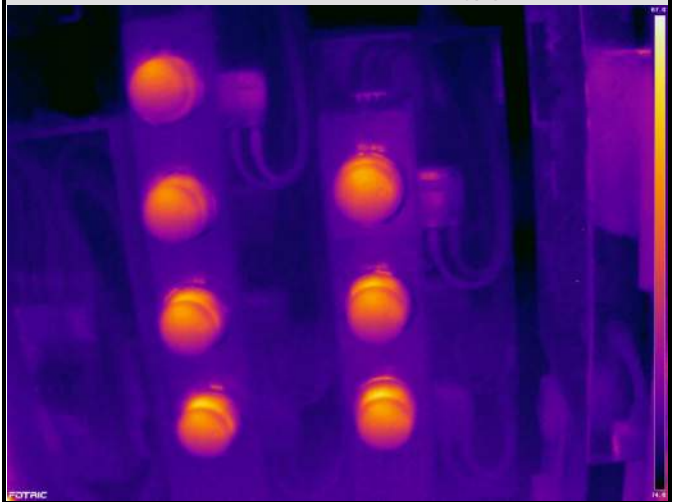
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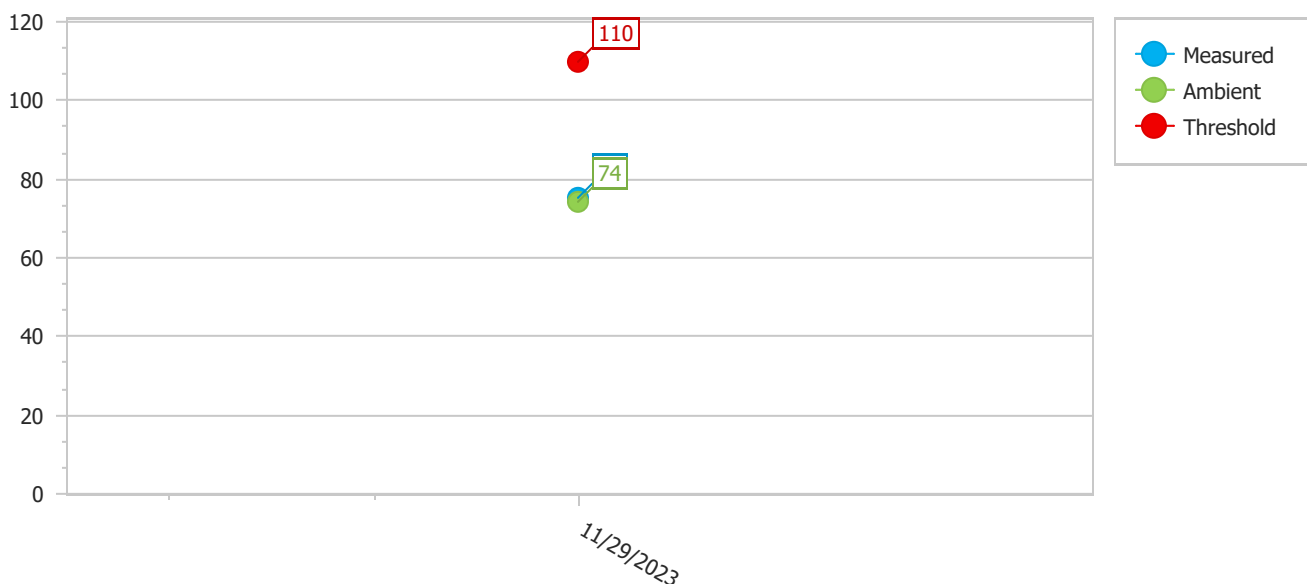


Ambient Temp: 74 °F

Measured Temp: 75 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

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Equipment Trending

Deering Bay Condominium II

Name: 235, 225, 215 200A

[Show in Inventory](#)

Location: North Tower\Main Electrical Room\Meter Breaker

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: ITE

Inspection Frequency:

Asset ID:

Barcode: 119794

Notes:

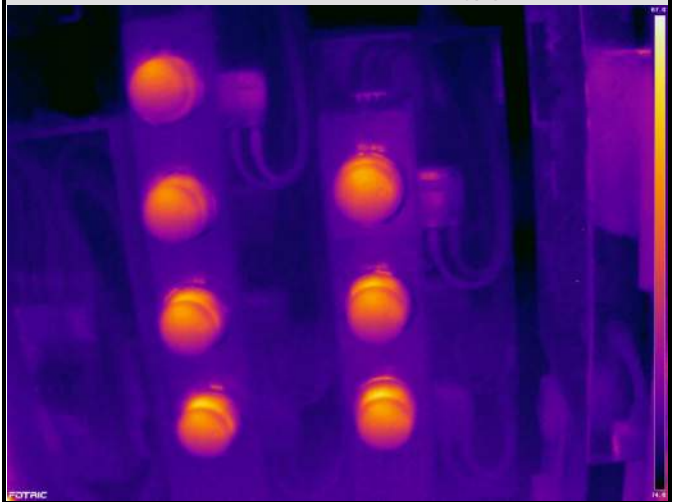
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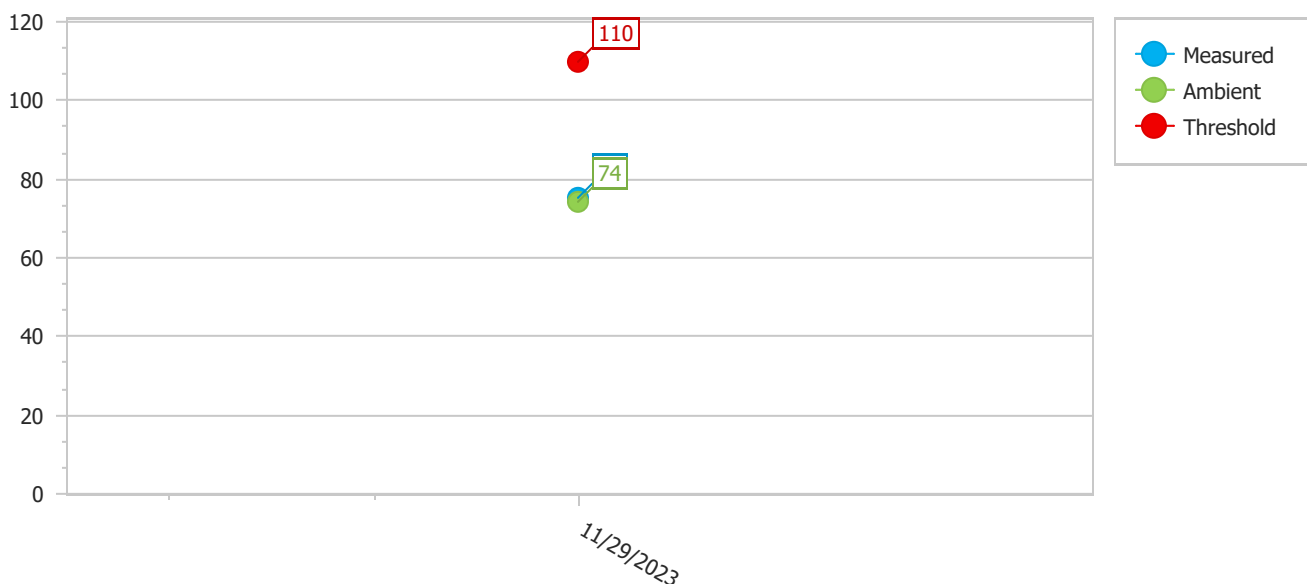


Ambient Temp: 74 °F

Measured Temp: 75 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: NO ID

[Show in Inventory](#)

Location: North Tower\Main Electrical Room\Gutter Box

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer:

Inspection Frequency:

Asset ID:

Barcode: 119798

Notes:

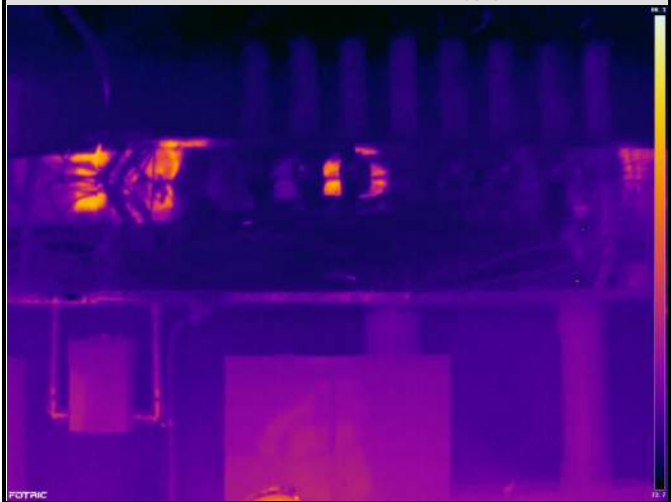
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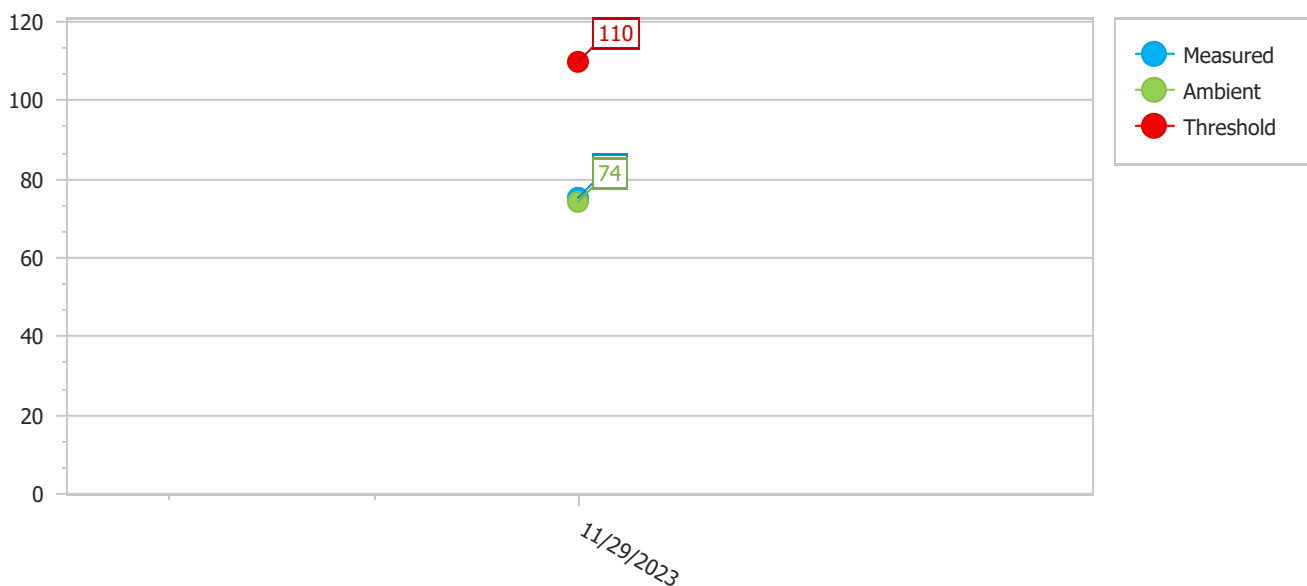


Ambient Temp: 74 °F

Measured Temp: 75 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



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Equipment Trending

Deering Bay Condominium II

Name: NO ID 200A

[Show in Inventory](#)

Location: North Tower\Elevator Room\Electrical Panel 120/208V

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: GE

Inspection Frequency:

Asset ID:

Barcode: 119799

Notes:

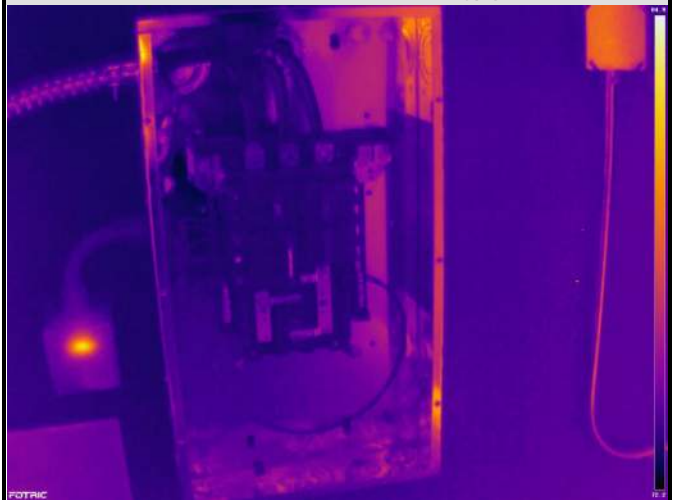
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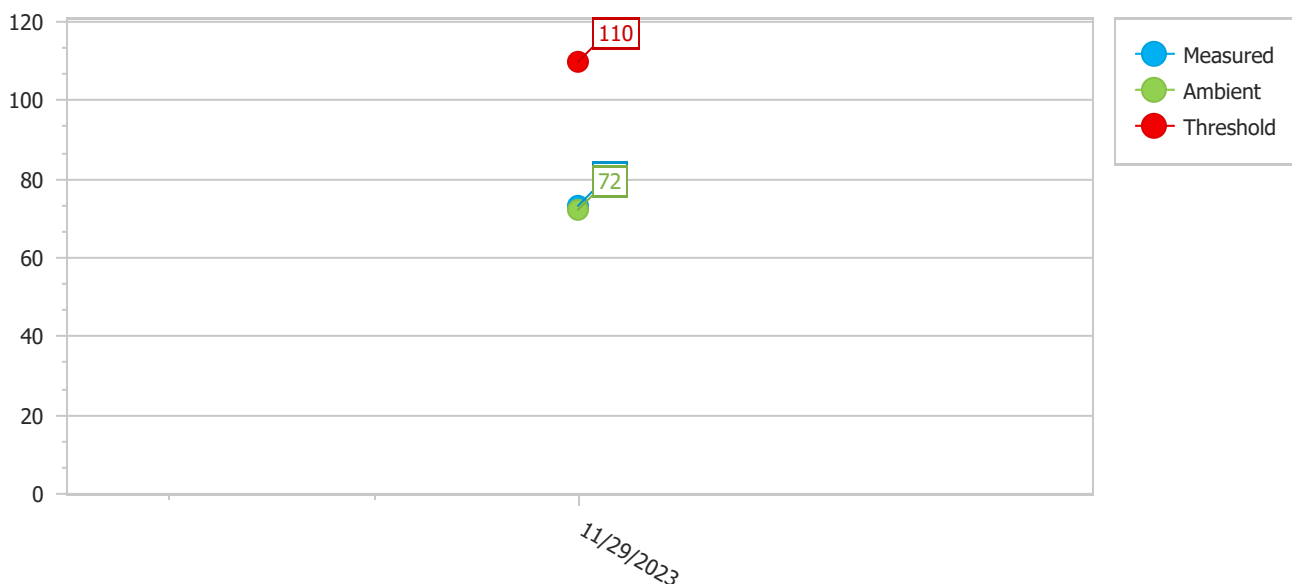


Ambient Temp: 72 °F

Measured Temp: 73 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

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Equipment Trending

Deering Bay Condominium II

Name: North Tower Car #2 B 100A

[Show in Inventory](#)

Location: North Tower\Elevator Room\Disconnect

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Siemens

Inspection Frequency:

Asset ID:

Barcode: 119800

Notes:

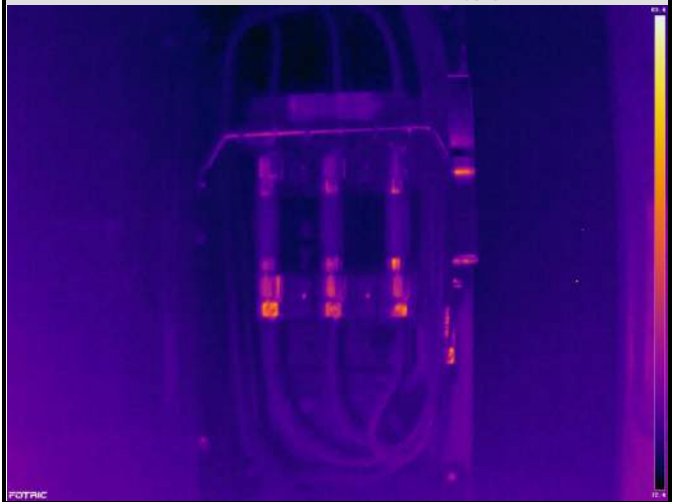
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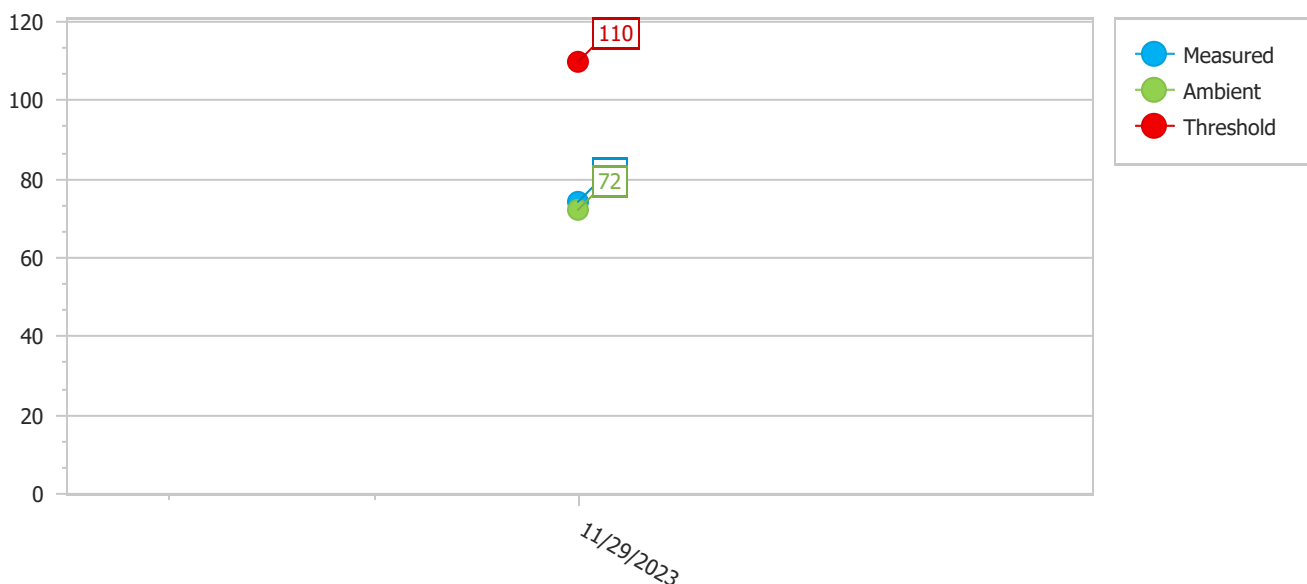


Ambient Temp: 72 °F

Measured Temp: 74 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



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Equipment Trending

Deering Bay Condominium II

Name: North Tower Car #1 A 100A

[Show in Inventory](#)

Location: North Tower\Elevator Room\Disconnect

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Siemens

Inspection Frequency:

Asset ID:

Barcode: 119801

Notes:

Primary Inspection Point

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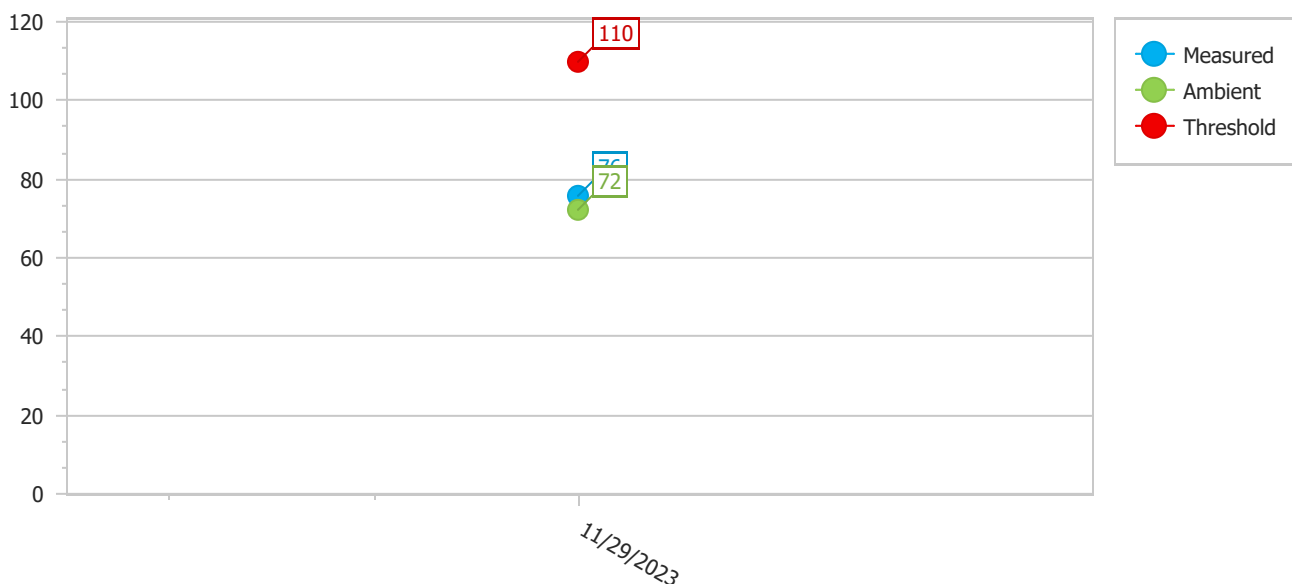


Ambient Temp: 72 °F

Measured Temp: 76 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



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Equipment Trending

Deering Bay Condominium II

Name: Lights/ Fans Elevator B 30A

[Show in Inventory](#)

Location: North Tower\Elevator Room\Disconnect

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Siemens

Inspection Frequency:

Asset ID:

Barcode: 119802

Notes:

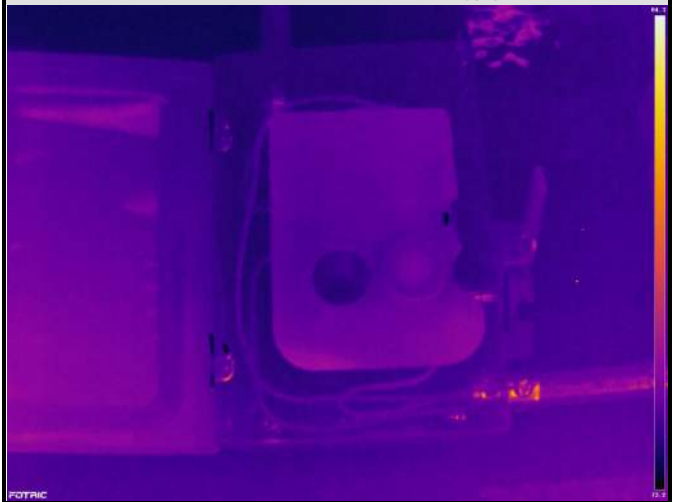
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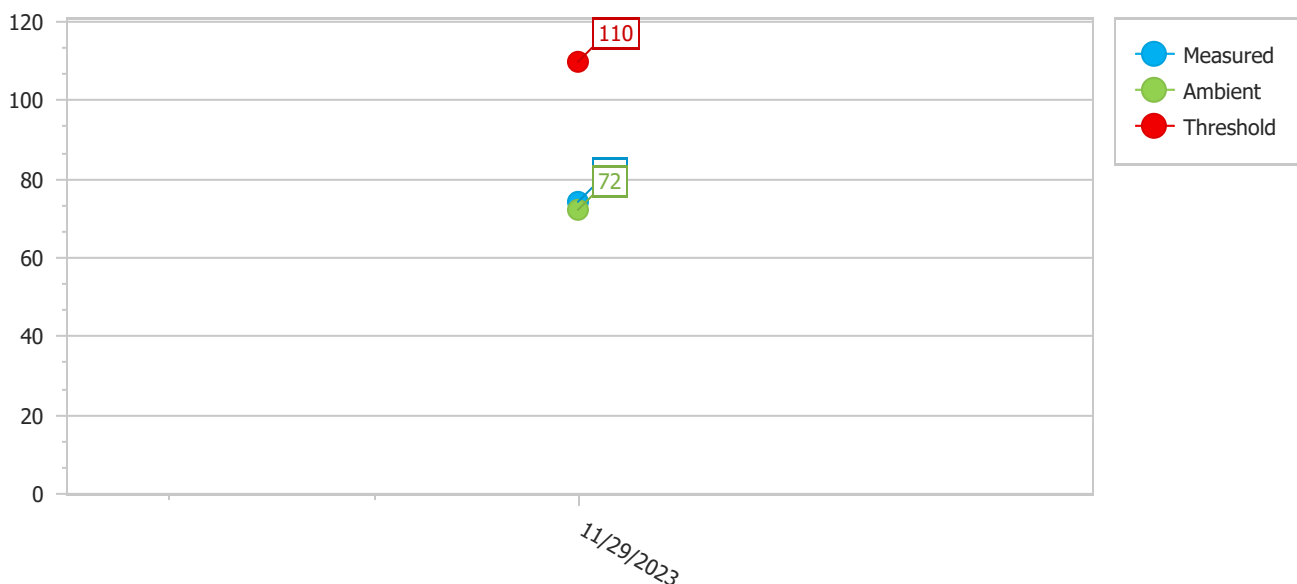


Ambient Temp: 72 °F

Measured Temp: 74 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

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Equipment Trending

Deering Bay Condominium II

Name: Lights/ Fans Elevator A 30A

[Show in Inventory](#)

Location: North Tower\Elevator Room\Disconnect

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Siemens

Inspection Frequency:

Asset ID:

Barcode: 119803

Notes:

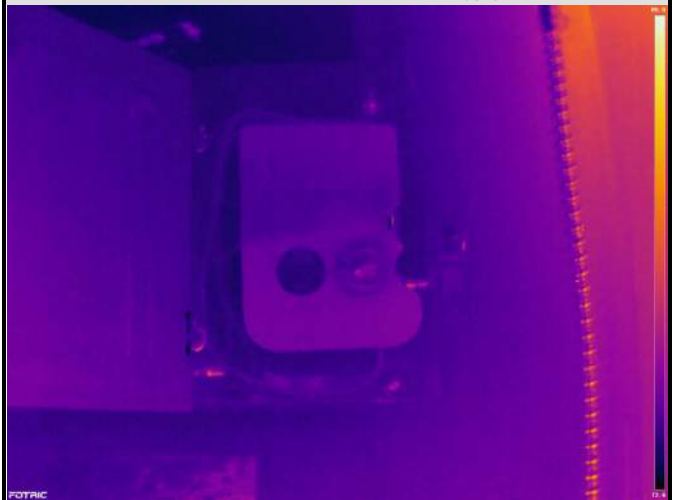
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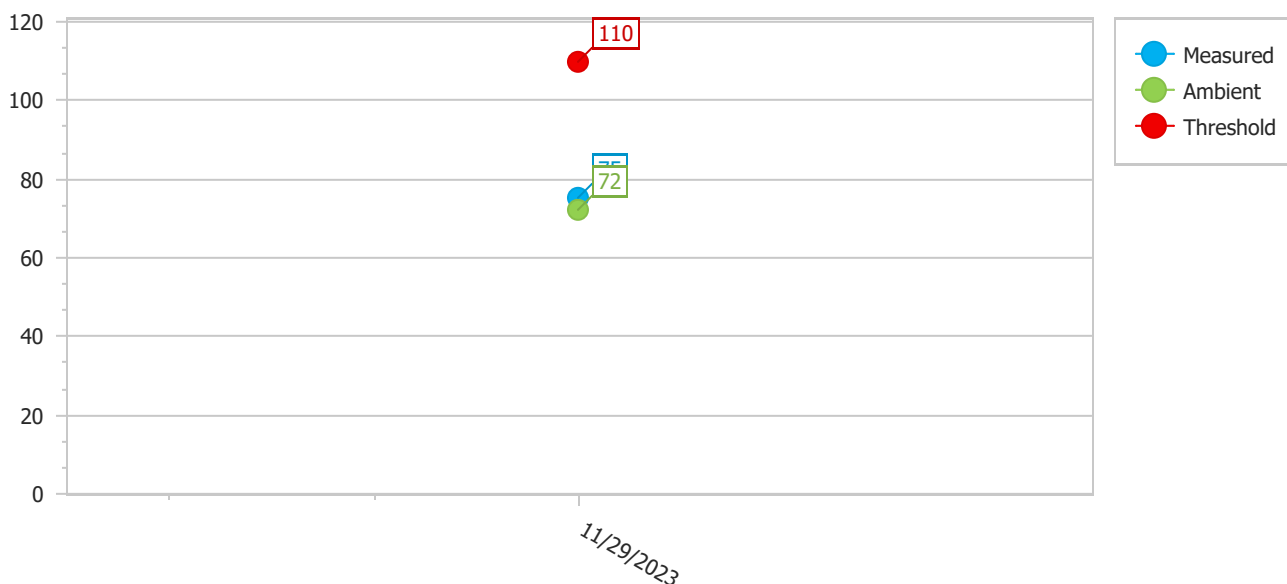


Ambient Temp: 72 °F

Measured Temp: 75 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: A/C 60A

[Show in Inventory](#)

Location: North Tower\Elevator Room\Disconnect

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Siemens

Inspection Frequency:

Asset ID:

Barcode: 119804

Notes:

Primary Inspection Point

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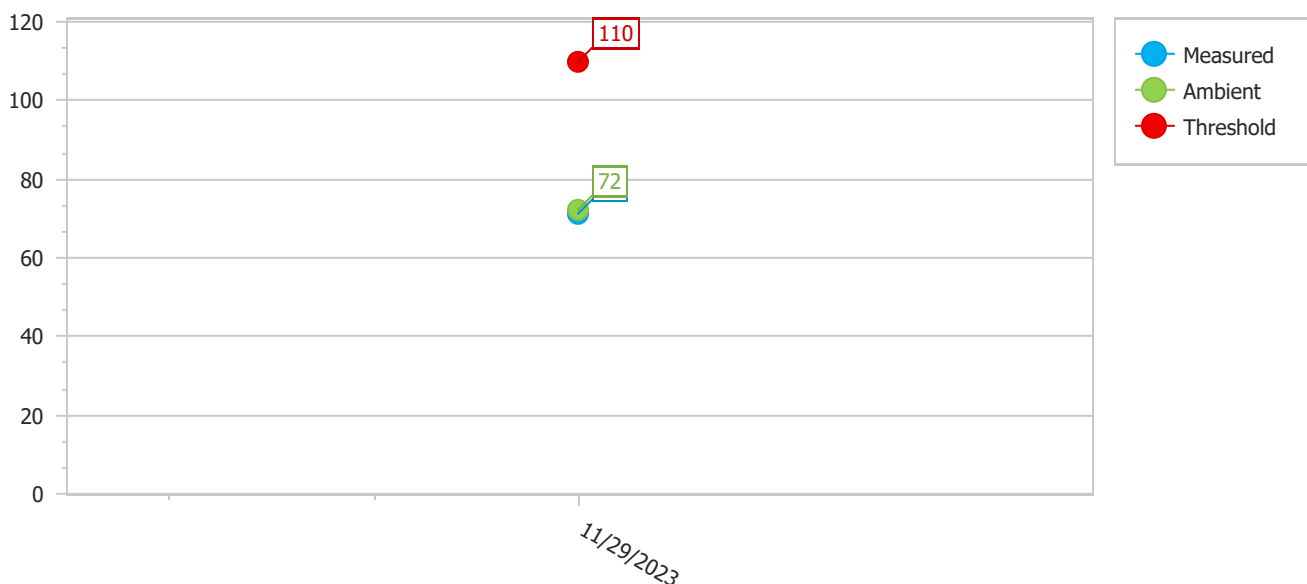


Ambient Temp: 72 °F

Measured Temp: 71 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



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Equipment Trending

Deering Bay Condominium II

Name: NO ID

[Show in Inventory](#)

Location: North Tower\Elevator Room\Gutter Box

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer:

Inspection Frequency:

Asset ID:

Barcode: 119805

Notes:

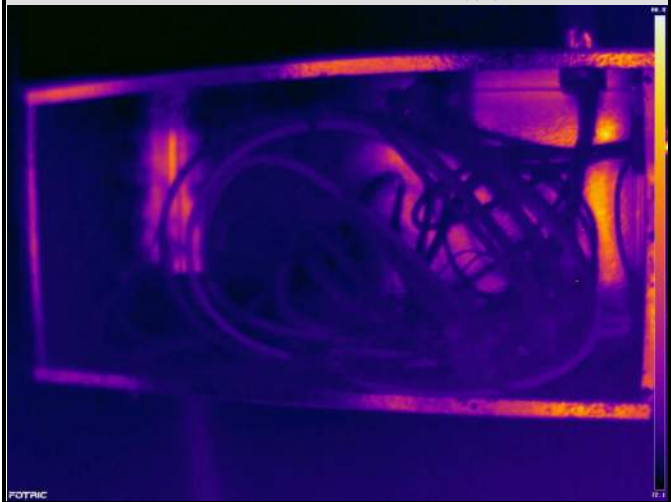
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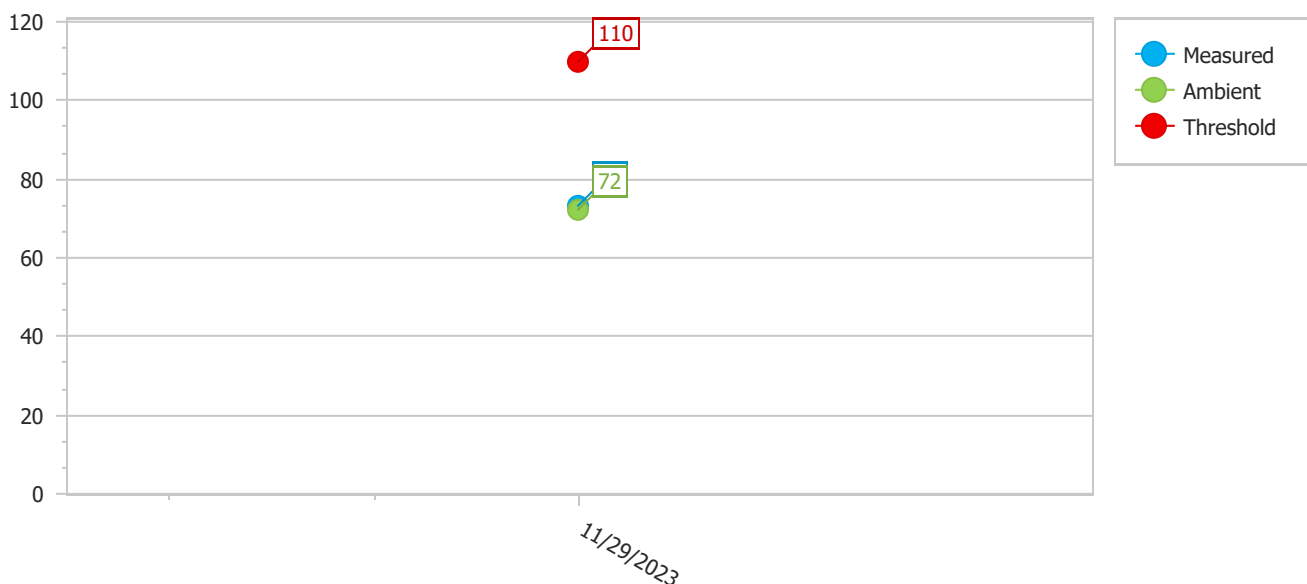


Ambient Temp: 72 °F

Measured Temp: 73 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: HES

[Show in Inventory](#)

Location: North Tower\Fire Room\Electrical Panel 120/208V

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Siemens

Inspection Frequency:

Asset ID:

Barcode: 119814

Notes:

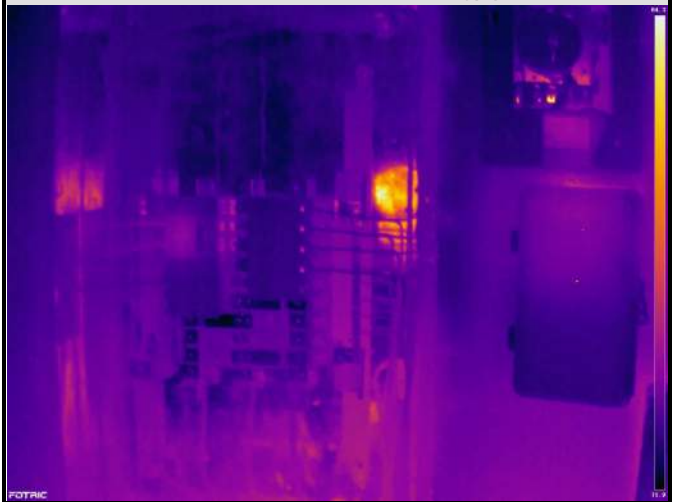
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12/1/2023 10:44:17 AM

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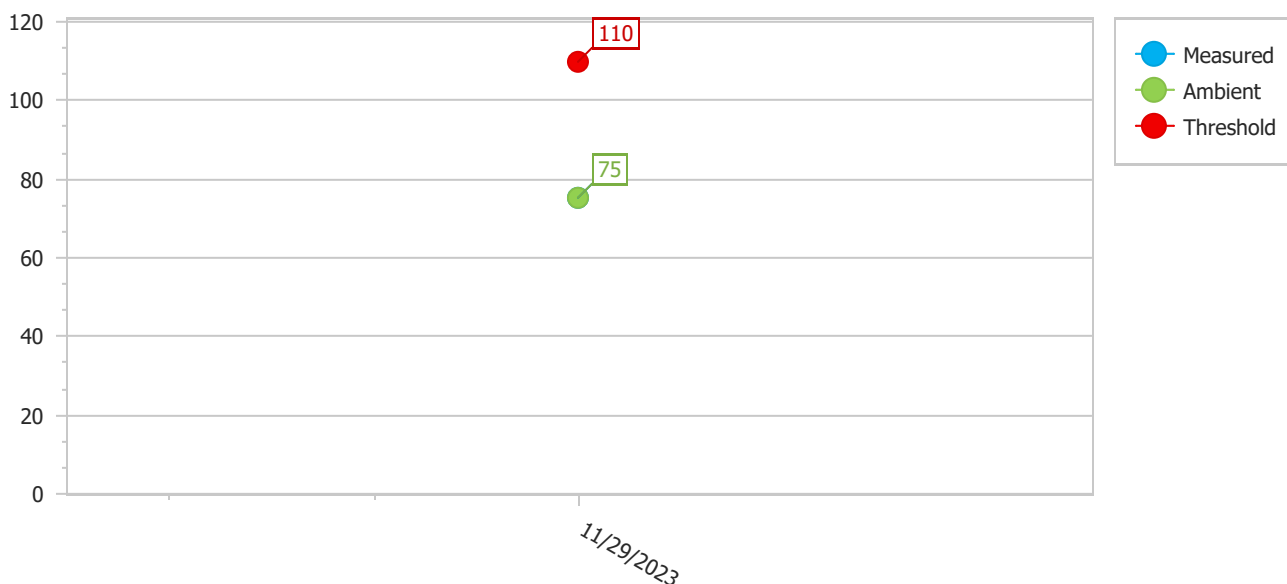


Ambient Temp: 75 °F

Measured Temp: 75 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: Ramp Lights Timer

[Show in Inventory](#)

Location: North Tower\Fire Room\Timer

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Intermatics

Inspection Frequency:

Asset ID:

Barcode: 119815

Notes:

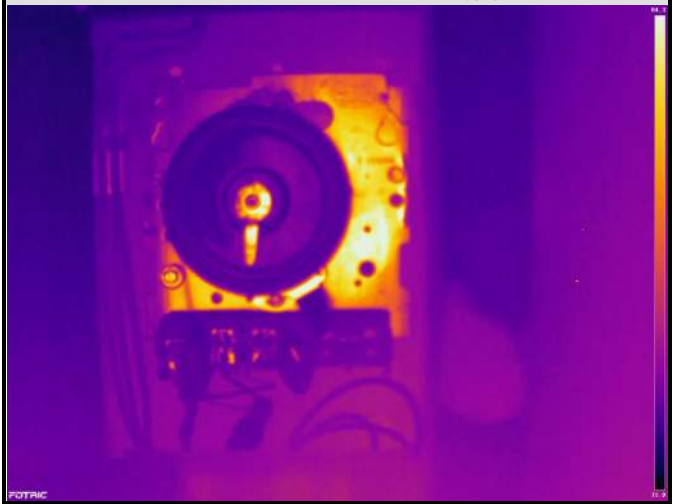
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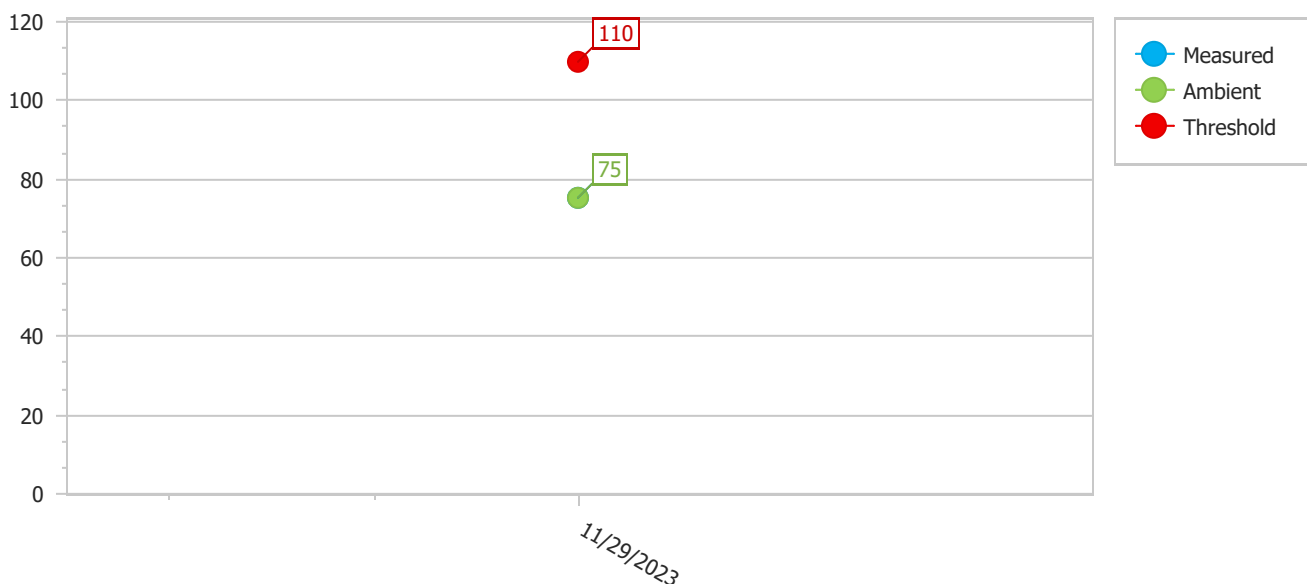


Ambient Temp: 75 °F

Measured Temp: 75 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



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Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: Entrance Ramp Timer

[Show in Inventory](#)

Location: North Tower\Fire Room\Timer

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer:

Inspection Frequency:

Asset ID:

Barcode: 119816

Notes:

Primary Inspection Point

DSC00079.JPG



12/1/2023 10:46:47 AM

FOTRIC_20231201_0018.jpg

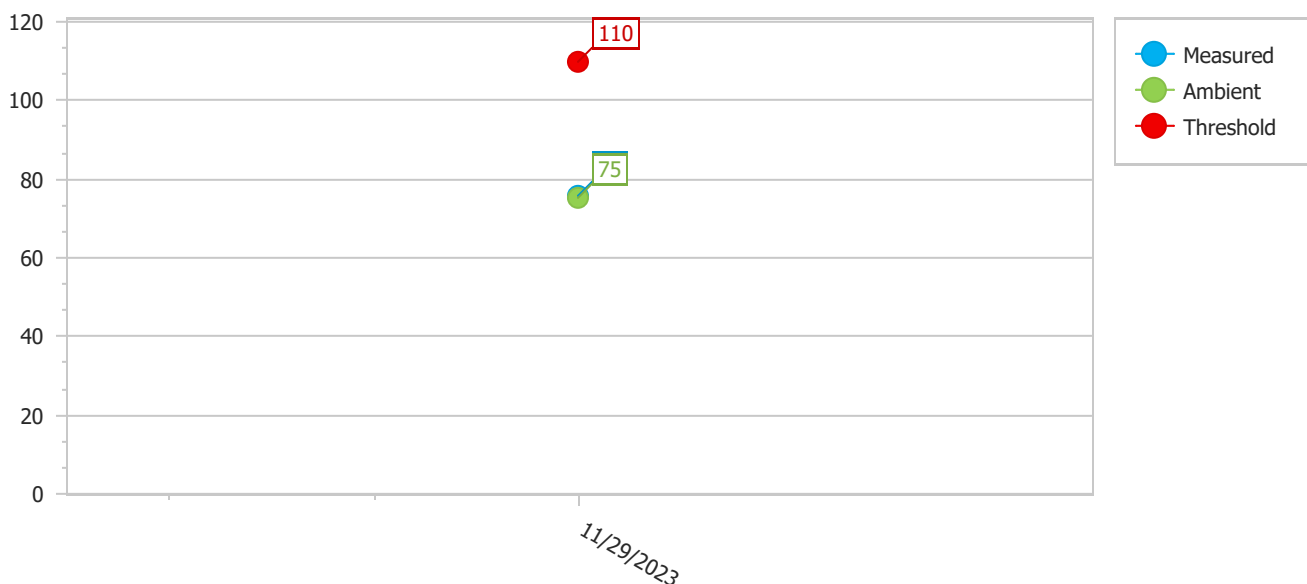


Ambient Temp: 75 °F

Measured Temp: 76 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Problem Summary

Brady Infrared



(772) 288-9884



BradyIR@BradyInfrared.com



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2845 SE Monroe Street
Stuart, FL 34997

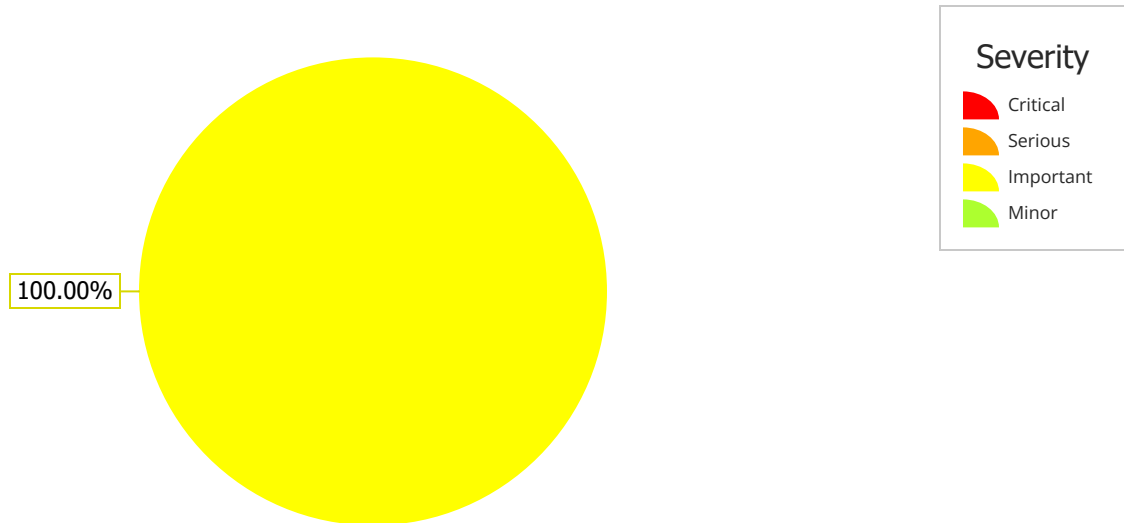


Problem Summary

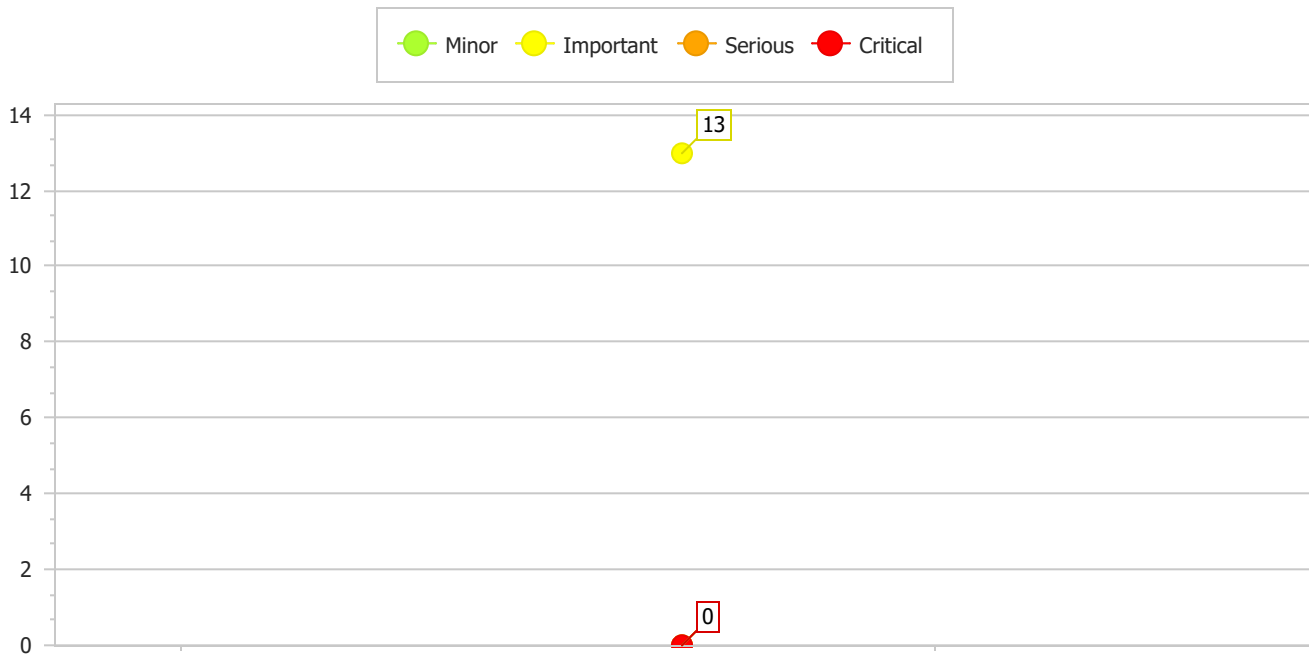
Deering Bay Condominium II

Inspection Date	Critical	Serious	Important	Minor
Friday, December 1, 2023	0	0	13	0

Total Site Problem History by Severity



Problem History by Severity Over Time (Last 10 Inspections)





Problem List

Brady Infrared



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BradyInfrared.com



2845 SE Monroe Street
Stuart, FL 34997



Problem List

Deering Bay Condominium II



V1

Item Name: **HES**

[Detail](#)

Location: **North Tower\Fire Room\Electrical Panel 120/208V**

Problem ID: **V1**

☐ Recurring Problem

Severity: **Important**

Description:

Inspection: 11/29/2023

Ckt. 7 - FACP breaker needs breaker lock

Status: **Open**

Priority: **Critical to Operations**

Barcode: 119814

Safety Risk: **Yes**

Production Risk: **Yes**



V2

Item Name: **NO ID**

[Detail](#)

Location: **East Tower\Elevator Room\Gutter Box**

Problem ID: **V2**

☐ Recurring Problem

Severity: **Important**

Description:

Inspection: 11/29/2023

Corrosion

Status: **Open**

Priority: **Critical to Operations**

Barcode: 119760

Safety Risk: **Yes**

Production Risk: **Yes**



V3

Item Name: **NO ID**

[Detail](#)

Location: **East Tower\East Tower Roof\Disconnect**

Problem ID: **V3**

☐ Recurring Problem

Severity: **Important**

Description:

Inspection: 11/29/2023

Missing panel cover

Status: **Open**

Priority: **Critical to Operations**

Barcode:

Safety Risk: **Yes**

Production Risk: **Yes**



Problem List

Deering Bay Condominium II



V4

[Detail](#)

Item Name: **NO ID**

Location: **East Tower\East Tower Roof\Disconnect**

Problem ID: **V4**

☐ Recurring Problem

Severity: **Important**

Description:

Corrosion

Inspection: 11/29/2023

Status: **Open**

Priority: **Critical to Operations**

Barcode:

Safety Risk: **Yes**

Production Risk: **Yes**



V5

[Detail](#)

Item Name: **NO ID**

Location: **East Tower\East Tower Roof\Disconnect**

Problem ID: **V5**

☐ Recurring Problem

Severity: **Important**

Description:

Tape used to seal conduit

Inspection: 11/29/2023

Status: **Open**

Priority: **Critical to Operations**

Barcode:

Safety Risk: **Yes**

Production Risk: **Yes**



V6

[Detail](#)

Item Name: **NO ID**

Location: **East Tower\East Tower Roof\Disconnect**

Problem ID: **V6**

☐ Recurring Problem

Severity: **Important**

Description:

Exposed wiring

Inspection: 11/29/2023

Status: **Open**

Priority: **Critical to Operations**

Barcode:

Safety Risk: **Yes**

Production Risk: **Yes**



Problem List

Deering Bay Condominium II



V7

[Detail](#)

Item Name: **NO ID**

Location: **East Tower\East Tower Roof\Disconnect**

Problem ID: **V7**

☐ Recurring Problem

Severity: **Important**

Description:

Tape used to hold receptacle together

Inspection: 11/29/2023

Status: **Open**

Priority: **Critical to Operations**

Barcode:

Safety Risk: **Yes**

Production Risk: **Yes**



V9

[Detail](#)

Item Name: **NO ID**

Location: **East Tower\East Tower Roof\Disconnect**

Problem ID: **V9**

☐ Recurring Problem

Severity: **Important**

Description:

Corrosion

Inspection: 11/29/2023

Status: **Open**

Priority: **Critical to Operations**

Barcode:

Safety Risk: **Yes**

Production Risk: **Yes**



V10

[Detail](#)

Item Name: **NO ID**

Location: **East Tower\Main Electrical Room\Gutter Box**

Problem ID: **V10**

☐ Recurring Problem

Severity: **Important**

Description:

Corrosion

Inspection: 11/29/2023

Status: **Open**

Priority: **Critical to Operations**

Barcode: 119747

Safety Risk: **Yes**

Production Risk: **Yes**



Problem List

Deering Bay Condominium II



E11

Item Name: **HEB 250A**

[Detail](#)

Location: **East Tower\Main Electrical Room\Electrical Panel 120/208V**

Problem ID: **E11**

☐ Recurring Problem

Severity: **Important**

Description:

Inspection: 11/29/2023

Ckt. 30 - Heating at conductor connection

Status: **Open**

Priority: **Critical to Operations**

Barcode: 119732

Safety Risk: **Yes**

Production Risk: **Yes**



V12

Item Name: **HEB 250A**

[Detail](#)

Location: **East Tower\Main Electrical Room\Electrical Panel 120/208V**

Problem ID: **V12**

☐ Recurring Problem

Severity: **Important**

Description:

Inspection: 11/29/2023

Missing KO seal

Status: **Open**

Priority: **Critical to Operations**

Barcode: 119732

Safety Risk: **Yes**

Production Risk: **Yes**



V13

Item Name: **HB 250A**

[Detail](#)

Location: **East Tower\Main Electrical Room\Electrical Panel 120/208V**

Problem ID: **V13**

☐ Recurring Problem

Severity: **Important**

Description:

Inspection: 11/29/2023

Missing KO seals (4)

Status: **Open**

Priority: **Critical to Operations**

Barcode: 119733

Safety Risk: **Yes**

Production Risk: **Yes**



Problem List

Deering Bay Condominium II



V14

[Detail](#)

Item Name: **Domestic Water Controller**

Location: **East Tower\Fire/Dom Pump Room\Jbox**

Problem ID: **V14**

☐ Recurring Problem

Severity: **Important**

Description:

Inspection: 11/29/2023

Missing KO seals (2)

Status: **Open**

Priority: **Critical to Operations**

Barcode: 119752

Safety Risk: **Yes**

Production Risk: **Yes**



Electrical Problem Detail

Brady Infrared



(772) 288-9884



BradyIR@BradyInfrared.com



BradyInfrared.com



2845 SE Monroe Street
Stuart, FL 34997



Electrical Problem Detail

Deering Bay Condominium II

E11

Problem ID

E11

Important

Item Name: **HEB 250A (Primary Inspection Point)**

Location: East Tower\Main Electrical Room\Electrical Panel 120/208V

Priority: Critical to Operations

[Show in List](#)

[Equipment Trend](#)

Barcode: 119732

Manufacturer: Siemens

Asset ID:

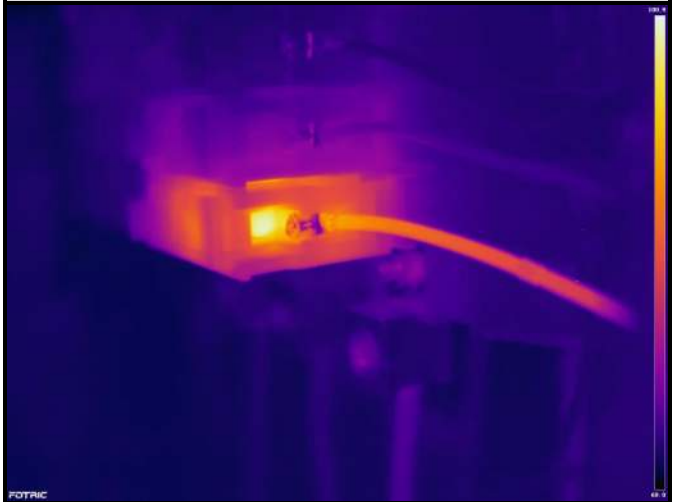
Section 1/2

DSC00635.JPG



11/29/2023 1:19:16 PM

FOTRIC_20231129_0052.jpg



Problem Summary

☐ Recurring Problem

From Inspection: Wednesday, November 29, 2023

Severity: **Important**

Status: Open

Safety Risk: Yes

Production Risk: Yes

Problem Measurement

Temperature	Component	RMS Load
100 °F	Ckt. 30	15 Amps

Reference Measurement 1

Temperature	Component	RMS Load
73 °F	Ckt. 28	0 Amps

Electrical Properties

Rated Load	Prob Temp Rise	Prob % RMS Load
20A	27 °F	75%

Description:

Ckt. 30 - Heating at conductor connection

Consequences:

Loss of circuit

Cause:

Loose or deteriorated connection(s)

Repair Procedure:

Clean all contact surfaces and torque connection to manufacturer specification. Replace breaker if needed

Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Electrical Problem Detail

Deering Bay Condominium II

E11

Problem ID

E11

Important

Item Name: **HEB 250A (Primary Inspection Point)**

Location: East Tower\Main Electrical Room\Electrical Panel 120/208V

Priority: Critical to Operations

[Show in List](#)

[Equipment Trend](#)

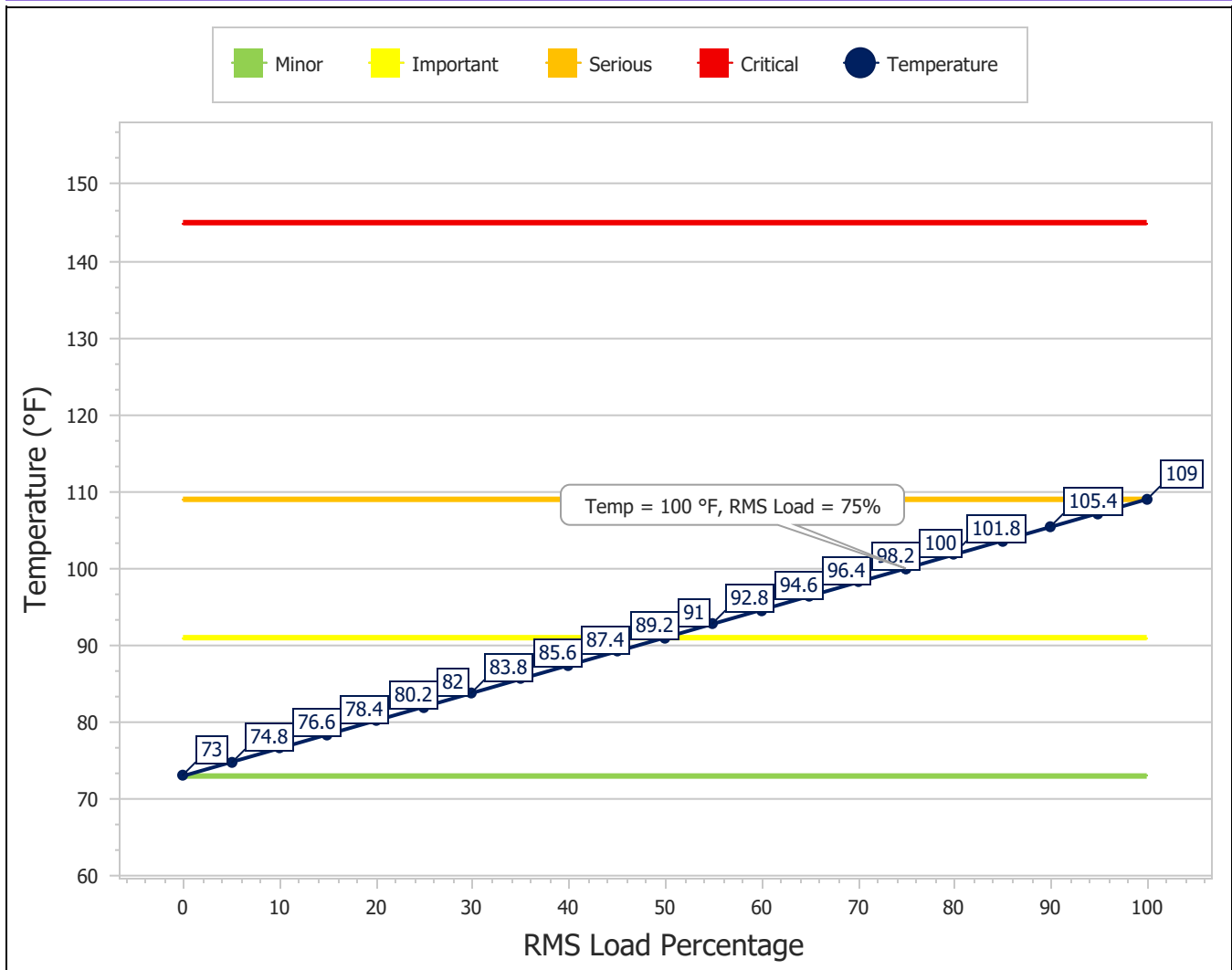
Barcode: 119732

Manufacturer: Siemens

Section 2/2

Environmental Conditions	Thermal Image Parameters
Ambient Temp: 72 °F	Distance To Target: 6 feet
Environment:	Emissivity: 1.00
Windspeed:	Atmospheric Temp:
Wind Direction:	Reflected Temp:
	Relative Humidity:
	Transmission:
	☐ Infrared Window Used

Projected Severity Based on RMS Load Percentage



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Visual Problem Detail

Brady Infrared



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2845 SE Monroe Street
Stuart, FL 34997



Visual Problem Detail

Deering Bay Condominium II

V1

Problem ID
V1

Item Name: **HES (Primary Inspection Point)**

Location: North Tower\Fire Room\Electrical Panel 120/208V

Priority: Critical to Operations

[Show in List](#)

[Equipment Trend](#)

Barcode: 119814

Manufacturer: Siemens

Asset ID:

DSC00076.JPG



12 01 2023

12/1/2023 10:44:22 AM

DSC00077.JPG



12 01 2023

12/1/2023 10:44:30 AM

Problem Summary

☐ Recurring Problem

From Inspection: Wednesday, November 29, 2023

Severity: **Important**

Status: Open

Safety Risk: Yes

Production Risk: Yes

Environmental Conditions

Environment:

Windspeed:

Wind Direction:

Description:

Ckt. 7 - FACP breaker needs breaker lock

Consequences:

Loss of equipment

Cause:

Improper installation

Repair Procedure:

Install breaker lock

Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Visual Problem Detail

Deering Bay Condominium II

V2

Problem ID
V2

Item Name: **NO ID (Primary Inspection Point)**

Location: East Tower\Elevator Room\Gutter Box

Priority: Critical to Operations

[Show in List](#)

[Equipment Trend](#)

Barcode: 119760

Manufacturer:

Asset ID:

DSC00008.JPG



11/30/2023 10:07:46 AM

DSC00009.JPG



11/30/2023 10:07:56 AM

Problem Summary

☐ Recurring Problem

From Inspection: Wednesday, November 29, 2023

Severity: **Important**

Status: Open

Safety Risk: Yes

Production Risk: Yes

Environmental Conditions

Environment:

Windspeed:

Wind Direction:

Description:

Corrosion

Consequences:

Loss of equipment

Cause:

Worn components

Repair Procedure:

Replace of corroded parts

Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Visual Problem Detail

Deering Bay Condominium II

V3

Problem ID

V3

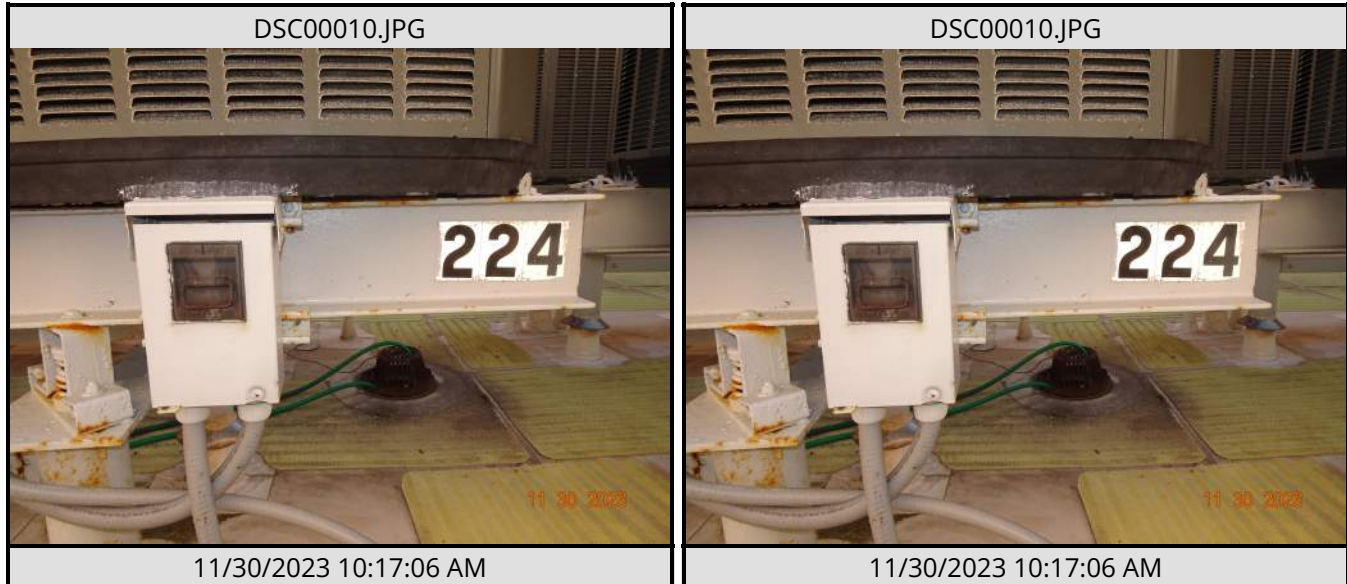
Item Name: **NO ID (Primary Inspection Point)**

Location: East Tower\East Tower Roof\Disconnect

Priority: Critical to Operations [Show in List](#)

Barcode: Manufacturer:

Asset ID:



Problem Summary

☐ Recurring Problem

From Inspection: Wednesday, November 29, 2023

Severity: **Important**

Status: Open

Safety Risk: Yes

Production Risk: Yes

Environmental Conditions

Environment:

Windspeed:

Wind Direction:

Description:

Missing panel cover

Consequences:

Unwanted access to panel

Cause:

Improper installation

Repair Procedure:

Install panel cover

Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Visual Problem Detail

Deering Bay Condominium II

V4

Problem ID

V4

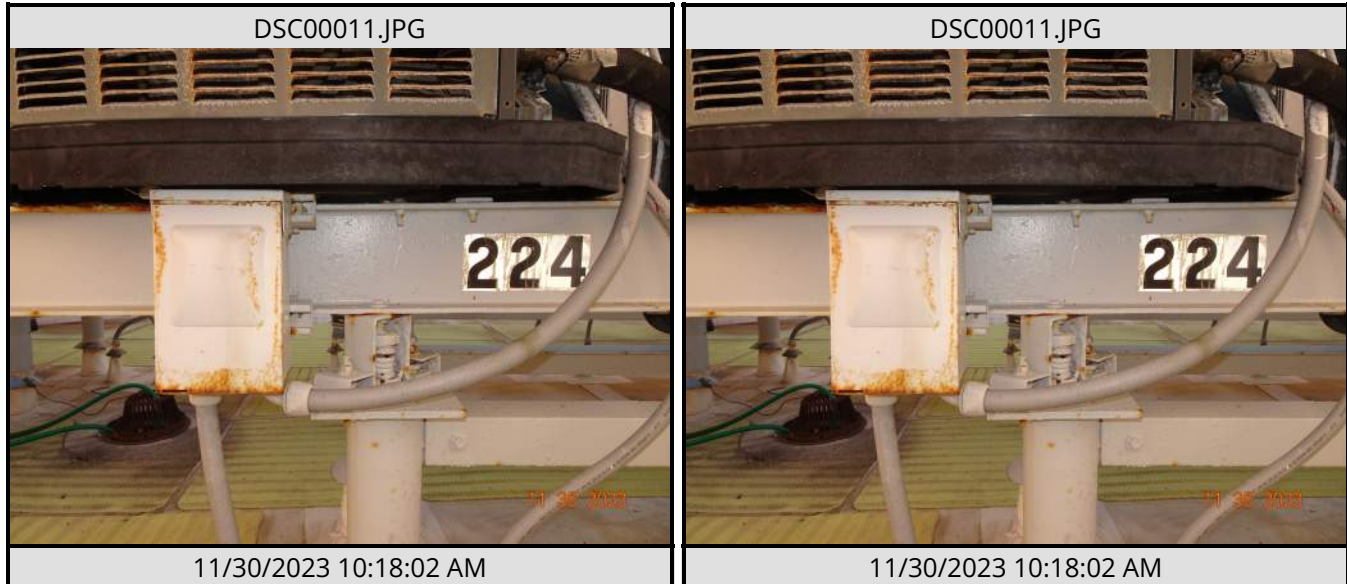
Item Name: **NO ID (Primary Inspection Point)**

Location: East Tower\East Tower Roof\Disconnect

Priority: Critical to Operations [Show in List](#)

Barcode: Manufacturer:

Asset ID:



Problem Summary

☐ Recurring Problem

From Inspection: Wednesday, November 29, 2023

Severity: **Important**

Status: Open

Safety Risk: Yes

Production Risk: Yes

Environmental Conditions

Environment:

Windspeed:

Wind Direction:

Description:

Corrosion

Consequences:

Loss of equipment

Cause:

Worn components

Repair Procedure:

Replace of corroded parts

Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Visual Problem Detail

Deering Bay Condominium II

V5

Problem ID
V5

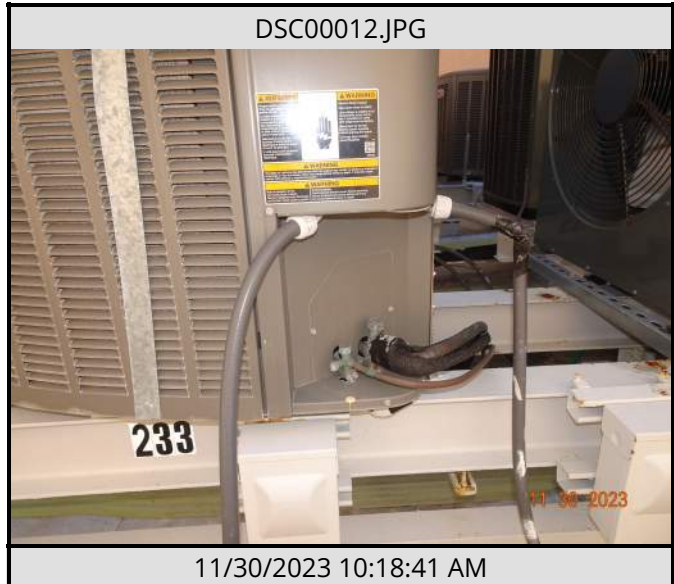
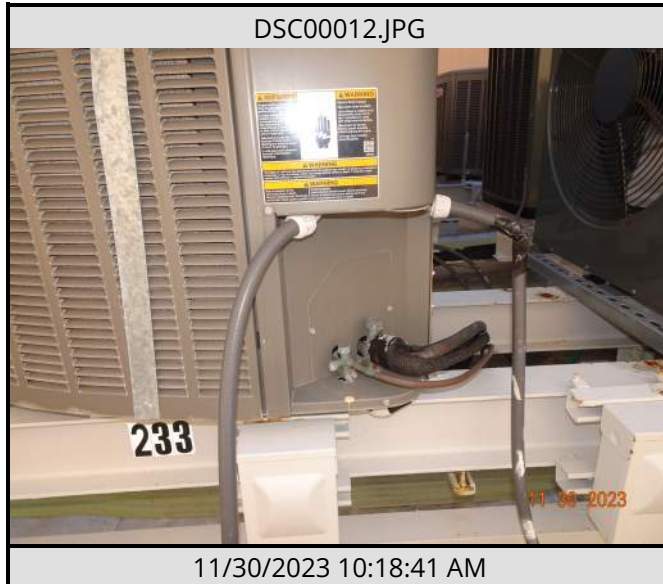
Item Name: **NO ID (Primary Inspection Point)**

Location: East Tower\East Tower Roof\Disconnect

Priority: Critical to Operations [Show in List](#)

Barcode: Manufacturer:

Asset ID:



Problem Summary

☐ Recurring Problem

From Inspection: Wednesday, November 29, 2023

Severity: **Important**

Status: Open

Safety Risk: Yes

Production Risk: Yes

Environmental Conditions

Environment:

Windspeed:

Wind Direction:

Description:

Tape used to seal conduit

Consequences:

Loss of equipment

Cause:

Improper installation

Repair Procedure:

Shall be replaced with listed materials

Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Visual Problem Detail

Deering Bay Condominium II

V6

Problem ID

V6

Item Name: **NO ID (Primary Inspection Point)**

Location: East Tower\East Tower Roof\Disconnect

Priority: Critical to Operations [Show in List](#)

Barcode: Manufacturer:

Asset ID:

DSC00014.JPG



11/30/2023 10:19:28 AM

DSC00015.JPG



11/30/2023 10:19:39 AM

Problem Summary

☐ Recurring Problem

From Inspection: Wednesday, November 29, 2023

Severity: **Important**

Status: Open

Safety Risk: Yes

Production Risk: Yes

Environmental Conditions

Environment:

Windspeed:

Wind Direction:

Description:

Exposed wiring

Consequences:

Loss of equipment

Cause:

Improper installation

Repair Procedure:

Shall be listed or wire reworked into conduit and raceway system

Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Visual Problem Detail

Deering Bay Condominium II

V7

Problem ID

V7

Item Name: **NO ID (Primary Inspection Point)**

Location: East Tower\East Tower Roof\Disconnect

Priority: Critical to Operations [Show in List](#)

Barcode: Manufacturer:

Asset ID:

DSC00016.JPG



11/30/2023 10:20:26 AM

DSC00016.JPG



11/30/2023 10:20:26 AM

Problem Summary

☐ Recurring Problem

From Inspection: Wednesday, November 29, 2023

Severity: **Important**

Status: Open

Safety Risk: Yes

Production Risk: Yes

Environmental Conditions

Environment:

Windspeed:

Wind Direction:

Description:

Tape used to hold receptacle together

Consequences:

Loss of equipment

Cause:

Improper installation

Repair Procedure:

Shall be replaced with listed materials

Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Visual Problem Detail

Deering Bay Condominium II

V9

Problem ID

V9

Item Name: **NO ID (Primary Inspection Point)**

Location: East Tower\East Tower Roof\Disconnect

Priority: Critical to Operations [Show in List](#)

Barcode: Manufacturer:

Asset ID:

DSC00017.JPG



11/30/2023 10:22:01 AM

DSC00018.JPG



11/30/2023 10:22:11 AM

Problem Summary

☐ Recurring Problem

From Inspection: Wednesday, November 29, 2023

Severity: **Important**

Status: Open

Safety Risk: Yes

Production Risk: Yes

Environmental Conditions

Environment:

Windspeed:

Wind Direction:

Description:

Corrosion

Consequences:

Loss of equipment

Cause:

Improper installation

Repair Procedure:

Replace of corroded parts

Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Visual Problem Detail

Deering Bay Condominium II

V10

Problem ID
V10

Item Name: **NO ID (Primary Inspection Point)**

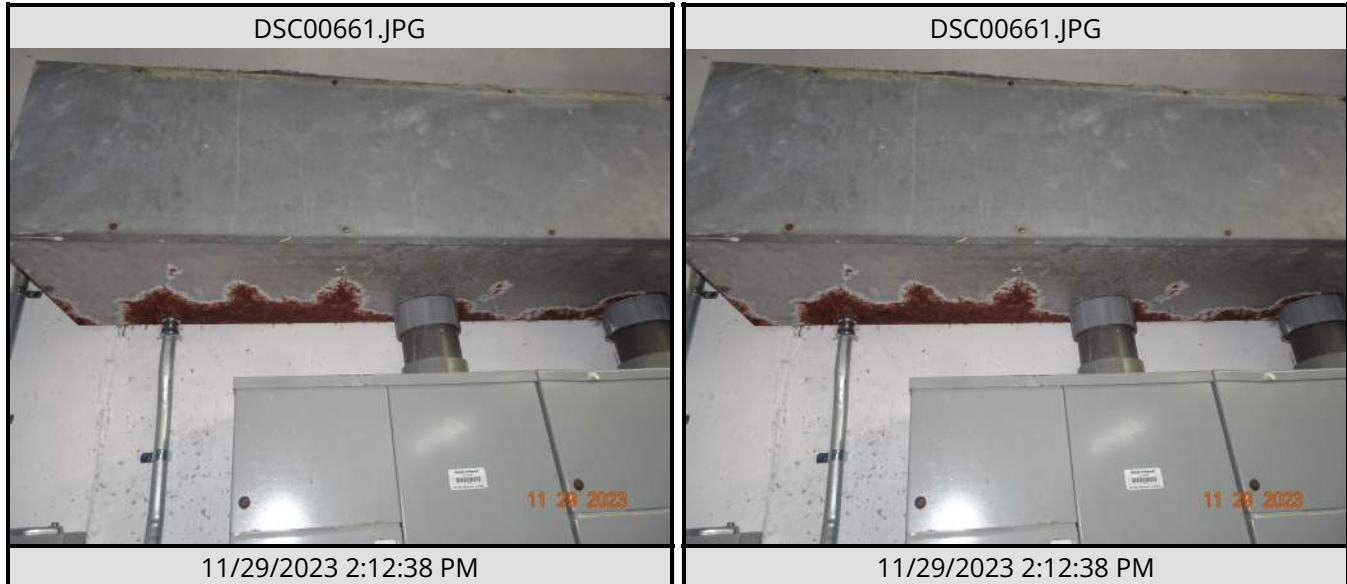
Location: East Tower\Main Electrical Room\Gutter Box

Priority: Critical to Operations [Show in List](#)

Barcode: 119747

Manufacturer:

Asset ID:



Problem Summary

☐ Recurring Problem

From Inspection: Wednesday, November 29, 2023

Severity: **Important**

Status: Open

Safety Risk: Yes

Production Risk: Yes

Environmental Conditions

Environment:

Windspeed:

Wind Direction:

Description:

Corrosion

Consequences:

Loss of equipment

Cause:

Improper installation

Repair Procedure:

Replace of corroded parts

Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Visual Problem Detail

Deering Bay Condominium II

V12

Problem ID
V12

Item Name: **HEB 250A (Primary Inspection Point)**

Location: East Tower\Main Electrical Room\Electrical Panel 120/208V

Priority: Critical to Operations

[Show in List](#)

Barcode: 119732

Manufacturer: Siemens

Asset ID:

DSC00636.JPG



11/29/2023 1:19:34 PM

DSC00637.JPG



11/29/2023 1:19:45 PM

Problem Summary

☐ Recurring Problem

From Inspection: Wednesday, November 29, 2023

Severity: **Important**

Status: Open

Safety Risk: Yes

Production Risk: Yes

Environmental Conditions

Environment:

Windspeed:

Wind Direction:

Description:

Missing KO seal

Consequences:

Unwanted access to panel

Cause:

Improper installation

Repair Procedure:

Install KO seal

Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Visual Problem Detail

Deering Bay Condominium II

V13

Problem ID
V13

Item Name: **HB 250A (Primary Inspection Point)**

Location: East Tower\Main Electrical Room\Electrical Panel 120/208V

Priority: Critical to Operations

[Show in List](#)

Barcode: 119733

Manufacturer: Siemens

Asset ID:

DSC00639.JPG



11/29/2023 1:20:41 PM

DSC00643.JPG



11/29/2023 1:36:12 PM

Problem Summary

☐ Recurring Problem

From Inspection: Wednesday, November 29, 2023

Severity: **Important**

Status: Open

Safety Risk: Yes

Production Risk: Yes

Environmental Conditions

Environment:

Windspeed:

Wind Direction:

Description:

Missing KO seals (4)

Consequences:

Unwanted access to panel

Cause:

Improper installation

Repair Procedure:

Install KO seals

Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Visual Problem Detail

Deering Bay Condominium II

V14

Problem ID
V14

Item Name: **Domestic Water Controller (Primary Inspection Point)**

Location: East Tower\Fire\Dom Pump Room\Jbox

Priority: Critical to Operations [Show in List](#)

Barcode: 119752

Manufacturer:

Asset ID:



11/29/2023 2:02:15 PM



11/29/2023 2:02:20 PM

Problem Summary

☐ Recurring Problem

From Inspection: Wednesday, November 29, 2023

Severity: **Important**

Status: Open

Safety Risk: Yes

Production Risk: Yes

Environmental Conditions

Environment:

Windspeed:

Wind Direction:

Description:

Missing KO seals (2)

Consequences:

Unwanted access to panel

Cause:

Improper installation

Repair Procedure:

Install KO seals

Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Report Summary

Brady Infrared



(772) 288-9884



BradyIR@BradyInfrared.com



BradyInfrared.com



2845 SE Monroe Street
Stuart, FL 34997



Report Summary

Deering Bay Condominium II

Customer Information

End User(s): Deering Bay Condominium II
Work Order Number:
Site Address: 13635 Deering Bay Drive
Coral Gables, FL 33158

Inspection Information

Inspection Dates: 11/29/2023 - 12/1/2023
Report Generated: 12/15/2023
Inspection Type: Electrical Systems IR
Inspection Purpose:
Items Inspected: See Equipment Inventory
Weather Data: Noted in problem documentation when significant

Thermographer

Name: Jim Brady
Certification: Level III
Certification Number: 6099

Cameras Used

Make and Model	Serial Number
----------------	---------------

Camera Details	
----------------	--

FLIR T650sc	55912195
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FLIR E96	90201239
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Fotric 348A	Z1S2KXM1120
-------------	-------------



Infrared Inspection Report

Prepared By
Brady Infrared

Deering Bay Condominium II



Site: 13635 Deering Bay Drive
Coral Gables, FL 33158

December 1, 2023



(772) 288-9884



BradyIR@BradyInfrared.com



BradyInfrared.com



2845 SE Monroe Street
Stuart, FL 34997



Miami Dade County 40-Year Building Recertification Infrared Thermography Inspection

This Infrared Inspection Report is part of the Miami Dade County 40-Year Building Recertification “Infrared Thermography Inspection: requirement approved by the Regulatory and Economic Resources Department on November 18, 2021. This report provides complete documentation of thermal patterns detected in your electrical equipment. It uses a subjective evaluation to help you prioritize repairs to provide the greatest return from this inspection and your maintenance.

This Infrared Inspection Report meets the documentation requirements of the Infraspection Institute Guideline for Infrared Inspection of Electrical and Mechanical Systems, Copyright 2022.

Repair Priority Ratings

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

An industry accepted “Experienced Based Temperature Differential Table” is referenced for this report which provides temperature rise criteria and appropriate time-line suggested response actions for each severity level.

Severity	Temperature Range	Description
Minor	2 to 5 F°	Corrective measures should be taken at the next maintenance period
Important	>5 to 27 F°	Corrective measures required as scheduling permits
Serious	>27 to 56 F°	Corrective measures required ASAP
Critical	> 56 F°	Corrective measures required immediately

Overheating can cause premature deterioration and unplanned failure of your equipment. Overheating connectors, conductors, and components will never get better. In fact, the temperature and rate of deterioration will increase with time.

No one can predict when a failure will occur. As a result, we suggest that you use the Repair Priority Ratings as a guide for further investigation and take appropriate corrective measures as soon as possible.

Brady Infrared Inspections, Inc.

(772) 288-9884

BradyIR@bradyinfrared.com

www.bradyinfrared.com



Baseline Images

This infrared inspection included the collection of baseline thermal and visual images for each piece of equipment inspected. Three temperatures are reported for each piece of equipment:

1. Threshold Temperature: arbitrarily chosen and represents an "alarm" temperature where if measured on a component may be listed as a thermal problem. Please note that thermal problems can be documented with temperature less than the "Threshold Temperature."
2. Measured Temperature: This is the average recorded temperature for a specific piece of equipment and may not include circuits with highest load conditions.
3. Ambient Temperature: This is the temperature measured in the surrounding space of the component under consideration.

I hope you find the enclosed information responsive to your needs. It was a pleasure working with you on this project and thank you for supporting our services. *Your business is greatly appreciated!*

Sincerely,

A handwritten signature in black ink, appearing to be 'JB' or 'James Brady', written over a horizontal line.



James Brady
Level III Certified Infrared Thermographer #6099



Equipment List/Inventory

Brady Infrared



(772) 288-9884



BradyIR@BradyInfrared.com



BradyInfrared.com



2845 SE Monroe Street
Stuart, FL 34997



Equipment List/Inventory

Deering Bay Condominium II

(NI): Not Inspected
(No IR): Without IR Data

Total Equipment Count: 99

Equipment Inspected Count: 97

Status	Equipment Name	Operational Priority	Asset ID	Barcode	Trending
Location	East Tower\Main Electrical Room\Distribution Panel				
Inspected	MHE 1200A	Critical to Operations		119730	Trending
Inspected	MHD 400A	Critical to Operations		119731	Trending
Location	East Tower\Main Electrical Room\Electrical Panel 120/208V				
Inspected	HEB 250A	Critical to Operations		119732	Trending
Inspected	HB 250A	Critical to Operations		119733	Trending
Location	East Tower\Main Electrical Room\Disconnect				
Inspected	Meter CTR "B" Main 1200A	Critical to Operations		119734	Trending
Location	East Tower\Main Electrical Room\Meter Breaker				
Inspected	293, 283, 273, 263 200A	Critical to Operations		119735	Trending
Inspected	253, 243, 233, 223 200A	Critical to Operations		119736	Trending
Inspected	254, 244, 234, 224 200A	Critical to Operations		119737	Trending
Inspected	294, 284, 274, 264 200A	Critical to Operations		119738	Trending
Inspected	283 200A	Critical to Operations		119739	Trending
Location	East Tower\Main Electrical Room\Disconnect/EV				
Inspected	Unit #243 Parking #50 60A	Critical to Operations		119740	Trending
Inspected	Unit #274 Parking #31 20A	Critical to Operations		119741	Trending
Inspected	Unit #224 Dr.PHA EV Charger 50A	Critical to Operations		119742	Trending

Inspection Date: 12/01/2023

Report Generated: 12/15/2023



Equipment List/Inventory

Deering Bay Condominium II

(NI): Not Inspected
(No IR): Without IR Data

Status	Equipment Name	Operational Priority	Asset ID	Barcode	Trending
Location East Tower\Main Electrical Room\Contactor					
Inspected	Lobby Lights	Critical to Operations		119743	Trending
Inspected	Planter Lights	Critical to Operations		119744	Trending
Location East Tower\Main Electrical Room\Timer					
Inspected	East Hallway	Critical to Operations		119745	Trending
Inspected	East Landscape	Critical to Operations		119746	Trending
Location East Tower\Main Electrical Room\Gutter Box					
Inspected	NO ID	Critical to Operations		119747	Trending
Location East Tower\Fire/Dom Pump Room\Disconnect					
Inspected	NO ID 40A	Critical to Operations		119748	Trending
Inspected	NO ID 30A	Critical to Operations		119749	Trending
Location East Tower\Fire/Dom Pump Room\ATS					
Not Insp, No Access	Fire Pump ATS 1200A	Critical to Operations		119750	
Location East Tower\Fire/Dom Pump Room\Control Panel					
Inspected	NO ID	Critical to Operations		119751	Trending
Location East Tower\Fire/Dom Pump Room\Jbox					
Inspected	Domestic Water Controller	Critical to Operations		119752	Trending
Location East Tower\Emergency Generator Room\ATS					
Not Insp, No Load	Generator ATS	Critical to Operations		119753	



Equipment List/Inventory

Deering Bay Condominium II

(NI): Not Inspected
(No IR): Without IR Data

Status	Equipment Name	Operational Priority	Asset ID	Barcode	Trending
Location East Tower\Elevator Room\Disconnect					
Inspected	East Tower "A" 100A	Critical to Operations		119755	Trending
Inspected	East Tower "B" 100A	Critical to Operations		119756	Trending
Inspected	A Elevator Lights 30A	Critical to Operations		119757	Trending
Inspected	B Elevator Lights 30A	Critical to Operations		119758	Trending
Inspected	A/C 60A	Critical to Operations		119759	Trending
Location East Tower\Elevator Room\Electrical Panel 120/208V					
Inspected	NO ID 225A	Critical to Operations		119754	Trending
Location East Tower\Elevator Room\Gutter Box					
Inspected	NO ID	Critical to Operations		119760	Trending
Location East Tower\East Tower Roof\Disconnect					
Inspected (No IR Data)	NO ID	Critical to Operations			
Location West Tower\Main Electrical Room\Electrical Panel 120/208V					
Inspected	HED 250A	Critical to Operations		119765	Trending
Inspected	HD 250A	Critical to Operations		119766	Trending
Location West Tower\Main Electrical Room\Disconnect					
Inspected	Meter CTR "D" Main 600A	Critical to Operations		119767	Trending
Location West Tower\Main Electrical Room\Meter Breaker					
Inspected	247, 237, 227, 217 175A	Critical to Operations		119768	Trending
Inspected	228, 218, 257 175A	Critical to Operations		119769	Trending



Equipment List/Inventory

Deering Bay Condominium II

(NI): Not Inspected
(No IR): Without IR Data

Status	Equipment Name	Operational Priority	Asset ID	Barcode	Trending
Location West Tower\Main Electrical Room\Meter Breaker					
Inspected	258, 248, 238 175A	Critical to Operations		119770	Trending
Location West Tower\Main Electrical Room\Contactor					
Inspected	Landscape/Planter Lights	Critical to Operations		119771	Trending
Inspected	Corridor/Lobby Lights	Critical to Operations		119772	Trending
Location West Tower\Main Electrical Room\Timer					
Inspected	Landscape Lights	Critical to Operations		119773	Trending
Inspected	Lobby Lights	Critical to Operations		119774	Trending
Location West Tower\Main Electrical Room\Gutter Box					
Inspected	NO ID	Critical to Operations		119775	Trending
Location West Tower\Elevator Room\Electrical Panel 120/208V					
Inspected	NO ID	Critical to Operations		119776	Trending
Location West Tower\Elevator Room\Disconnect					
Inspected	Elevator #1 100A	Critical to Operations		119777	Trending
Inspected	Elevator #2 100A	Critical to Operations		119778	Trending
Inspected	Lights/Fans Elevator B 30A	Critical to Operations		119779	Trending
Inspected	Lights/Fans Elevator A 30A	Critical to Operations		119780	Trending
Inspected	A/C 60A	Critical to Operations		119782	Trending
Location West Tower\Elevator Room\Gutter Box					
Inspected	NO ID	Critical to Operations		119781	Trending



Equipment List/Inventory

Deering Bay Condominium II

(NI): Not Inspected
(No IR): Without IR Data

Status	Equipment Name	Operational Priority	Asset ID	Barcode	Trending
Location West Tower\Garage\Disconnect					
Inspected	SS 70823 30A	Critical to Operations		119811	Trending
Inspected	NO ID 30A	Critical to Operations		119812	Trending
Location West Tower\Garage\Timer					
Inspected	Promenade Lights	Critical to Operations		119813	Trending
Location South Tower\Main Electrical Room\Electrical Panel 120/208V					
Inspected	HA 250A	Critical to Operations		119710	Trending
Inspected	HEA 250A	Critical to Operations		119711	Trending
Location South Tower\Main Electrical Room\Disconnect					
Inspected	Meter CTR "A" Main 1000A	Critical to Operations		119712	Trending
Inspected	Unit #231 Battery Charger Spot #70 20A	Critical to Operations		119717	Trending
Location South Tower\Main Electrical Room\Meter Breaker					
Inspected	282, 272, 262, 252 200A	Critical to Operations		119713	Trending
Inspected	242, 232, 222, 212 200A	Critical to Operations		119714	Trending
Inspected	261, 251, 241 200A	Critical to Operations		119715	Trending
Inspected	231, 221, 211 200A	Critical to Operations		119716	Trending
Location South Tower\Main Electrical Room\Contactor					
Inspected	NO ID 20A	Critical to Operations		119718	Trending
Inspected	NO ID 20A	Critical to Operations		119719	Trending



Equipment List/Inventory

Deering Bay Condominium II

(NI): Not Inspected
(No IR): Without IR Data

Status	Equipment Name	Operational Priority	Asset ID	Barcode	Trending
Location	South Tower\Main Electrical Room\Timer				
Inspected	South Landscape Timer	Critical to Operations		119720	Trending
Inspected	South Hallway Timer	Critical to Operations		119721	Trending
Location	South Tower\Garage\Disconnect				
Inspected	WheelChair Lift South 30A	Critical to Operations		119722	Trending
Location	South Tower\Elevator Room\Electrical Panel 120/208V				
Inspected	NO ID 225A	Critical to Operations		119723	Trending
Location	South Tower\Elevator Room\Disconnect				
Inspected	Elevator #1 A 100A	Critical to Operations		119724	Trending
Inspected	Elevator #2 B 100A	Critical to Operations		119725	Trending
Inspected	A Car #1 Light/Fan 30A	Critical to Operations		119726	Trending
Inspected	B Car #2 Lights/Fan 30A	Critical to Operations		119727	Trending
Inspected	A/C	Critical to Operations		119728	Trending
Location	South Tower\Elevator Room\Gutter Box				
Inspected	NO ID	Critical to Operations		119729	Trending
Location	North Tower\Main Electrical Room\Electrical Panel 120/208V				
Inspected	HC 250A	Critical to Operations		119783	Trending
Inspected	HEC 250A	Critical to Operations		119784	Trending
Location	North Tower\Main Electrical Room\Enclosed Breaker				
Inspected	HOA Lights, AC, Digital Meter 100A	Critical to Operations		119785	Trending



Equipment List/Inventory

Deering Bay Condominium II

(NI): Not Inspected
(No IR): Without IR Data

Status	Equipment Name	Operational Priority	Asset ID	Barcode	Trending
Location North Tower\Main Electrical Room\Enclosed Breaker					
Inspected	285 Unit 50A	Critical to Operations		119795	Trending
Inspected	245 Unit 60A	Critical to Operations		119796	Trending
Inspected	265 Unit 60A	Critical to Operations		119797	Trending
Location North Tower\Main Electrical Room\Contactor					
Inspected	Corridor Lights	Critical to Operations		119786	Trending
Inspected	Landscape Lights	Critical to Operations		119787	Trending
Location North Tower\Main Electrical Room\Timer					
Inspected	North Hallway Timer	Critical to Operations		119788	Trending
Inspected	North Landscape Timer	Critical to Operations		119789	Trending
Location North Tower\Main Electrical Room\Disconnect					
Inspected	Meter CTR "C" Main 1000A	Critical to Operations		119790	Trending
Location North Tower\Main Electrical Room\Meter Breaker					
Inspected	266, 256, 246 200A	Critical to Operations		119791	Trending
Inspected	285, 236, 226, 216 200A	Critical to Operations		119792	Trending
Inspected	275, 265, 255, 245 200A	Critical to Operations		119793	Trending
Inspected	235, 225, 215 200A	Critical to Operations		119794	Trending
Location North Tower\Main Electrical Room\Gutter Box					
Inspected	NO ID	Critical to Operations		119798	Trending

Inspection Date: 12/01/2023

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Equipment List/Inventory

Deering Bay Condominium II

(NI): Not Inspected
(No IR): Without IR Data

Status	Equipment Name	Operational Priority	Asset ID	Barcode	Trending
Location North Tower\Elevator Room\Electrical Panel 120/208V					
Inspected	NO ID 200A	Critical to Operations		119799	Trending
Location North Tower\Elevator Room\Disconnect					
Inspected	North Tower Car #2 B 100A	Critical to Operations		119800	Trending
Inspected	North Tower Car #1 A 100A	Critical to Operations		119801	Trending
Inspected	Lights/ Fans Elevator B 30A	Critical to Operations		119802	Trending
Inspected	Lights/ Fans Elevator A 30A	Critical to Operations		119803	Trending
Inspected	A/C 60A	Critical to Operations		119804	Trending
Location North Tower\Elevator Room\Gutter Box					
Inspected	NO ID	Critical to Operations		119805	Trending
Location North Tower\Fire Room\Electrical Panel 120/208V					
Inspected	HES	Critical to Operations		119814	Trending
Location North Tower\Fire Room\Timer					
Inspected	Ramp Lights Timer	Critical to Operations		119815	Trending
Inspected	Entrance Ramp Timer	Critical to Operations		119816	Trending



Equipment Trending

Brady Infrared



(772) 288-9884



BradyIR@BradyInfrared.com



BradyInfrared.com



2845 SE Monroe Street
Stuart, FL 34997



Equipment Trending

Deering Bay Condominium II

Name: MHE 1200A

[Show in Inventory](#)

Location: East Tower\Main Electrical Room\Distribution Panel

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Siemens

Inspection Frequency:

Asset ID:

Barcode: 119730

Notes:

Primary Inspection Point

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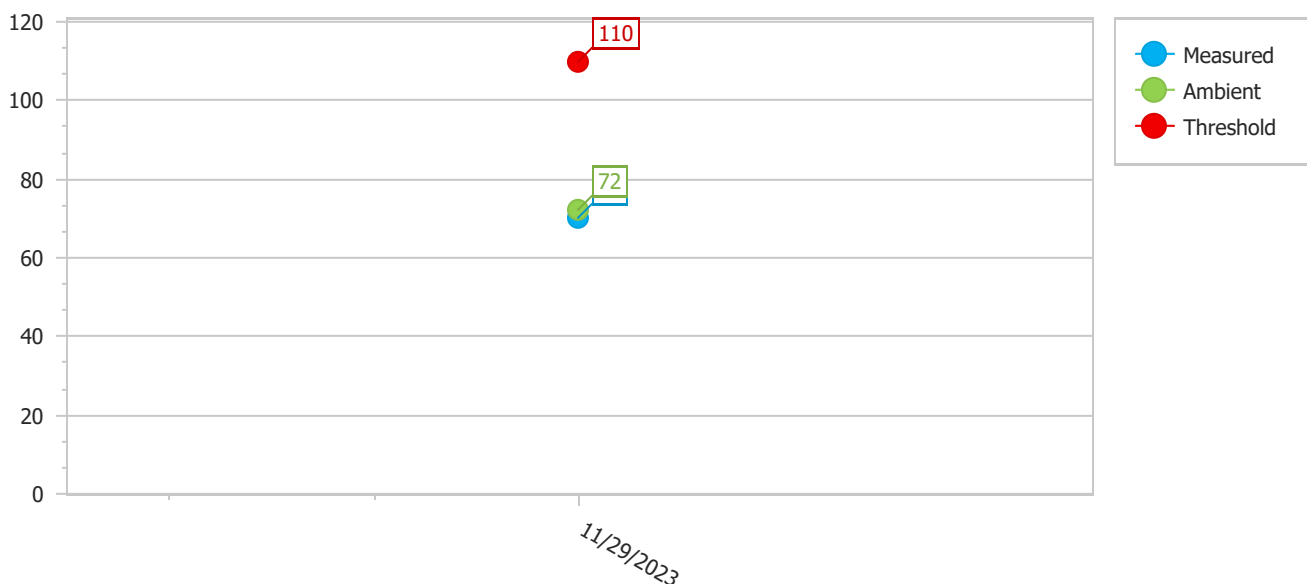


Ambient Temp: 72 °F

Measured Temp: 70 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: MHD 400A

[Show in Inventory](#)

Location: East Tower\Main Electrical Room\Distribution Panel

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Siemens

Inspection Frequency:

Asset ID:

Barcode: 119731

Notes:

Primary Inspection Point

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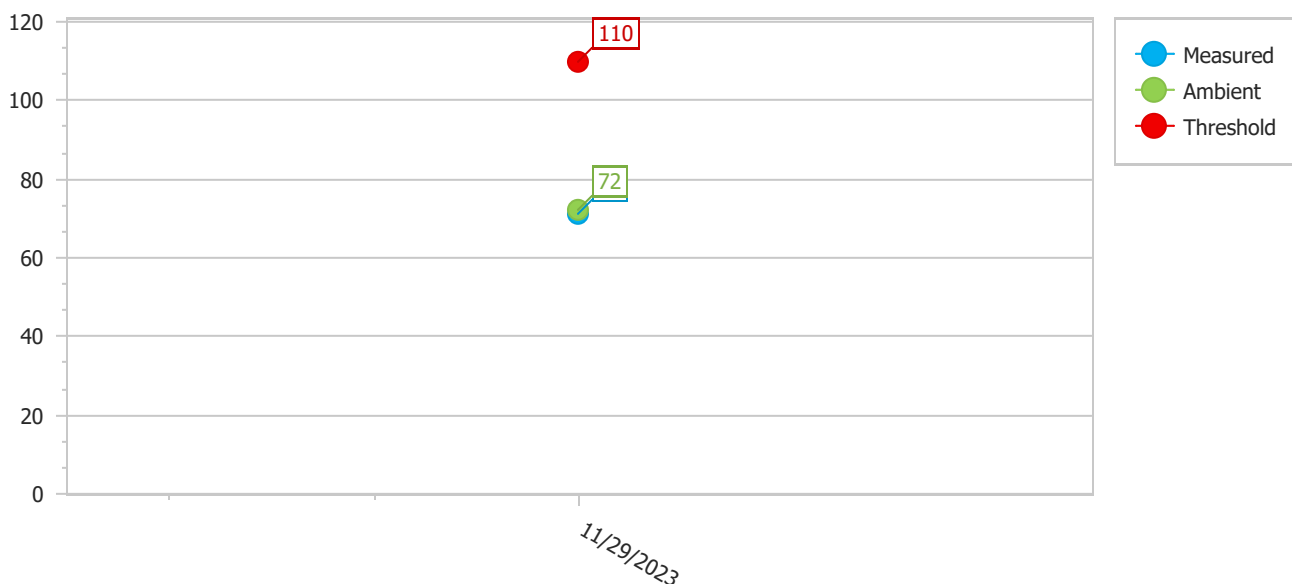


Ambient Temp: 72 °F

Measured Temp: 71 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: HEB 250A

[Show in Inventory](#)

Location: East Tower\Main Electrical Room\Electrical Panel 120/208V

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Siemens

Inspection Frequency:

Asset ID:

Barcode: 119732

Notes:

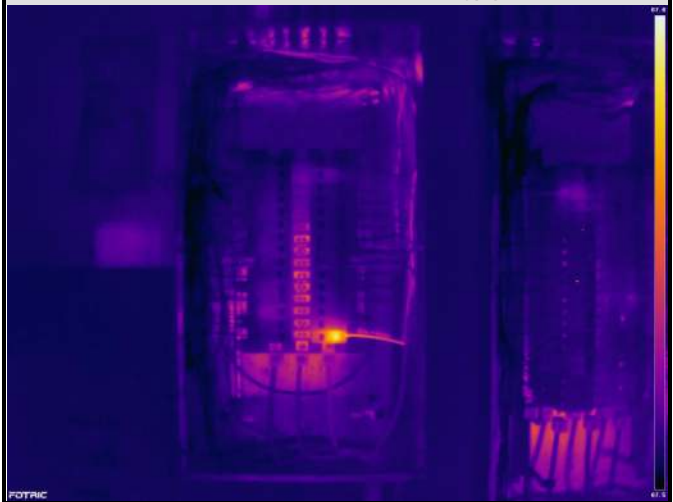
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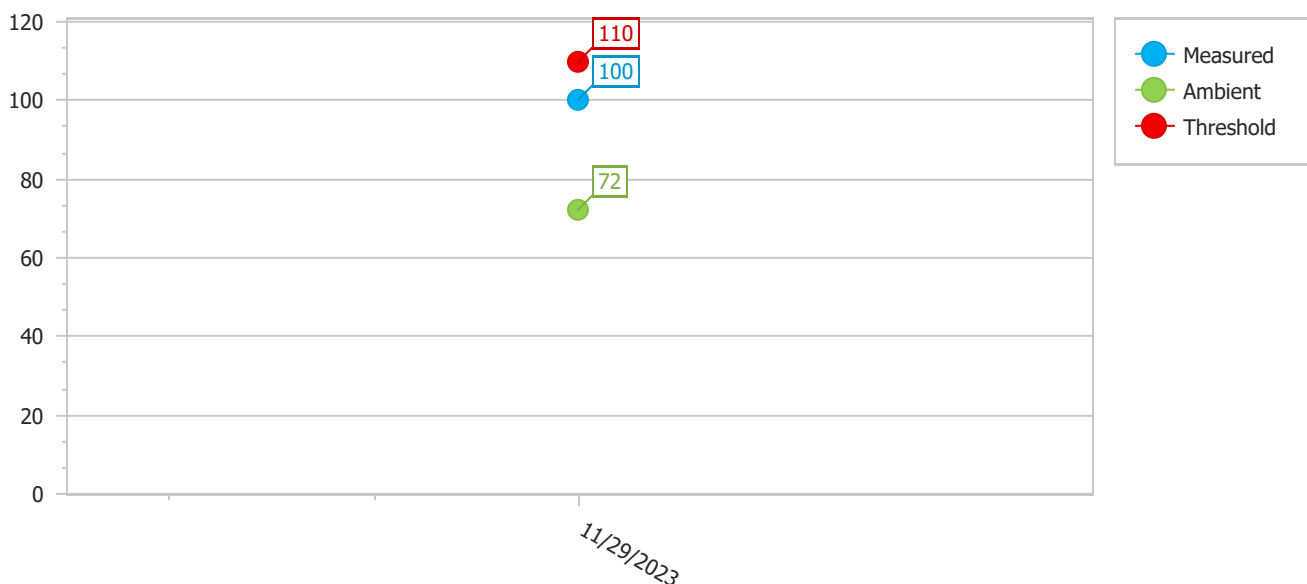


Ambient Temp: 72 °F

Measured Temp: 100 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: HB 250A

[Show in Inventory](#)

Location: East Tower\Main Electrical Room\Electrical Panel 120/208V

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Siemens

Inspection Frequency:

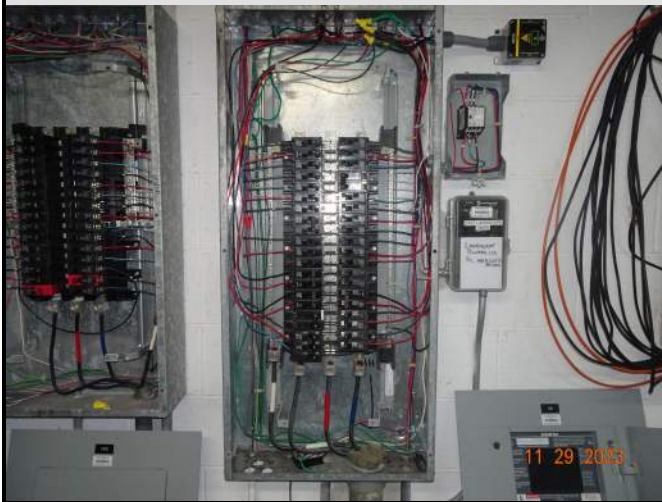
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Barcode: 119733

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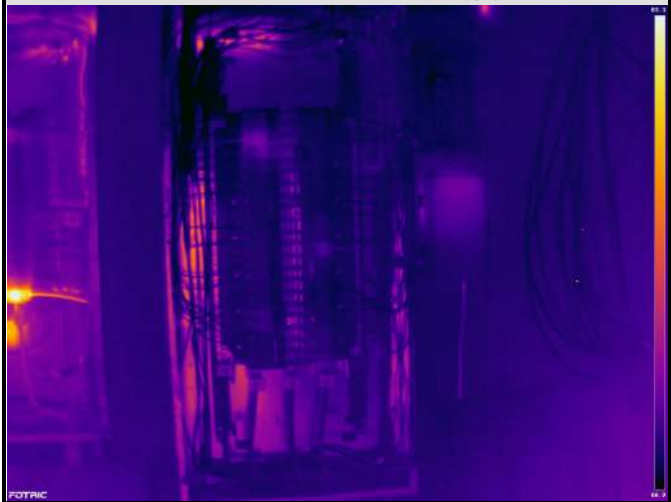
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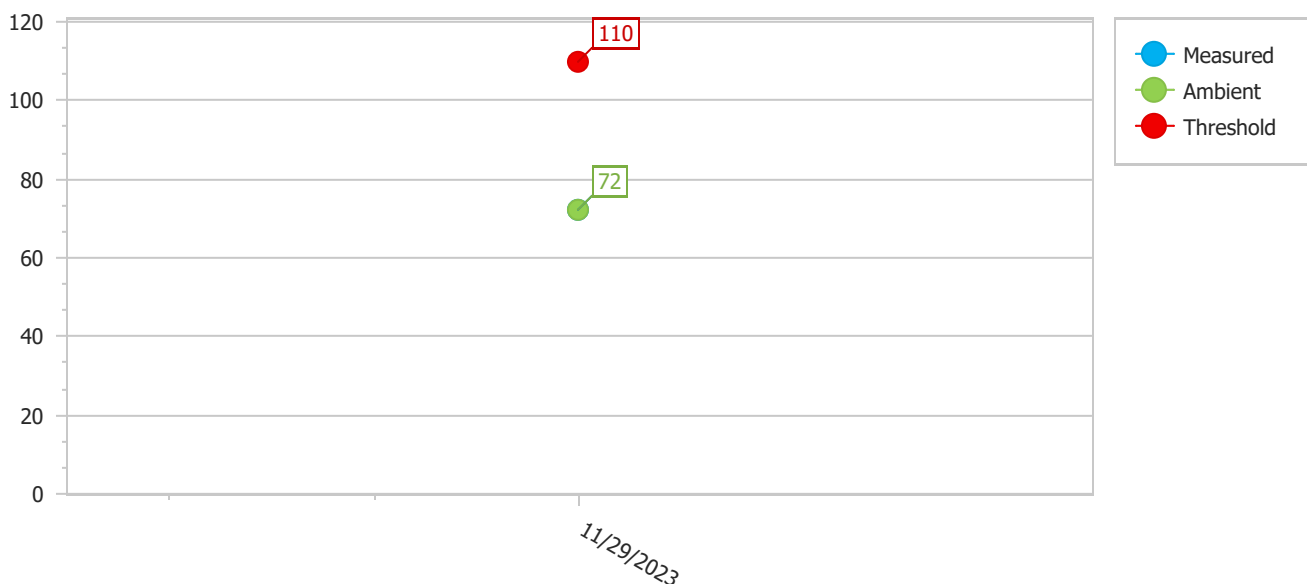


Ambient Temp: 72 °F

Measured Temp: 72 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: Meter CTR "B" Main 1200A

[Show in Inventory](#)

Location: East Tower\Main Electrical Room\Disconnect

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: ITE

Inspection Frequency:

Asset ID:

Barcode: 119734

Notes:

Primary Inspection Point

DSC00640.JPG



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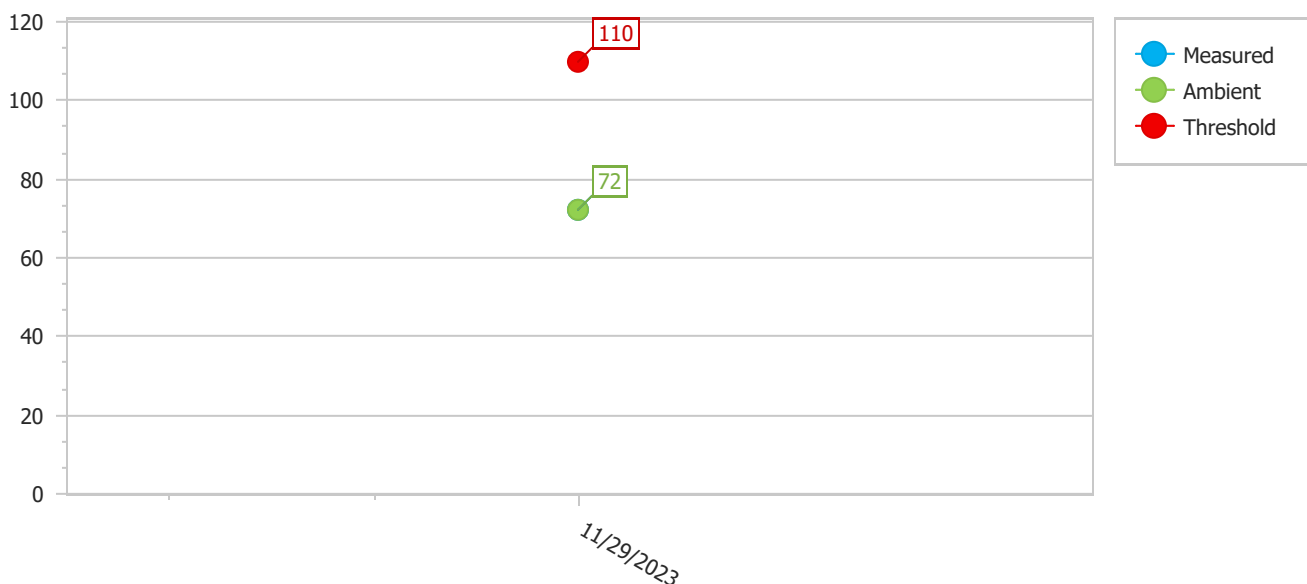


Ambient Temp: 72 °F

Measured Temp: 72 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: 293, 283, 273, 263 200A

[Show in Inventory](#)

Location: East Tower\Main Electrical Room\Meter Breaker

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: ITE

Inspection Frequency:

Asset ID:

Barcode: 119735

Notes:

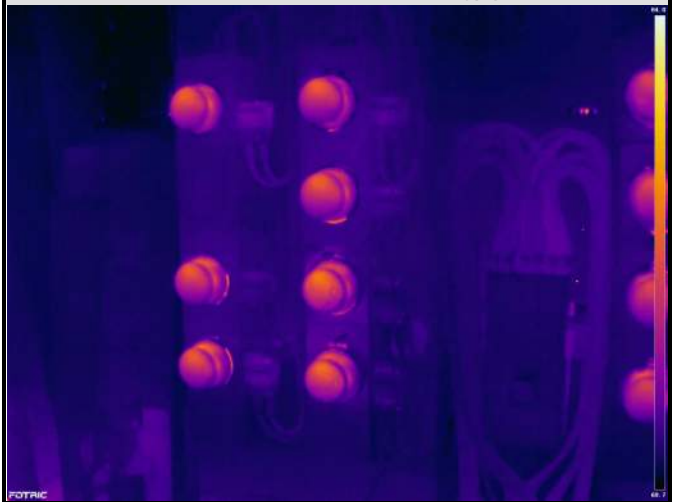
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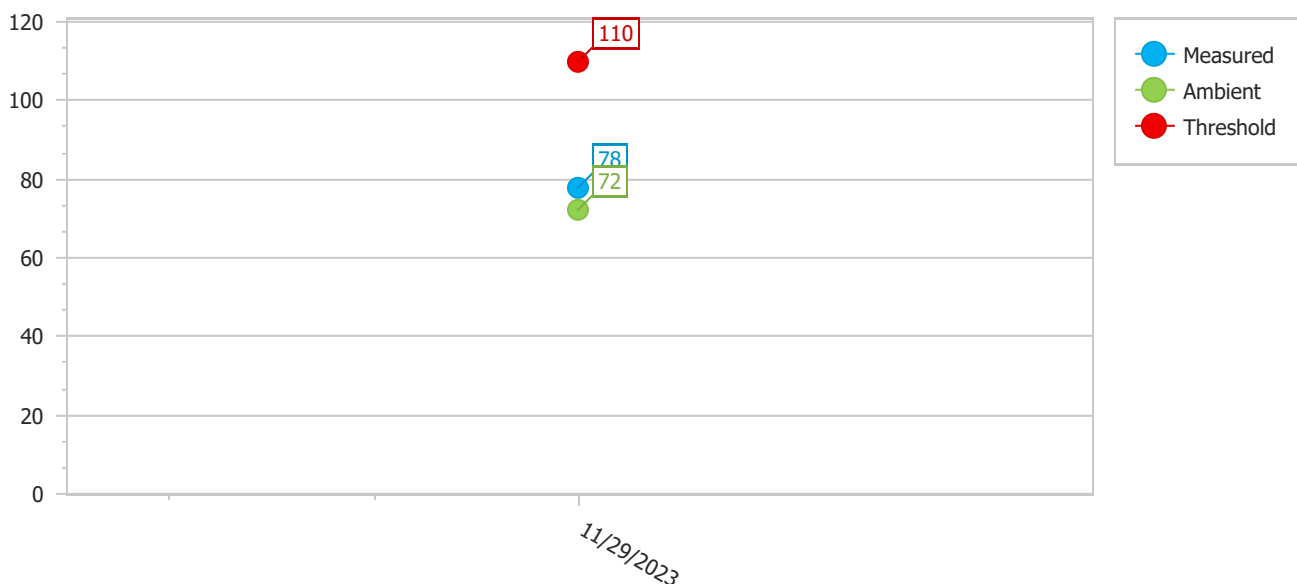


Ambient Temp: 72 °F

Measured Temp: 78 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: 253, 243, 233, 223 200A

[Show in Inventory](#)

Location: East Tower\Main Electrical Room\Meter Breaker

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: ITE

Inspection Frequency:

Asset ID:

Barcode: 119736

Notes:

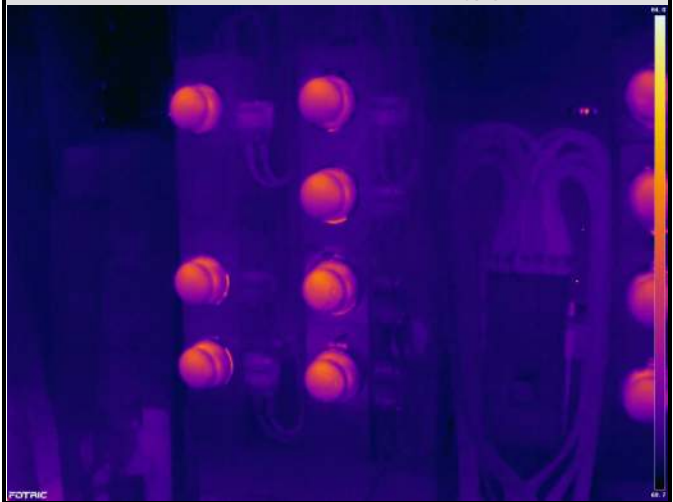
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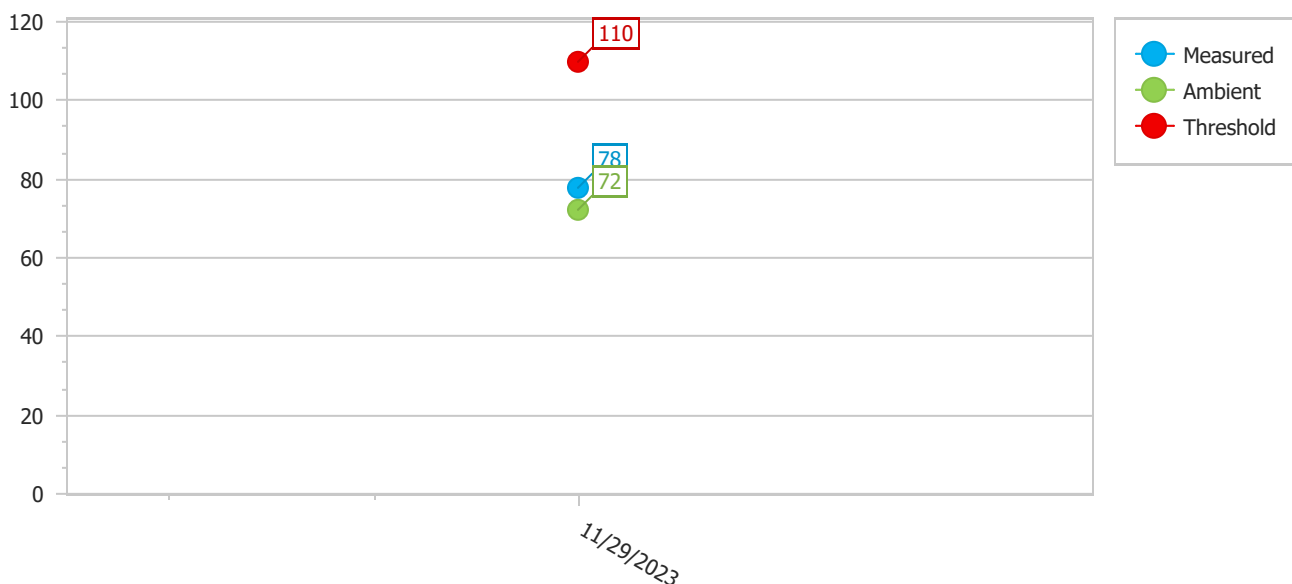


Ambient Temp: 72 °F

Measured Temp: 78 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: 254, 244, 234, 224 200A

[Show in Inventory](#)

Location: East Tower\Main Electrical Room\Meter Breaker

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: ITE

Inspection Frequency:

Asset ID:

Barcode: 119737

Notes:

Primary Inspection Point

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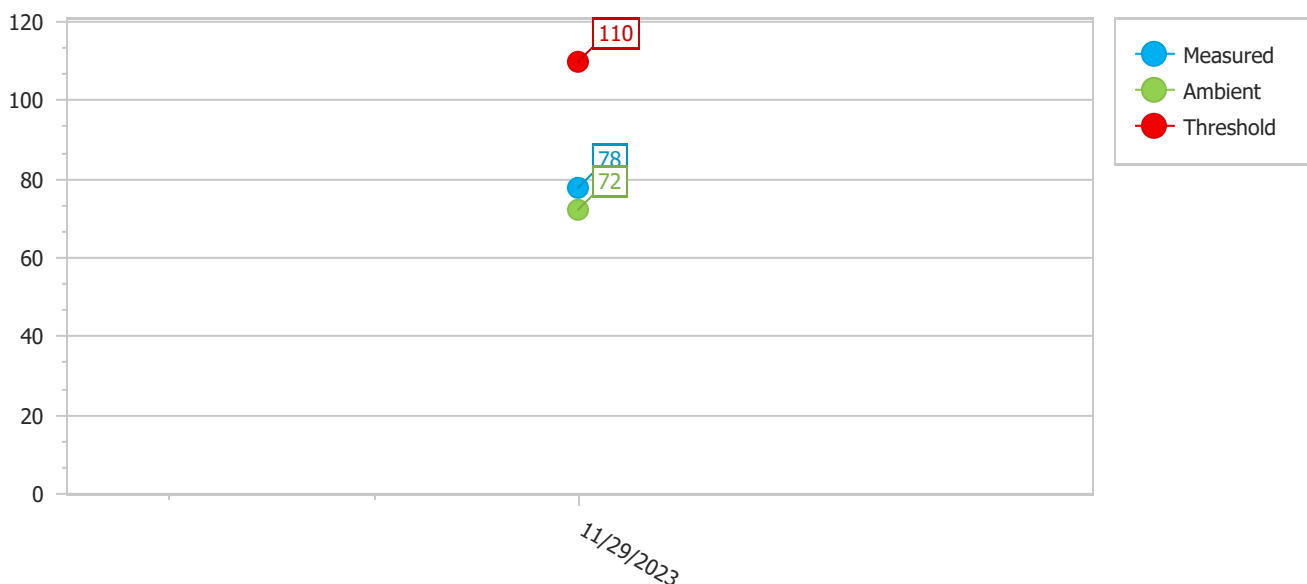


Ambient Temp: 72 °F

Measured Temp: 78 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: 294, 284, 274, 264 200A

[Show in Inventory](#)

Location: East Tower\Main Electrical Room\Meter Breaker

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: ITE

Inspection Frequency:

Asset ID:

Barcode: 119738

Notes:

Primary Inspection Point

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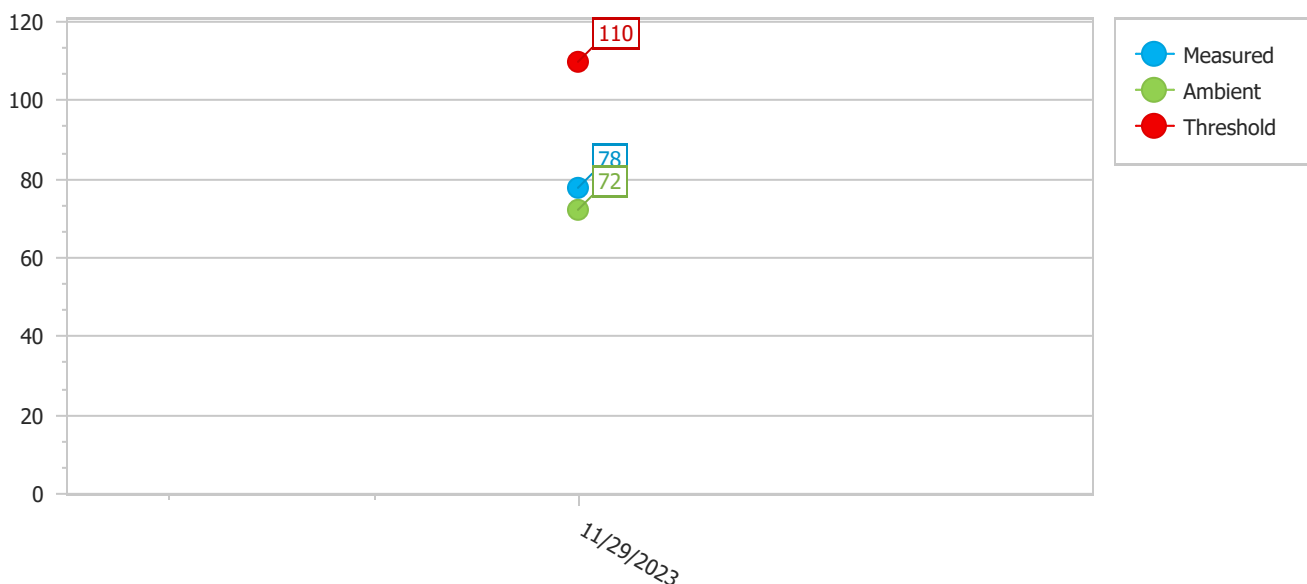


Ambient Temp: 72 °F

Measured Temp: 78 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: 283 200A

[Show in Inventory](#)

Location: East Tower\Main Electrical Room\Meter Breaker

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: ITE

Inspection Frequency:

Asset ID:

Barcode: 119739

Notes:

Primary Inspection Point

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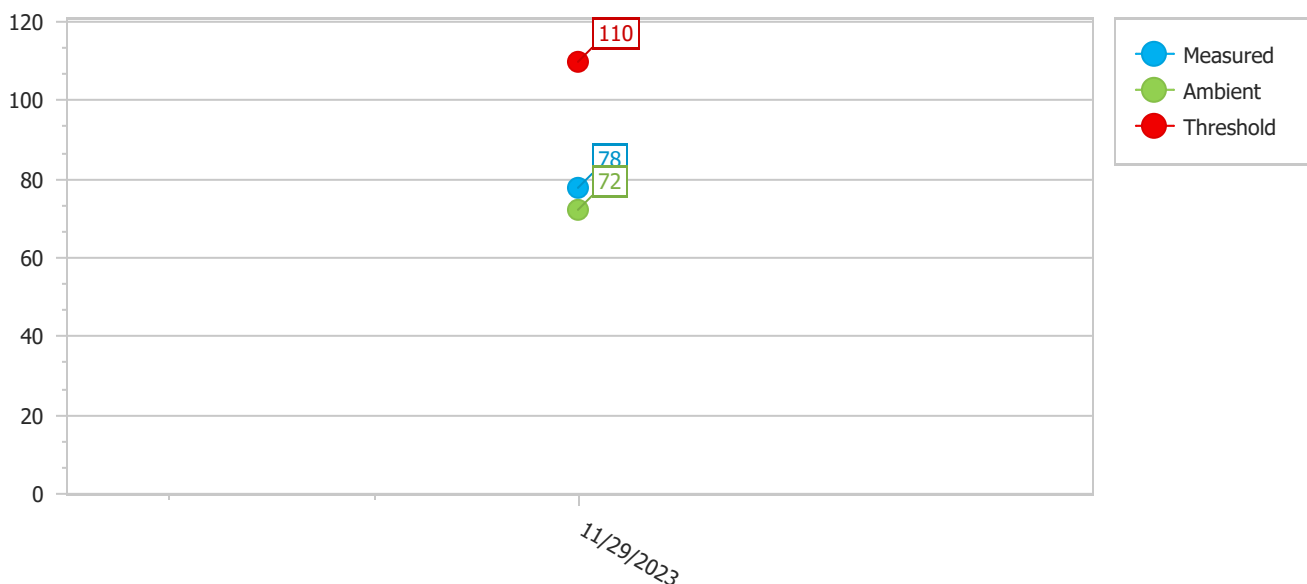


Ambient Temp: 72 °F

Measured Temp: 78 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: Unit #243 Parking #50 60A

[Show in Inventory](#)

Location: East Tower\Main Electrical Room\Disconnect/EV

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Siemens

Inspection Frequency:

Asset ID:

Barcode: 119740

Notes:

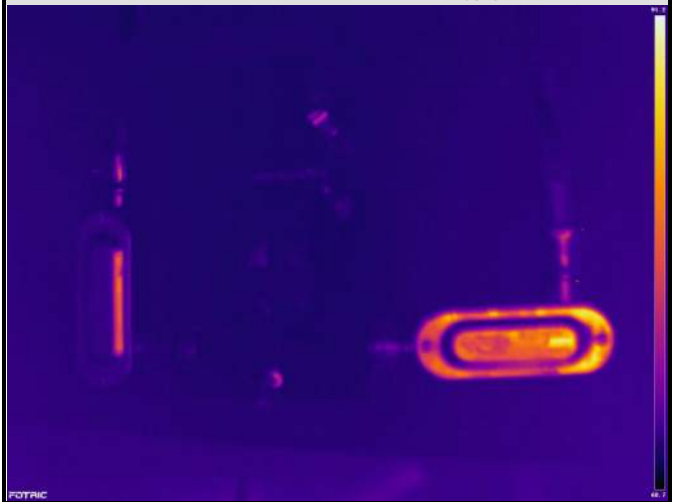
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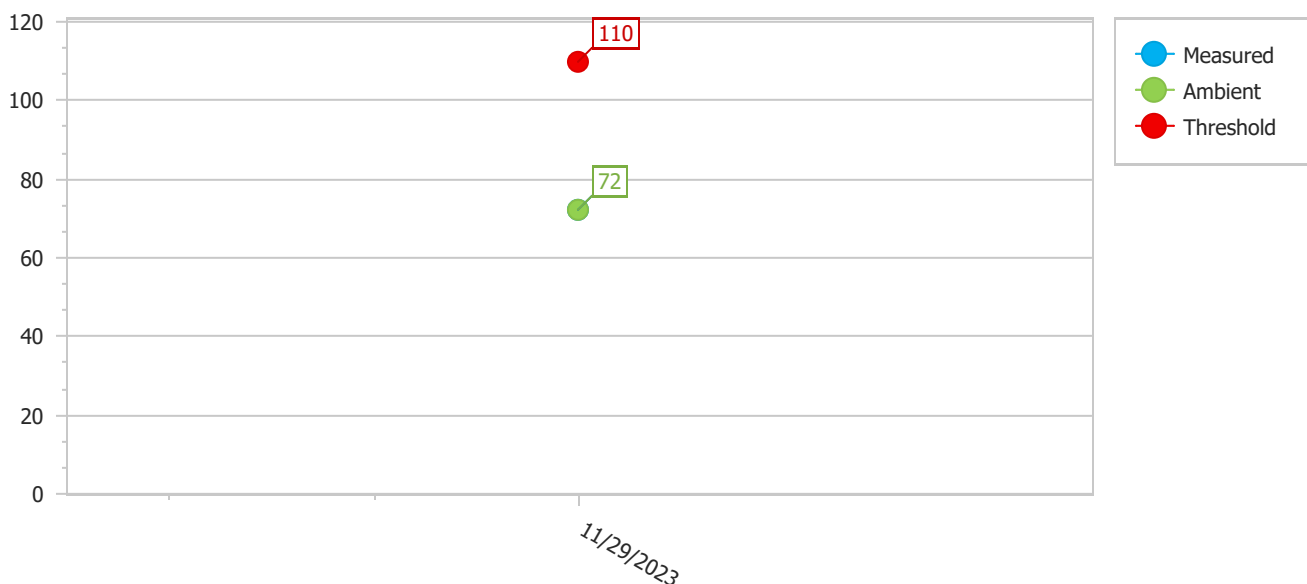


Ambient Temp: 72 °F

Measured Temp: 72 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: Unit #274 Parking #31 20A

[Show in Inventory](#)

Location: East Tower\Main Electrical Room\Disconnect/EV

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Siemens

Inspection Frequency:

Asset ID:

Barcode: 119741

Notes:

Primary Inspection Point

DSC00645.JPG



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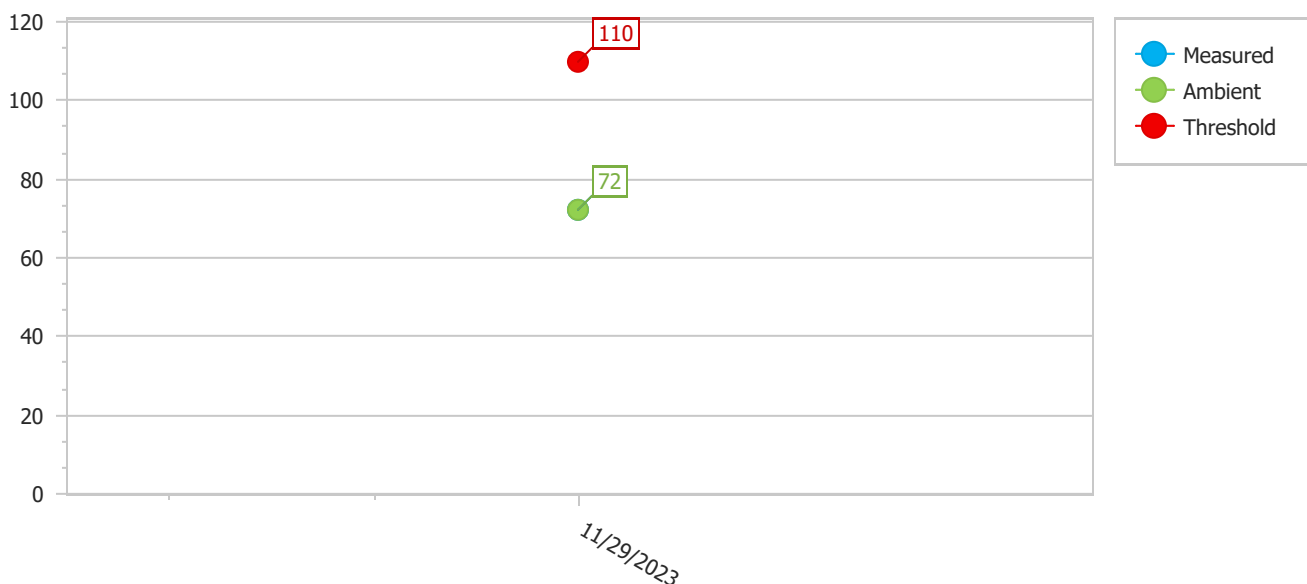


Ambient Temp: 72 °F

Measured Temp: 72 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: Unit #224 Dr.PHA EV Charger 50A

[Show in Inventory](#)

Location: East Tower\Main Electrical Room\Disconnect/EV

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: GE

Inspection Frequency:

Asset ID:

Barcode: 119742

Notes:

Primary Inspection Point

DSC00646.JPG



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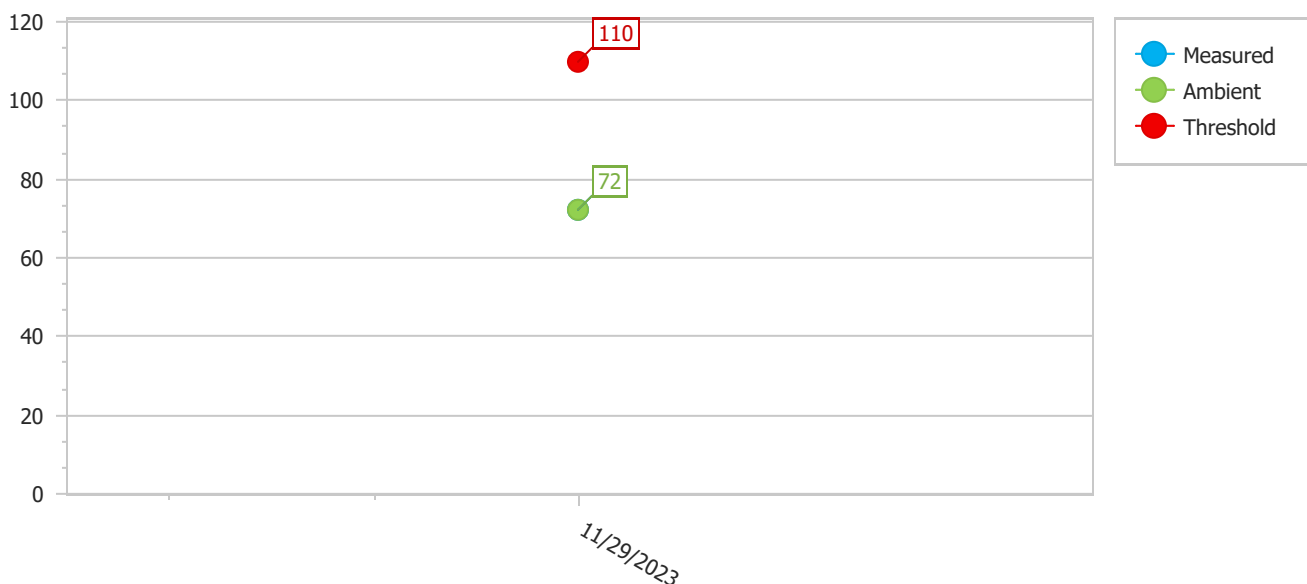


Ambient Temp: 72 °F

Measured Temp: 72 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: Lobby Lights

[Show in Inventory](#)

Location: East Tower\Main Electrical Room\Contactor

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer:

Inspection Frequency:

Asset ID:

Barcode: 119743

Notes:

Primary Inspection Point

DSC00647.JPG



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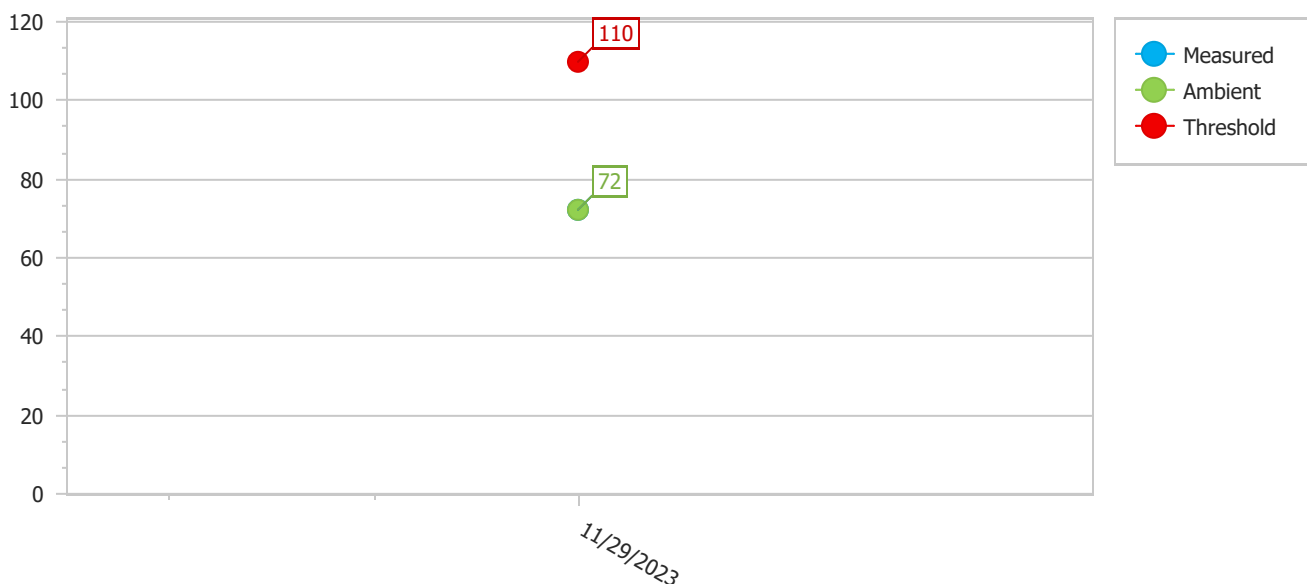


Ambient Temp: 72 °F

Measured Temp: 72 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: Planter Lights

[Show in Inventory](#)

Location: East Tower\Main Electrical Room\Contactor

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer:

Inspection Frequency:

Asset ID:

Barcode: 119744

Notes:

Primary Inspection Point

DSC00648.JPG



11/29/2023 1:41:26 PM

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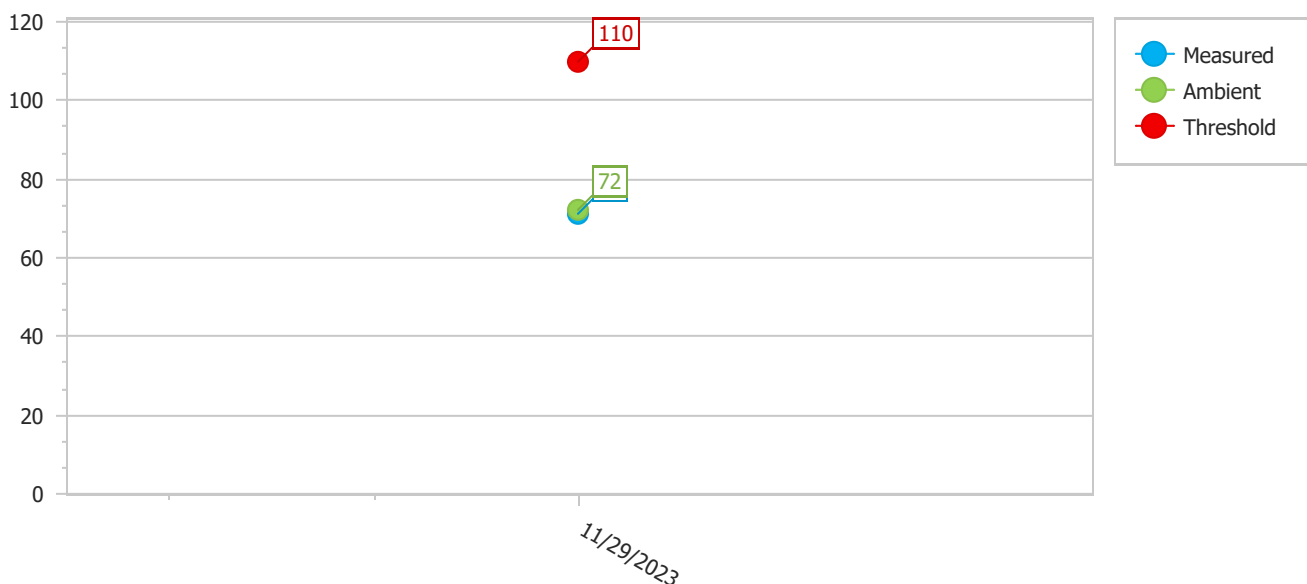


Ambient Temp: 72 °F

Measured Temp: 71 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: East Hallway

[Show in Inventory](#)

Location: East Tower\Main Electrical Room\Timer

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer:

Inspection Frequency:

Asset ID:

Barcode: 119745

Notes:

Primary Inspection Point

DSC00649.JPG



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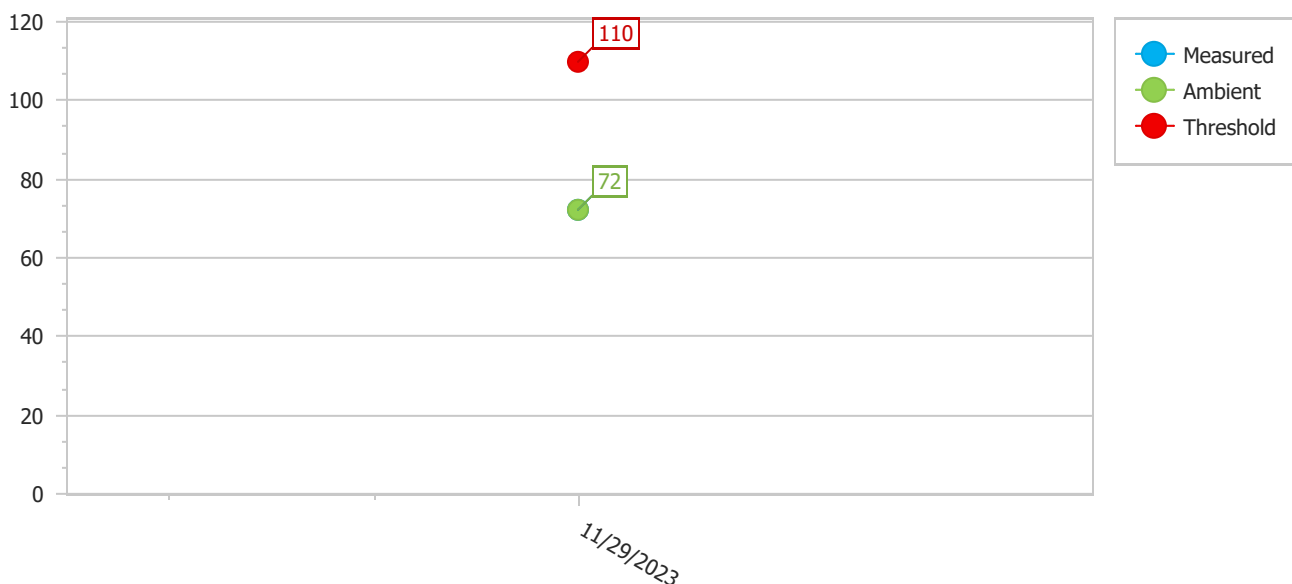


Ambient Temp: 72 °F

Measured Temp: 72 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: East Landscape

[Show in Inventory](#)

Location: East Tower\Main Electrical Room\Timer

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer:

Inspection Frequency:

Asset ID:

Barcode: 119746

Notes:

Primary Inspection Point

DSC00650.JPG



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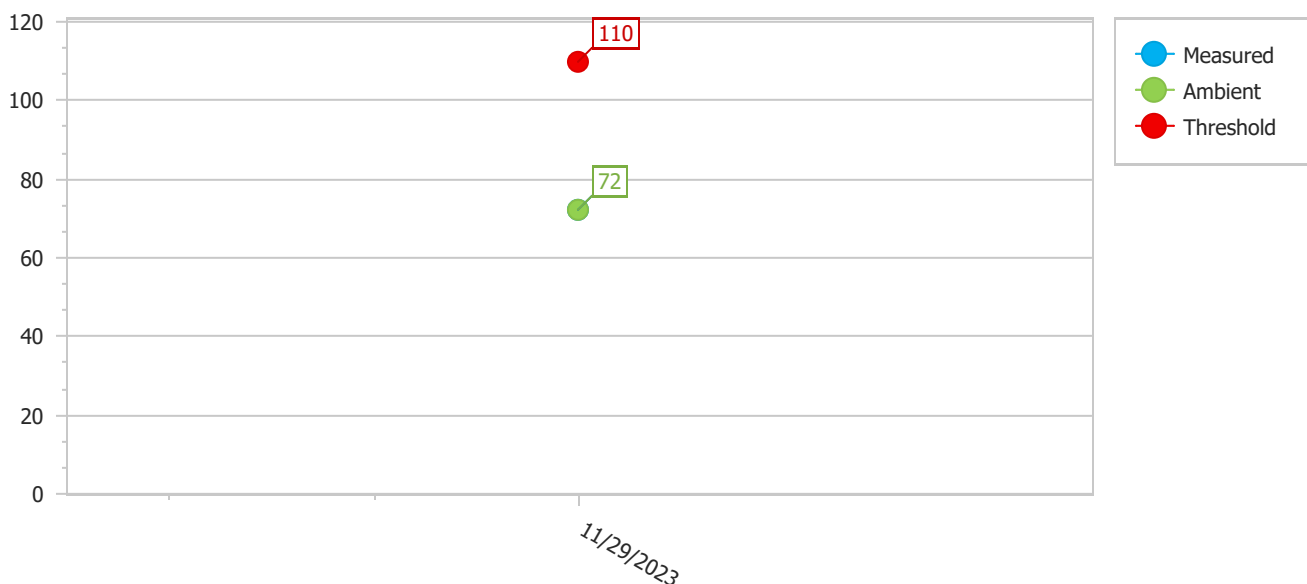


Ambient Temp: 72 °F

Measured Temp: 72 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: NO ID

[Show in Inventory](#)

Location: East Tower\Main Electrical Room\Gutter Box

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer:

Inspection Frequency:

Asset ID:

Barcode: 119747

Notes:

Primary Inspection Point

DSC00651.JPG



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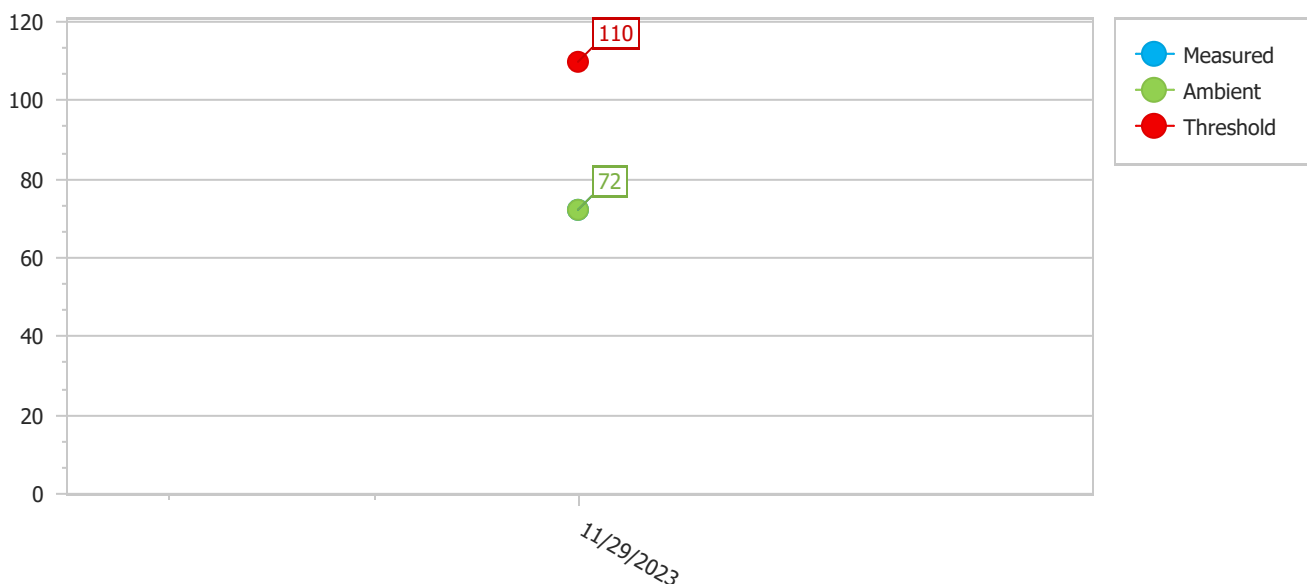


Ambient Temp: 72 °F

Measured Temp: 72 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: NO ID 40A

[Show in Inventory](#)

Location: East Tower\Fire/Dom Pump Room\Disconnect

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: JC

Inspection Frequency:

Asset ID:

Barcode: 119748

Notes:

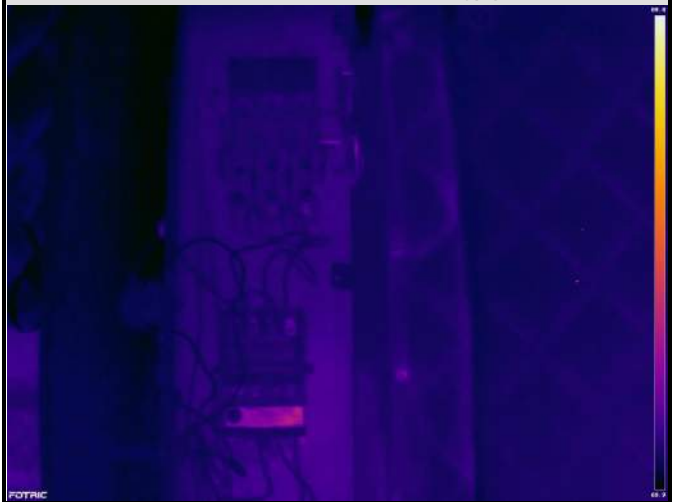
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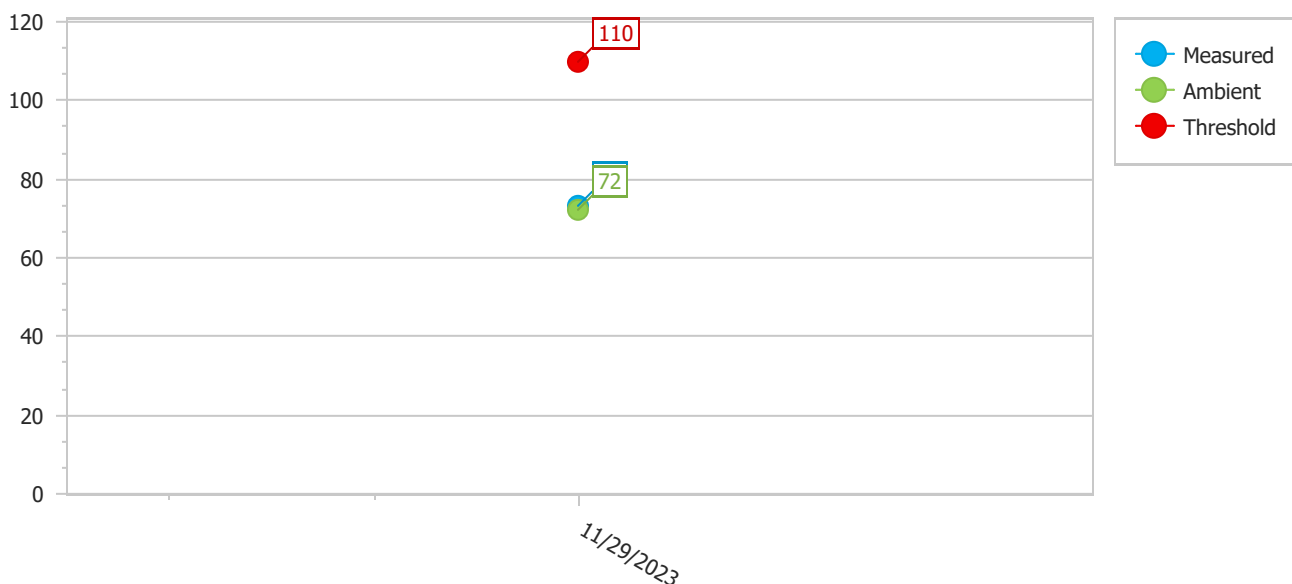


Ambient Temp: 72 °F

Measured Temp: 73 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: NO ID 30A

[Show in Inventory](#)

Location: East Tower\Fire/Dom Pump Room\Disconnect

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Siemens

Inspection Frequency:

Asset ID:

Barcode: 119749

Notes:

Primary Inspection Point

DSC00653.JPG



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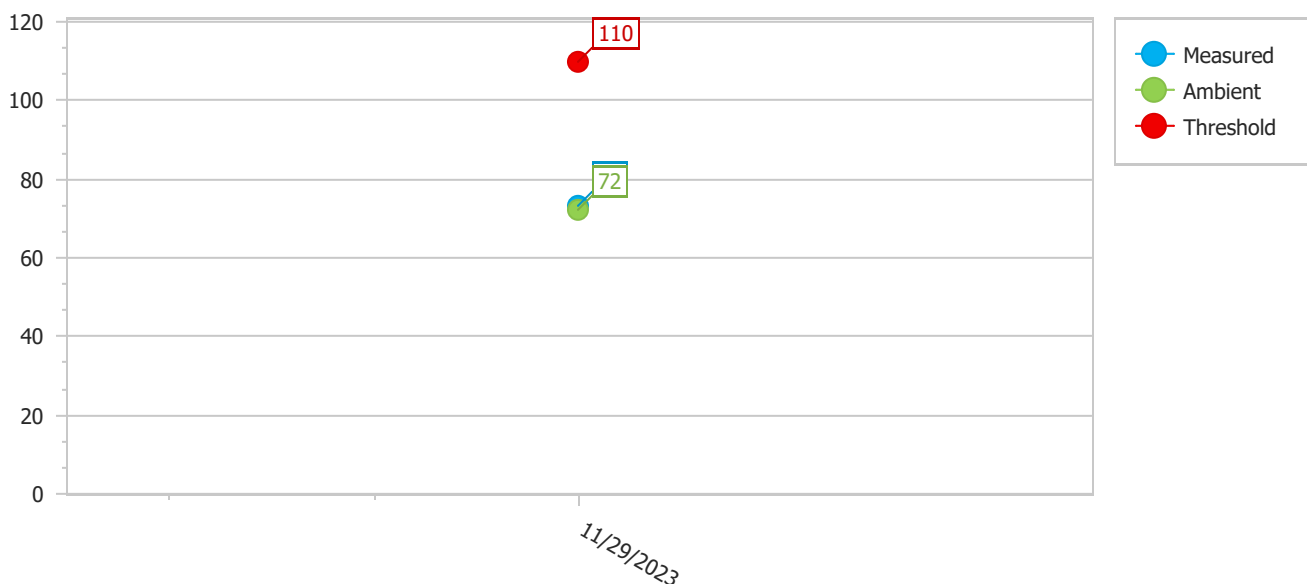


Ambient Temp: 72 °F

Measured Temp: 73 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: NO ID

[Show in Inventory](#)

Location: East Tower\Fire/Dom Pump Room\Control Panel

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer:

Inspection Frequency:

Asset ID:

Barcode: 119751

Notes:

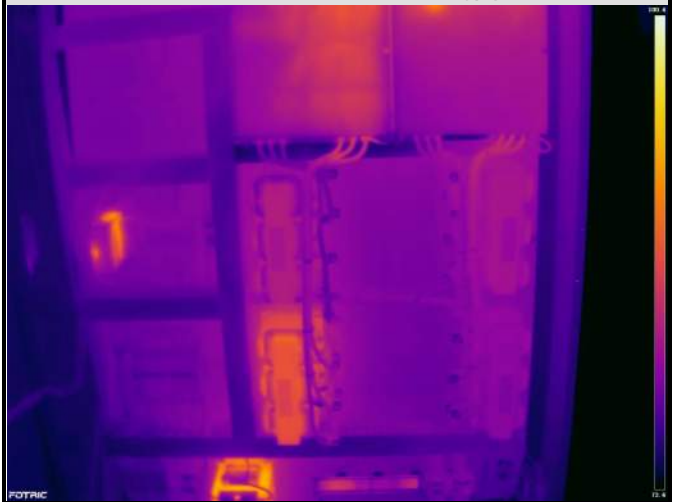
Primary Inspection Point

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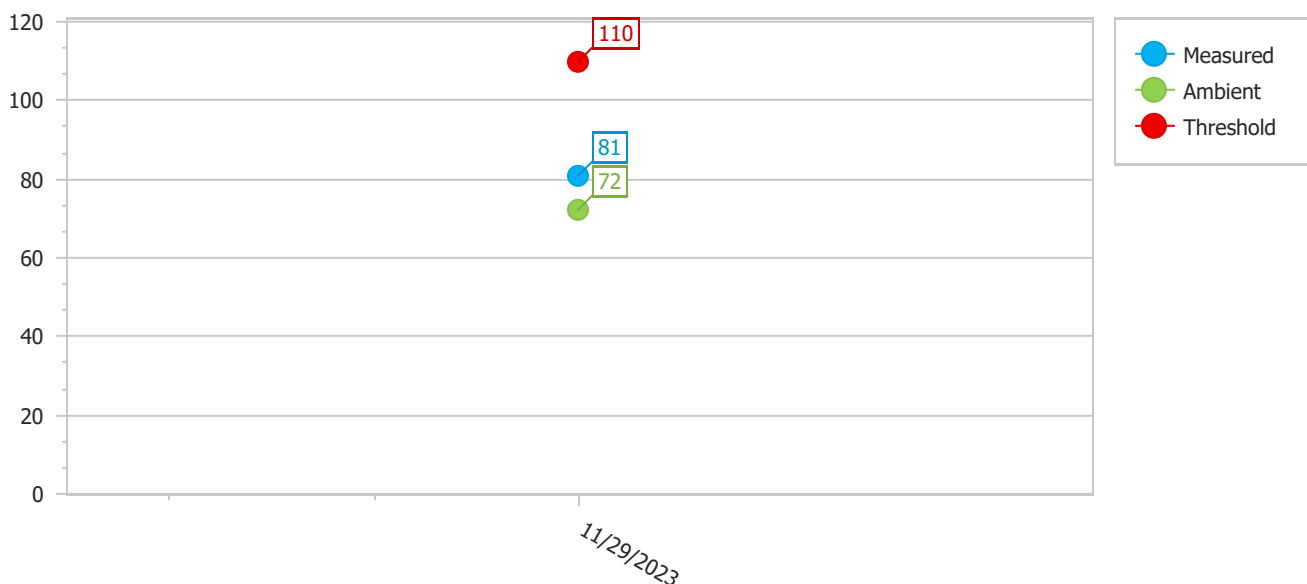


Ambient Temp: 72 °F

Measured Temp: 81 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: Domestic Water Controller

[Show in Inventory](#)

Location: East Tower\Fire/Dom Pump Room\Jbox

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer:

Inspection Frequency:

Asset ID:

Barcode: 119752

Notes:

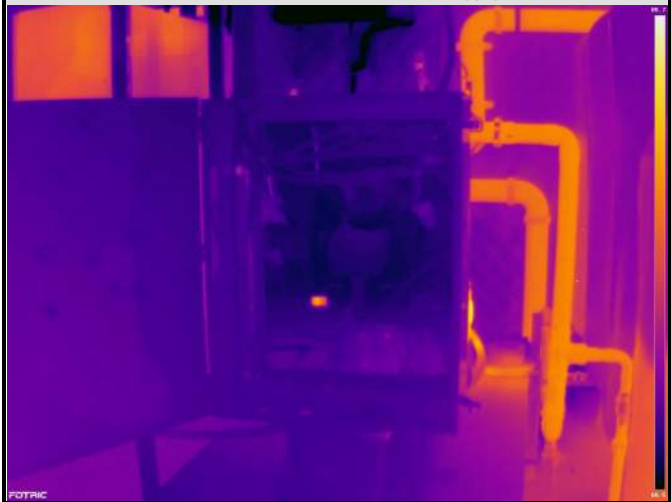
Primary Inspection Point

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11/29/2023 2:00:03 PM

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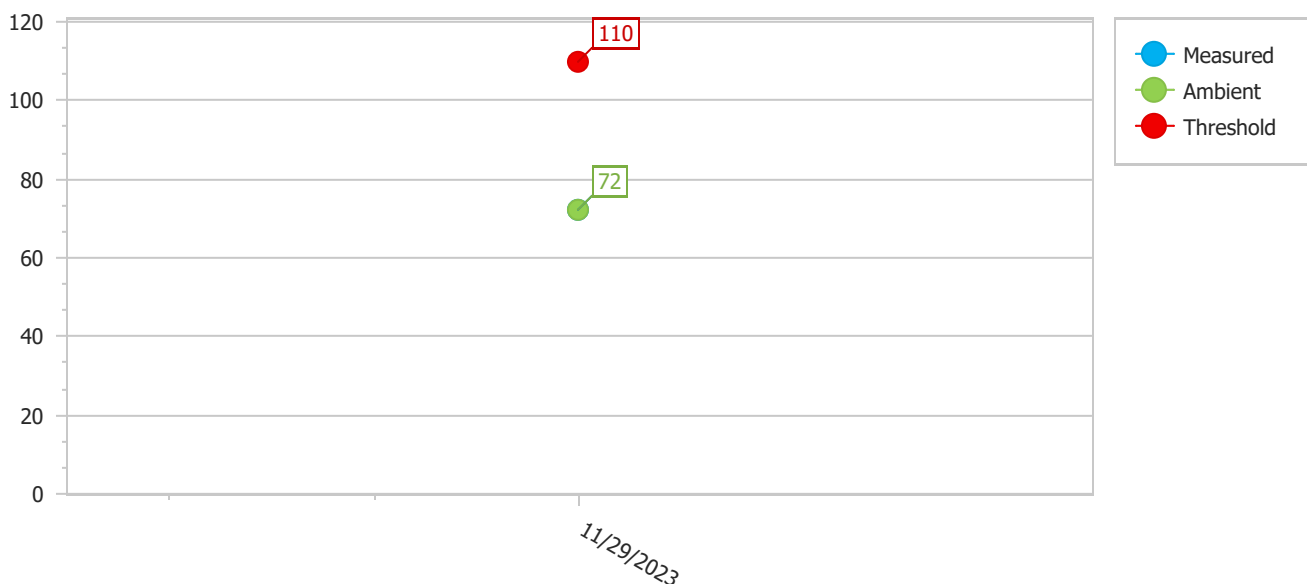


Ambient Temp: 72 °F

Measured Temp: 72 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: East Tower "A" 100A

[Show in Inventory](#)

Location: East Tower\Elevator Room\Disconnect

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Siemens

Inspection Frequency:

Asset ID:

Barcode: 119755

Notes:

Primary Inspection Point

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11/30/2023 10:02:20 AM

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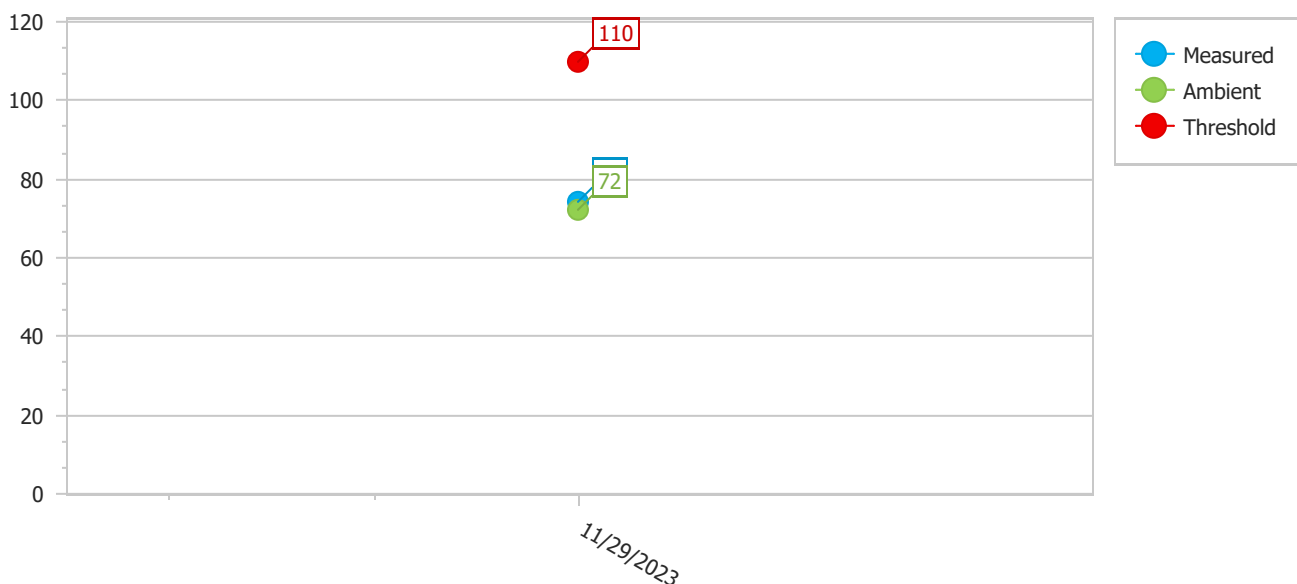


Ambient Temp: 72 °F

Measured Temp: 74 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: East Tower "B" 100A

[Show in Inventory](#)

Location: East Tower\Elevator Room\Disconnect

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Siemens

Inspection Frequency:

Asset ID:

Barcode: 119756

Notes:

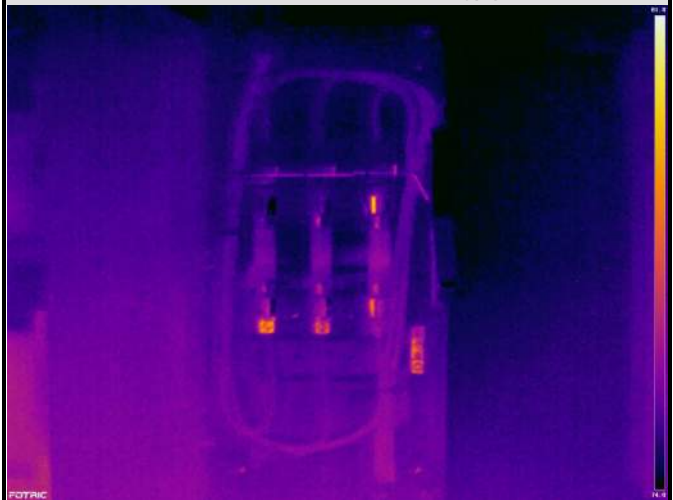
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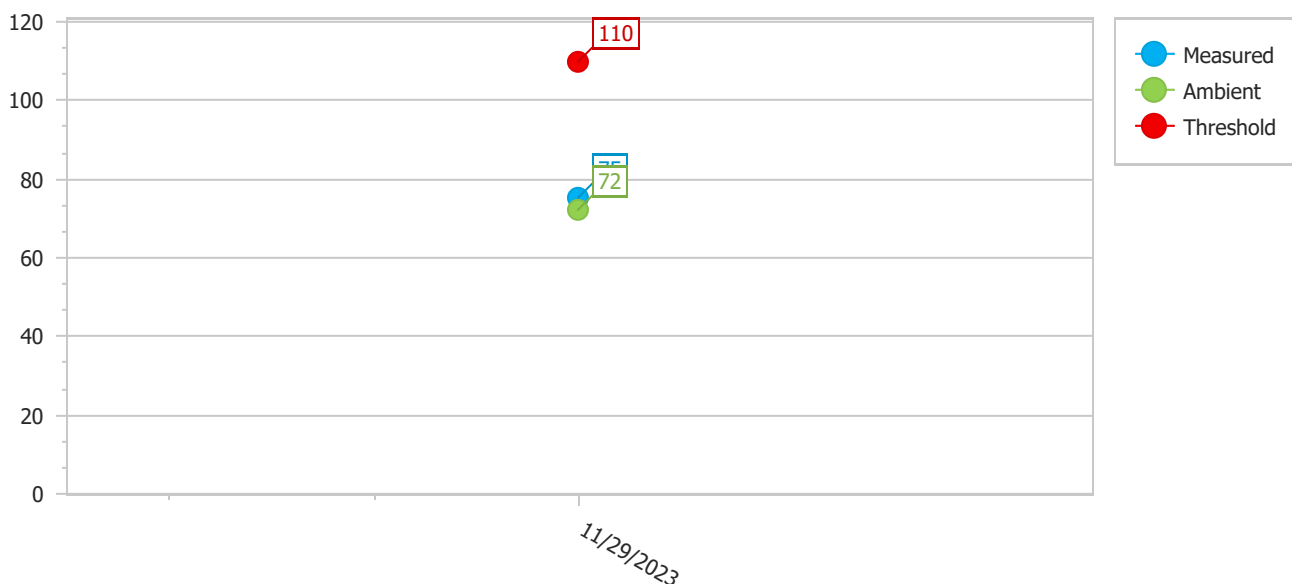


Ambient Temp: 72 °F

Measured Temp: 75 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: A Elevator Lights 30A

[Show in Inventory](#)

Location: East Tower\Elevator Room\Disconnect

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: ITE

Inspection Frequency:

Asset ID:

Barcode: 119757

Notes:

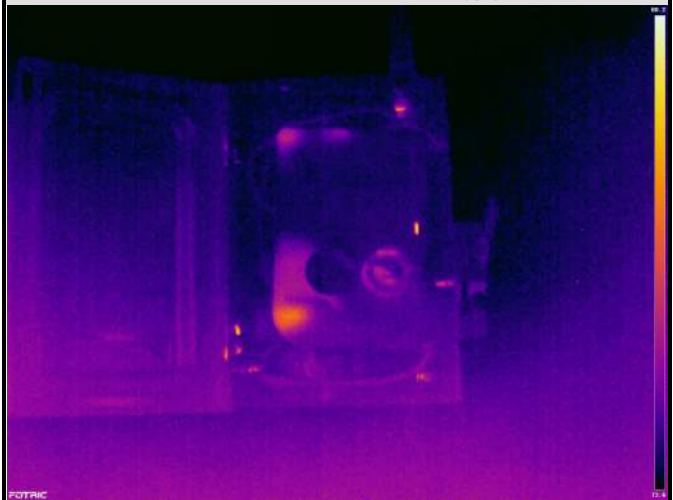
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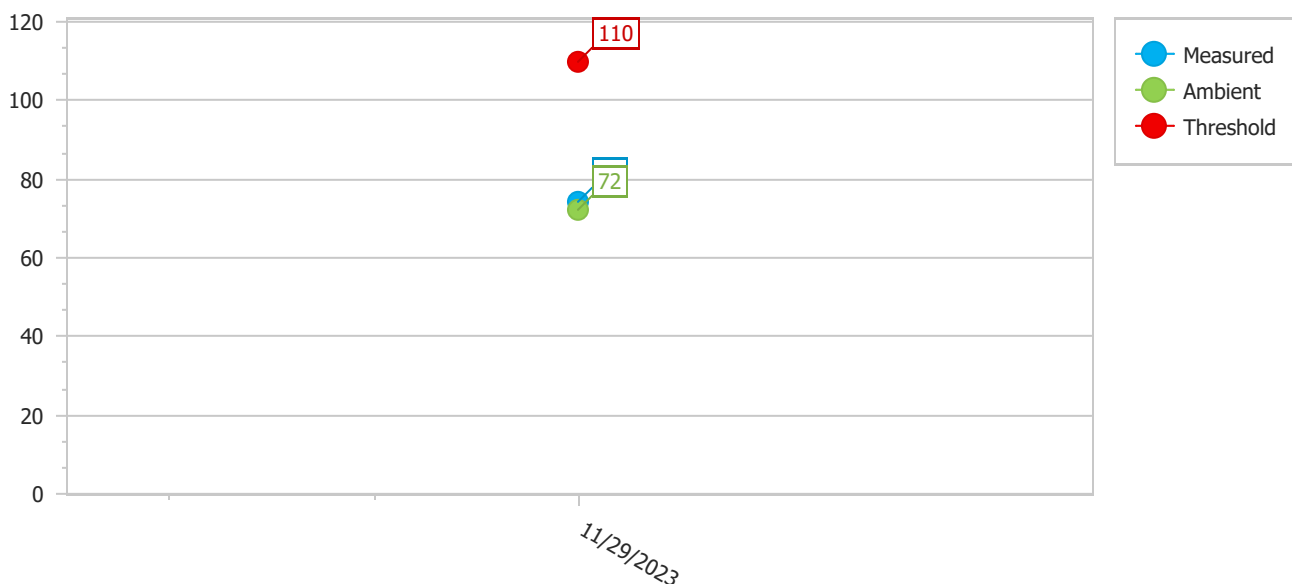


Ambient Temp: 72 °F

Measured Temp: 74 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: B Elevator Lights 30A

[Show in Inventory](#)

Location: East Tower\Elevator Room\Disconnect

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: ITE

Inspection Frequency:

Asset ID:

Barcode: 119758

Notes:

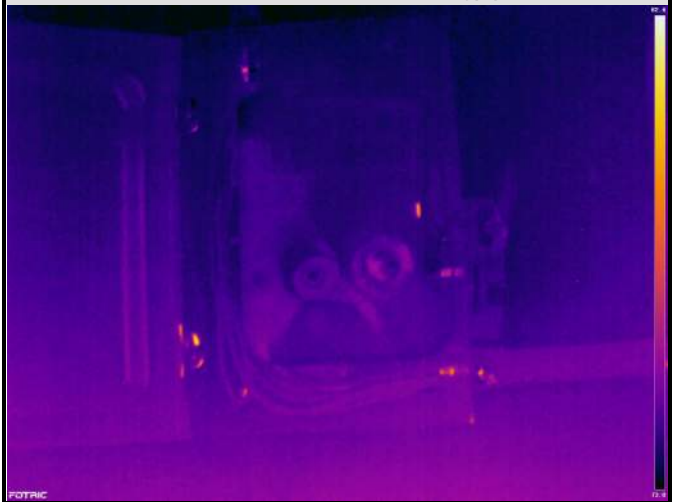
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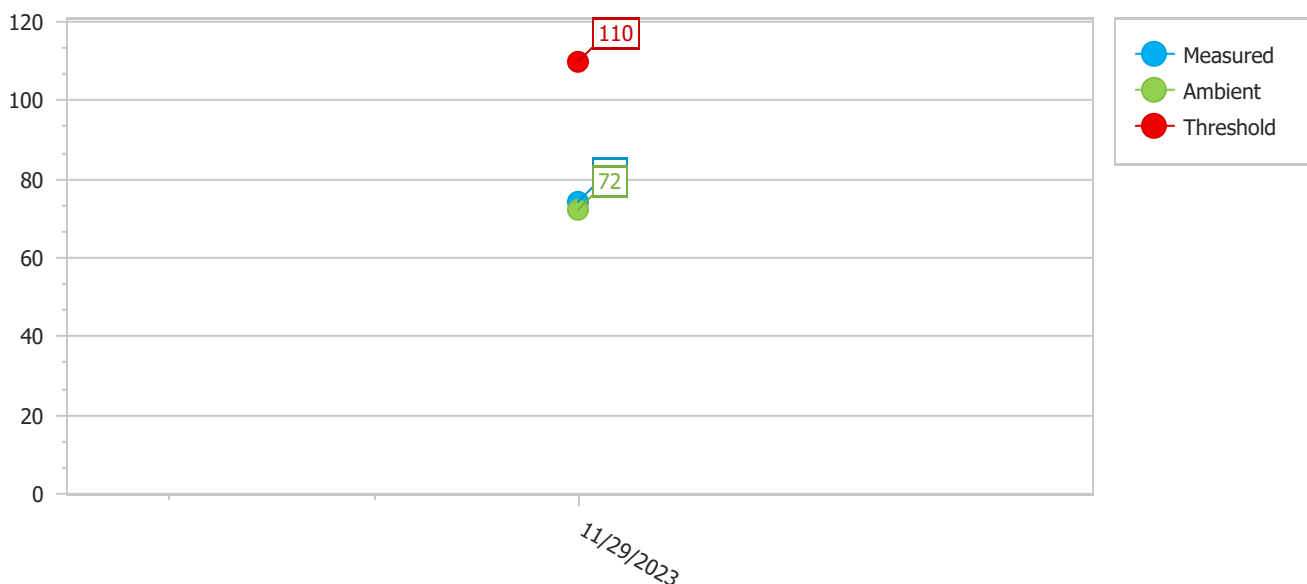


Ambient Temp: 72 °F

Measured Temp: 74 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: A/C 60A

[Show in Inventory](#)

Location: East Tower\Elevator Room\Disconnect

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Siemens

Inspection Frequency:

Asset ID:

Barcode: 119759

Notes:

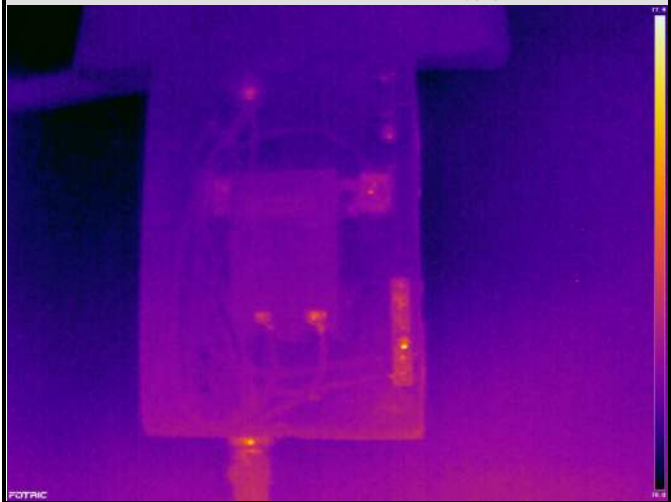
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11/30/2023 10:06:27 AM

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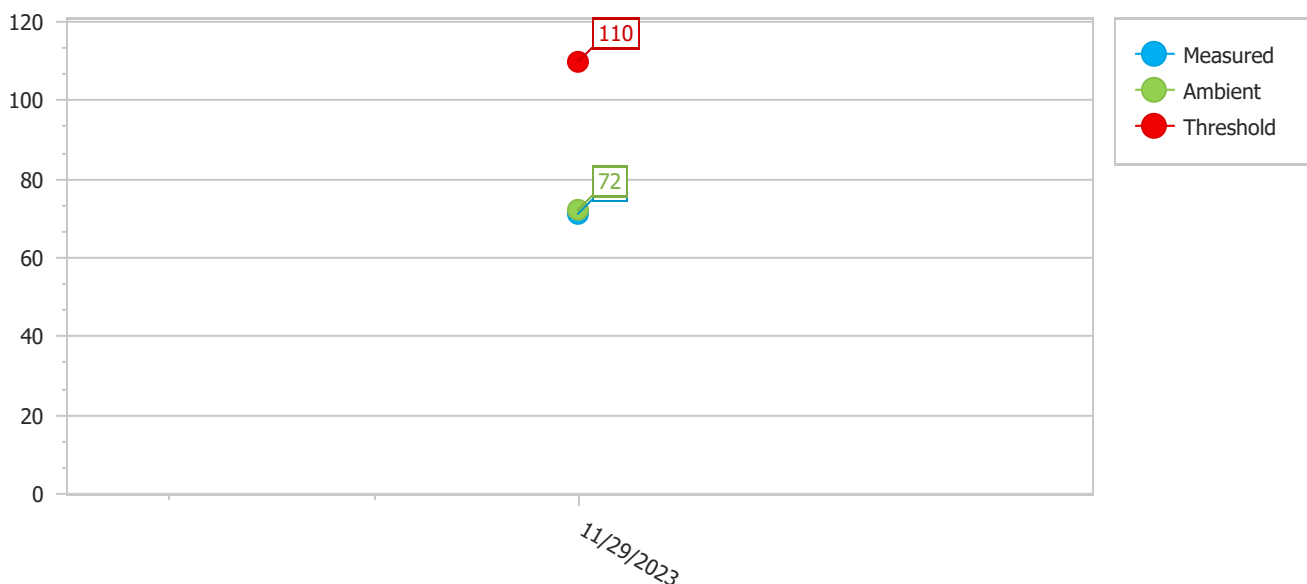


Ambient Temp: 72 °F

Measured Temp: 71 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: NO ID 225A

[Show in Inventory](#)

Location: East Tower\Elevator Room\Electrical Panel 120/208V

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: GE

Inspection Frequency:

Asset ID:

Barcode: 119754

Notes:

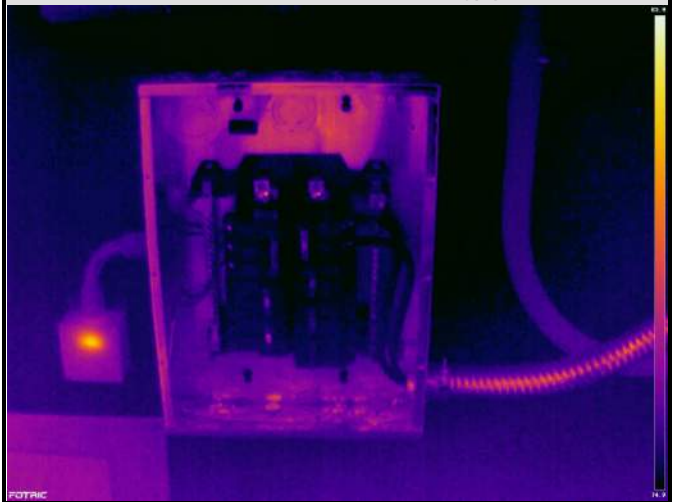
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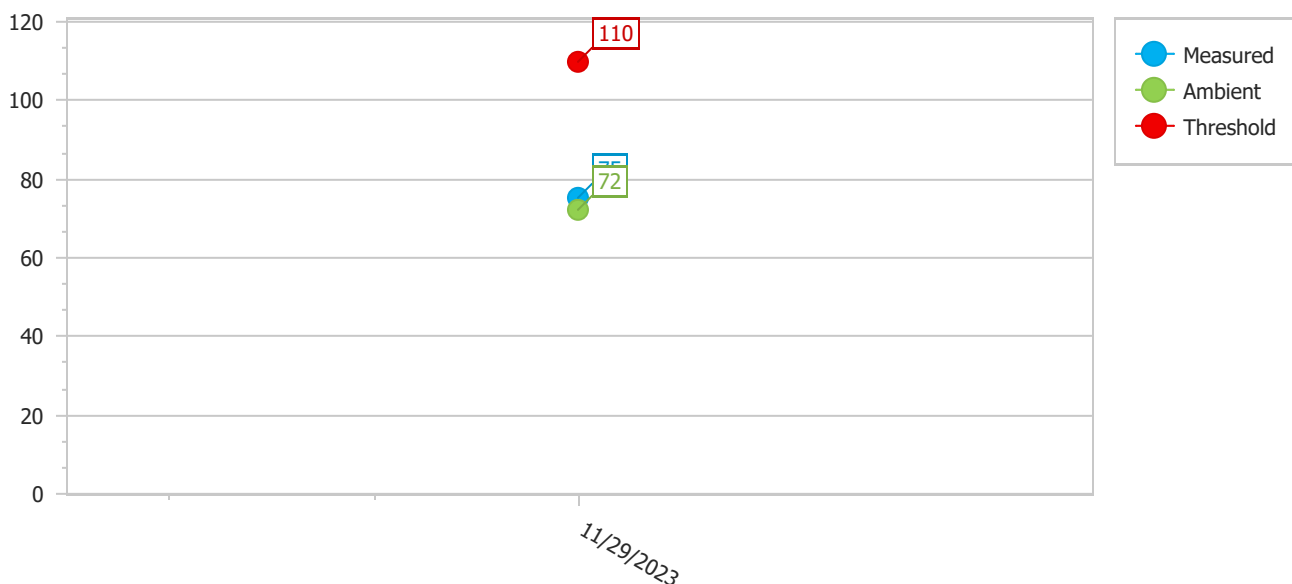


Ambient Temp: 72 °F

Measured Temp: 75 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: NO ID

[Show in Inventory](#)

Location: East Tower\Elevator Room\Gutter Box

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer:

Inspection Frequency:

Asset ID:

Barcode: 119760

Notes:

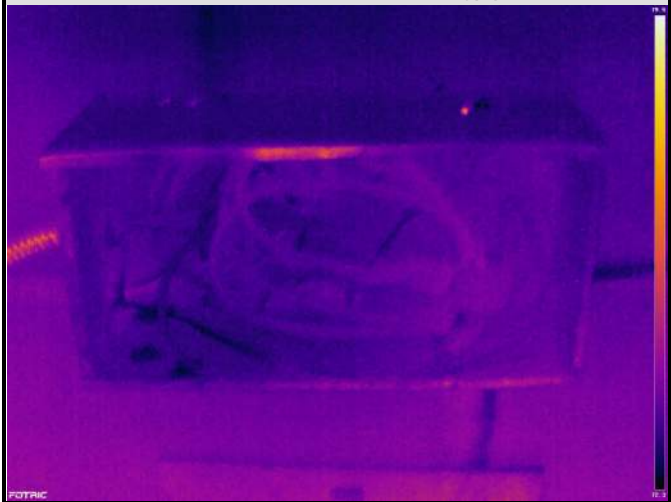
Primary Inspection Point

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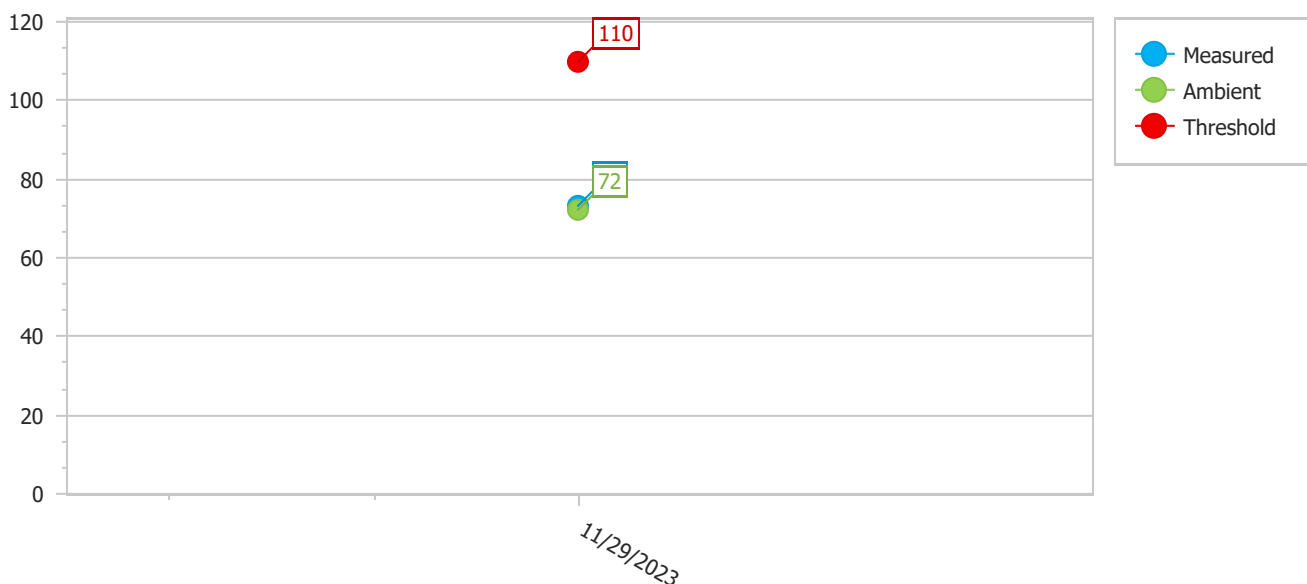


Ambient Temp: 72 °F

Measured Temp: 73 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: HED 250A

[Show in Inventory](#)

Location: West Tower\Main Electrical Room\Electrical Panel 120/208V

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Siemens

Inspection Frequency:

Asset ID:

Barcode: 119765

Notes:

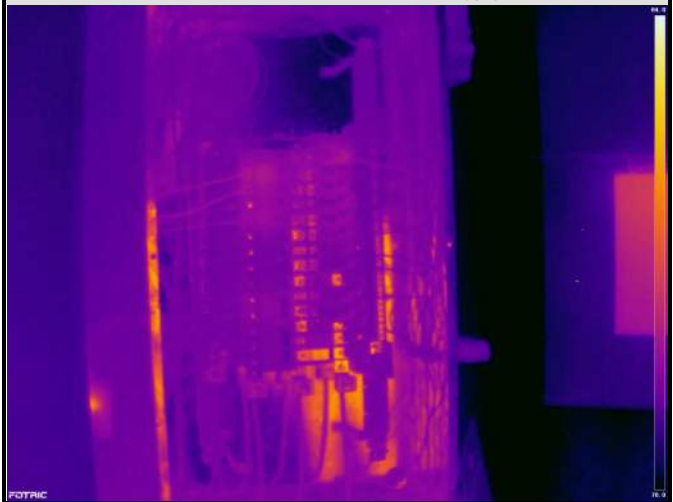
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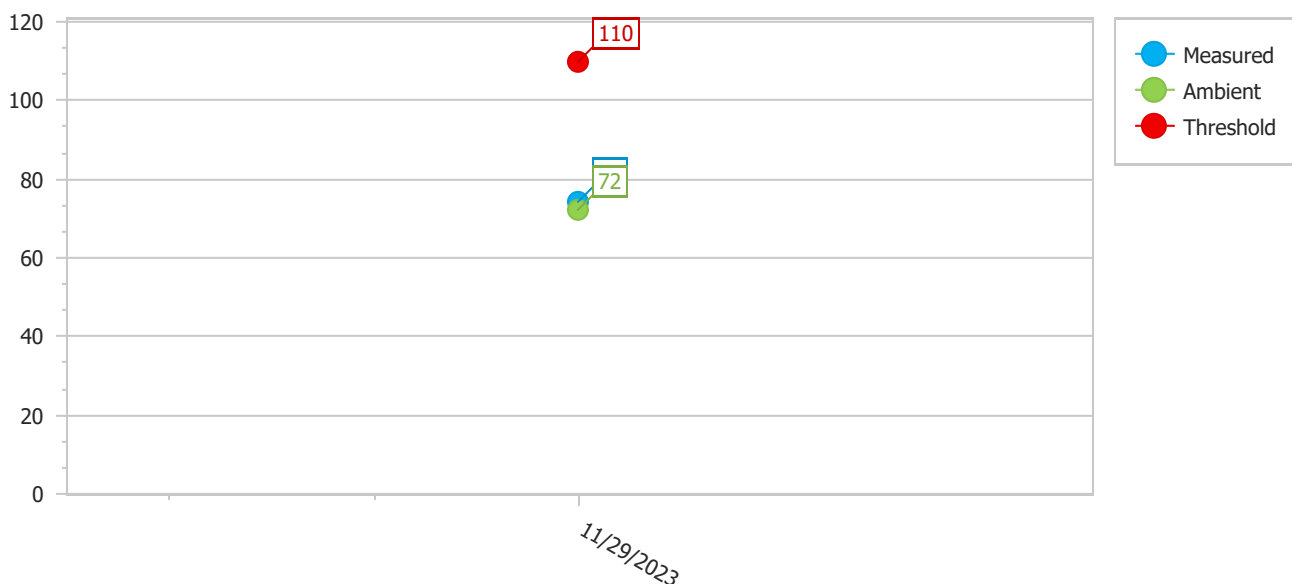


Ambient Temp: 72 °F

Measured Temp: 74 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: HD 250A

[Show in Inventory](#)

Location: West Tower\Main Electrical Room\Electrical Panel 120/208V

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Siemens

Inspection Frequency:

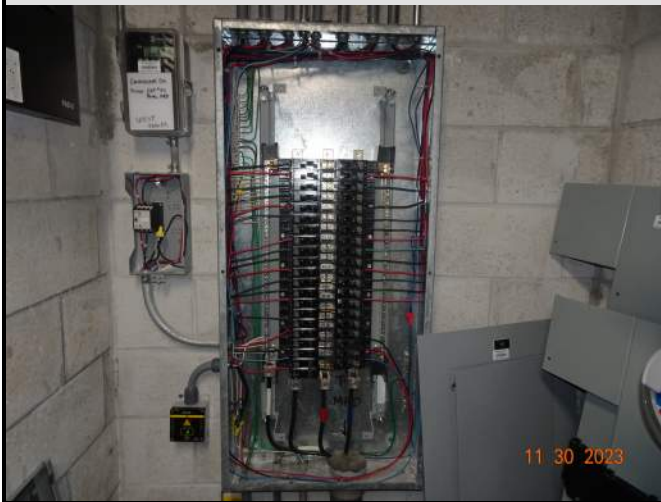
Asset ID:

Barcode: 119766

Notes:

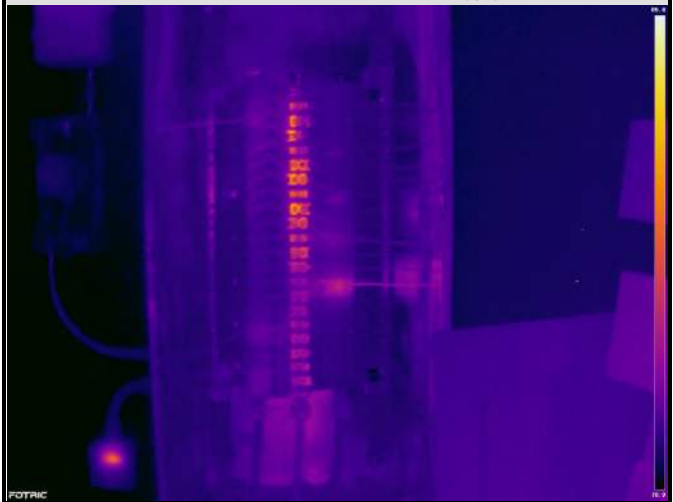
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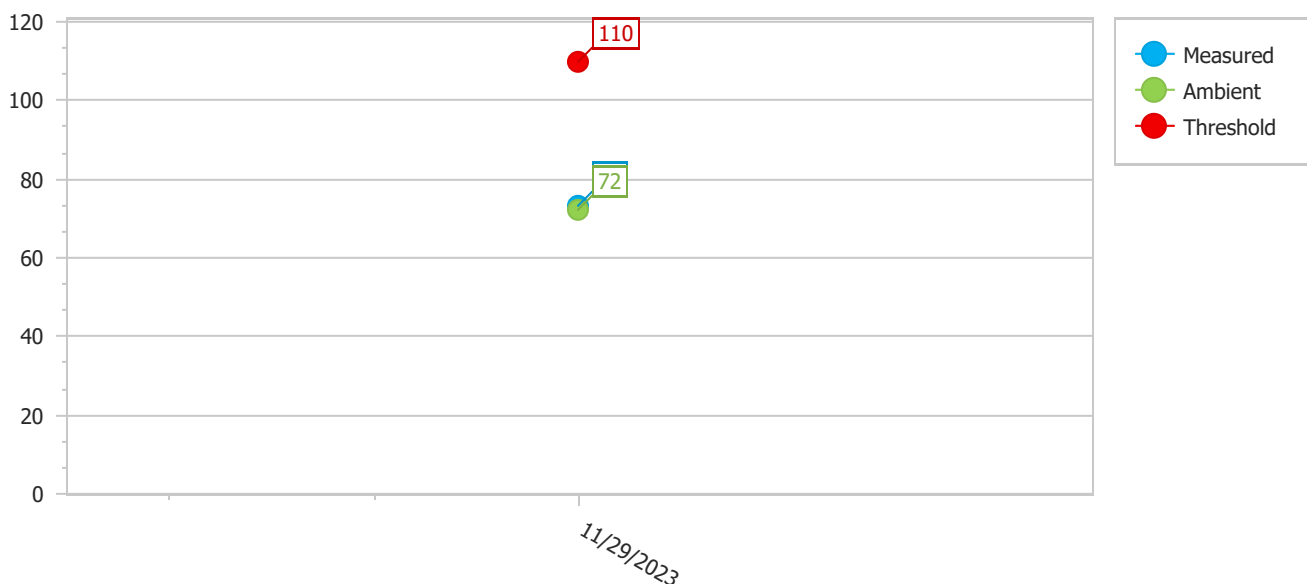


Ambient Temp: 72 °F

Measured Temp: 73 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: Meter CTR "D" Main 600A

[Show in Inventory](#)

Location: West Tower\Main Electrical Room\Disconnect

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer:

Inspection Frequency:

Asset ID:

Barcode: 119767

Notes:

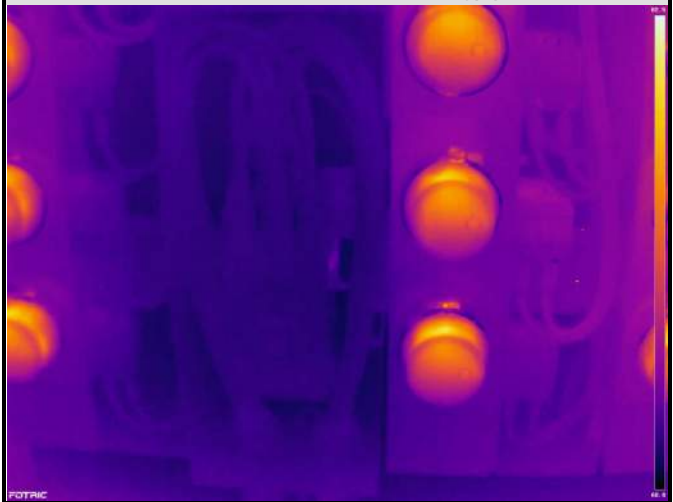
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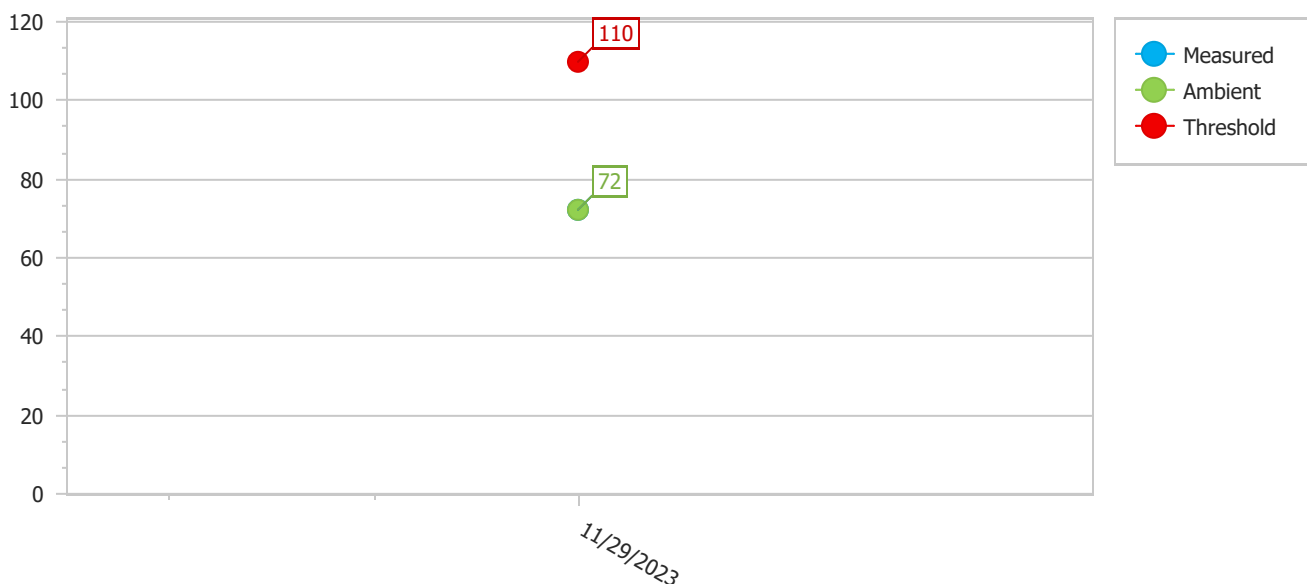


Ambient Temp: 72 °F

Measured Temp: 72 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: 247, 237, 227, 217 175A

[Show in Inventory](#)

Location: West Tower\Main Electrical Room\Meter Breaker

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer:

Inspection Frequency:

Asset ID:

Barcode: 119768

Notes:

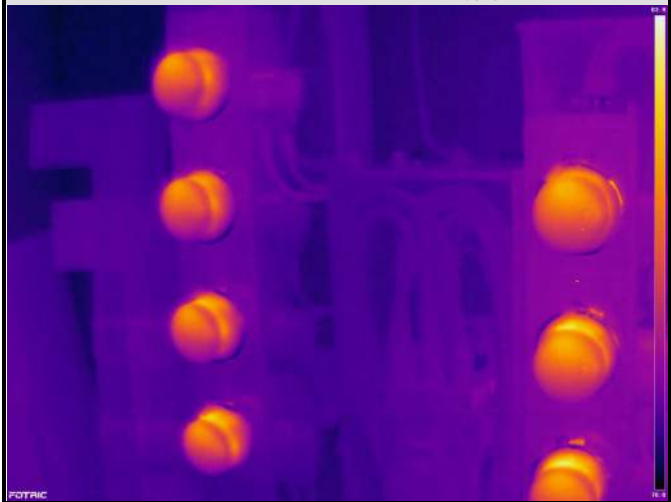
Primary Inspection Point

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11/30/2023 11:13:36 AM

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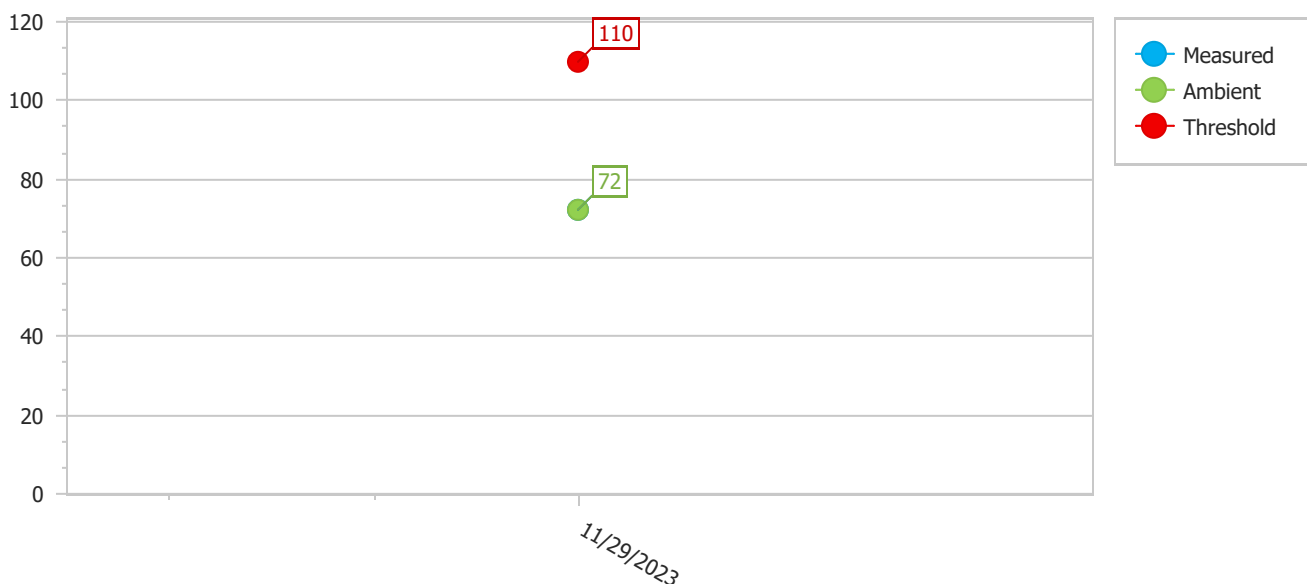


Ambient Temp: 72 °F

Measured Temp: 72 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: 228, 218, 257 175A

[Show in Inventory](#)

Location: West Tower\Main Electrical Room\Meter Breaker

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer:

Inspection Frequency:

Asset ID:

Barcode: 119769

Notes:

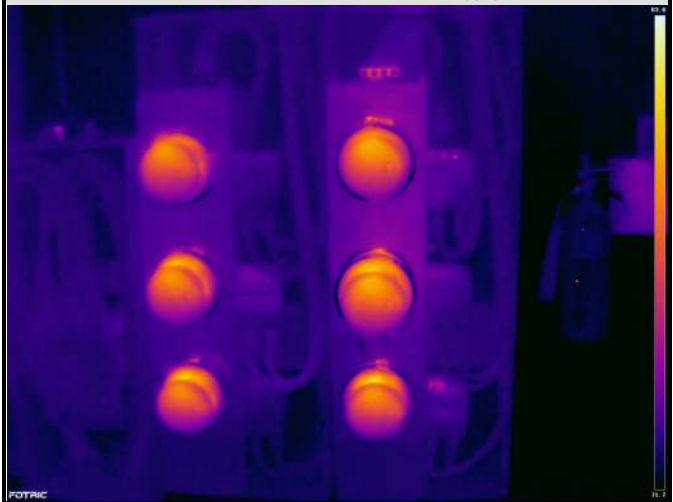
Primary Inspection Point

DSC00029.JPG



11/30/2023 11:14:04 AM

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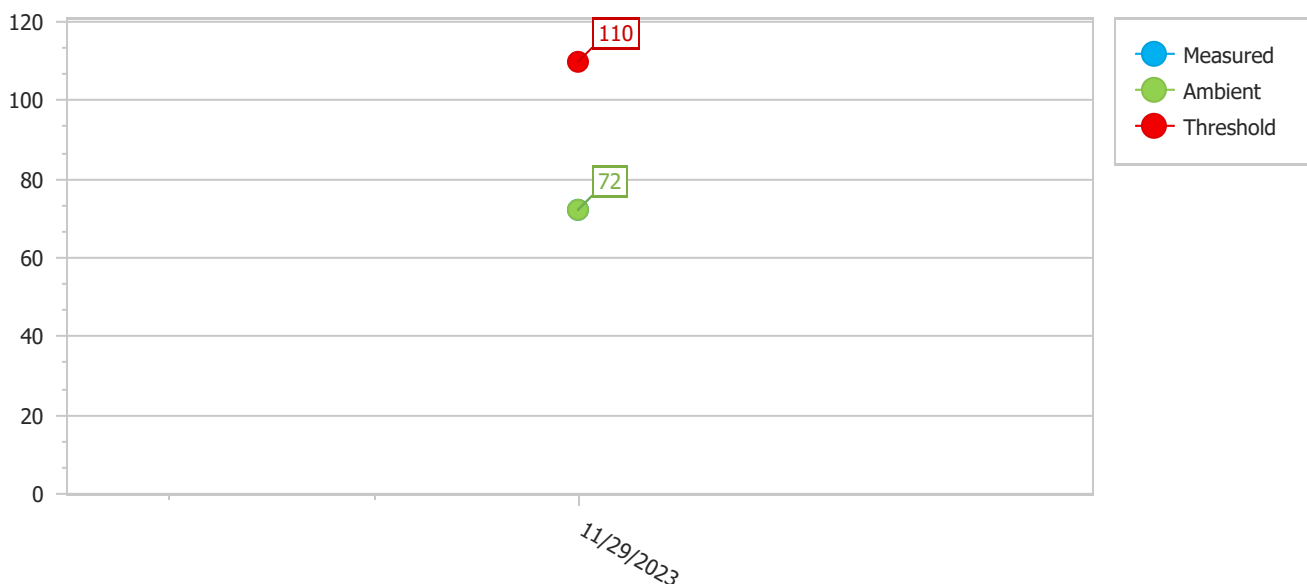


Ambient Temp: 72 °F

Measured Temp: 72 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: 258, 248, 238 175A

[Show in Inventory](#)

Location: West Tower\Main Electrical Room\Meter Breaker

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer:

Inspection Frequency:

Asset ID:

Barcode: 119770

Notes:

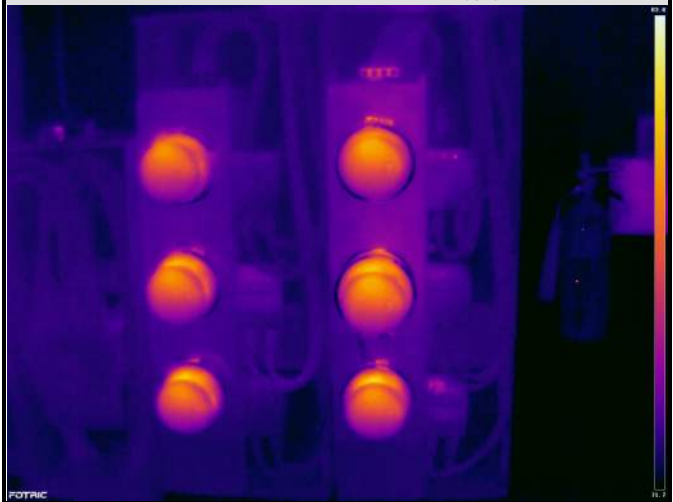
Primary Inspection Point

DSC00029.JPG



11/30/2023 11:14:04 AM

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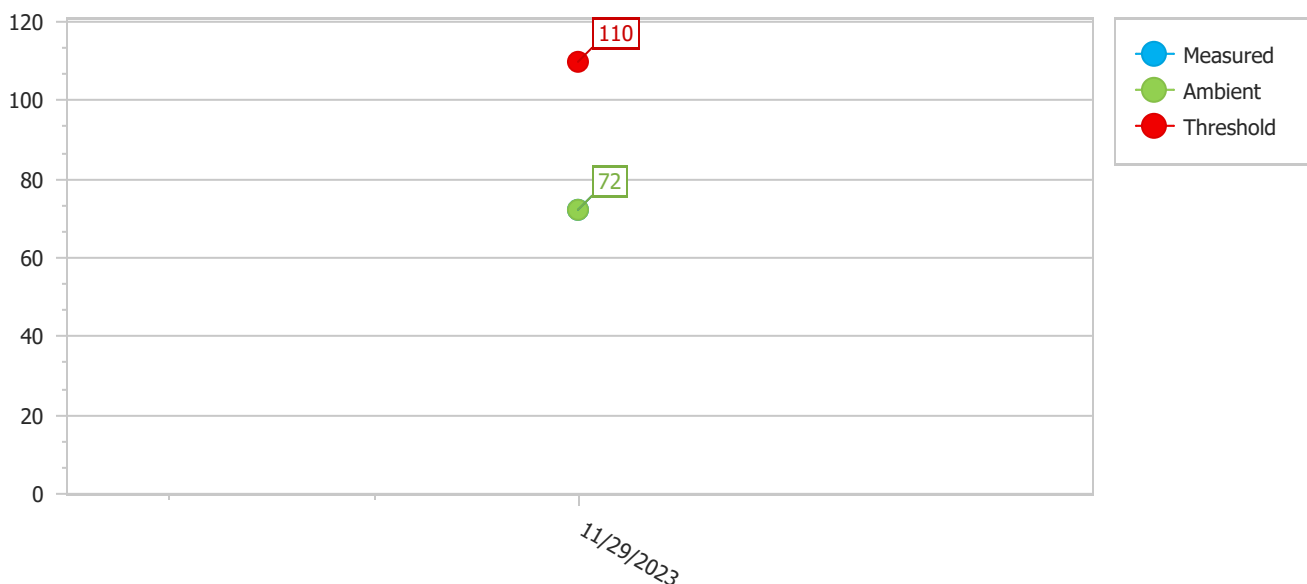


Ambient Temp: 72 °F

Measured Temp: 72 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: Landscape/Planter Lights

[Show in Inventory](#)

Location: West Tower\Main Electrical Room\Contactor

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer:

Inspection Frequency:

Asset ID:

Barcode: 119771

Notes:

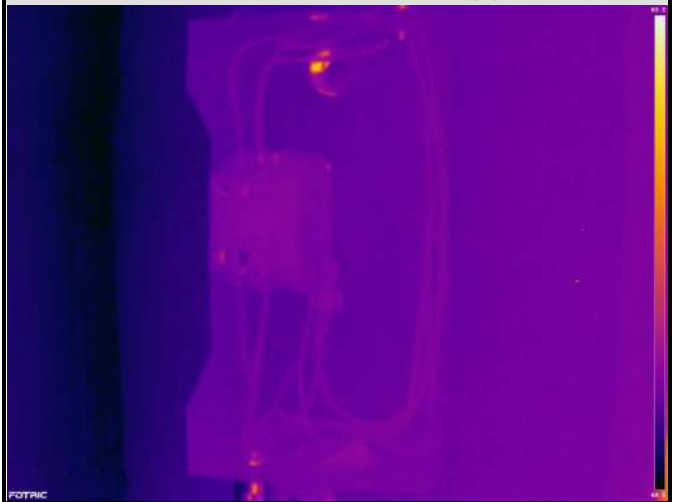
Primary Inspection Point

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11/30/2023 11:16:07 AM

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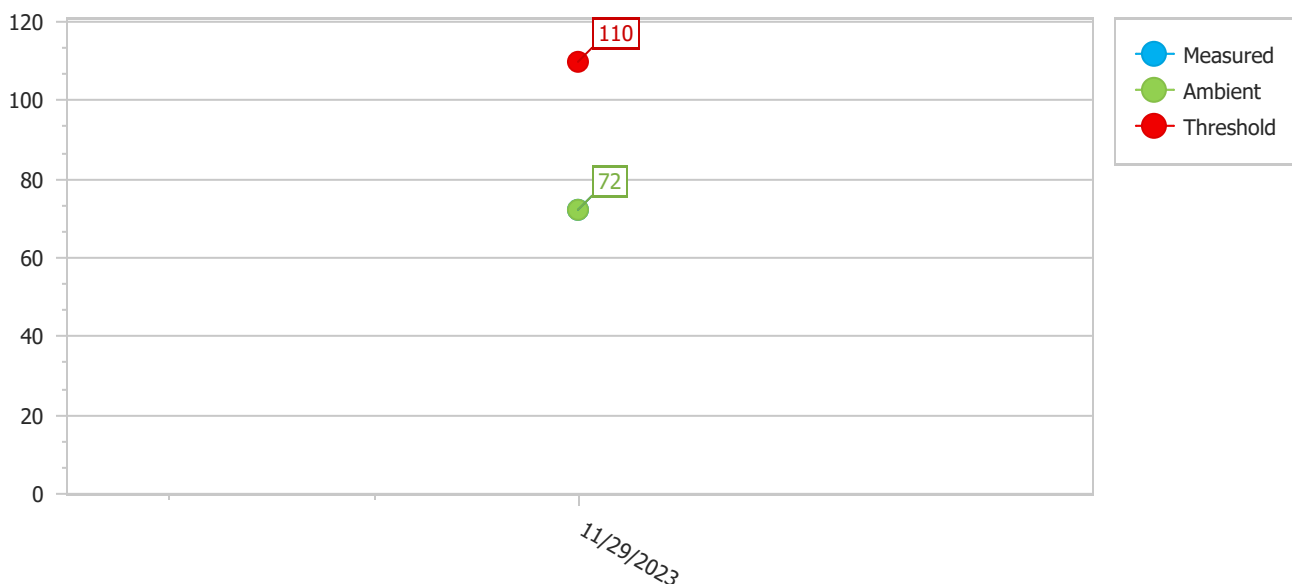


Ambient Temp: 72 °F

Measured Temp: 72 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: Corridor/Lobby Lights

[Show in Inventory](#)

Location: West Tower\Main Electrical Room\Contactor

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer:

Inspection Frequency:

Asset ID:

Barcode: 119772

Notes:

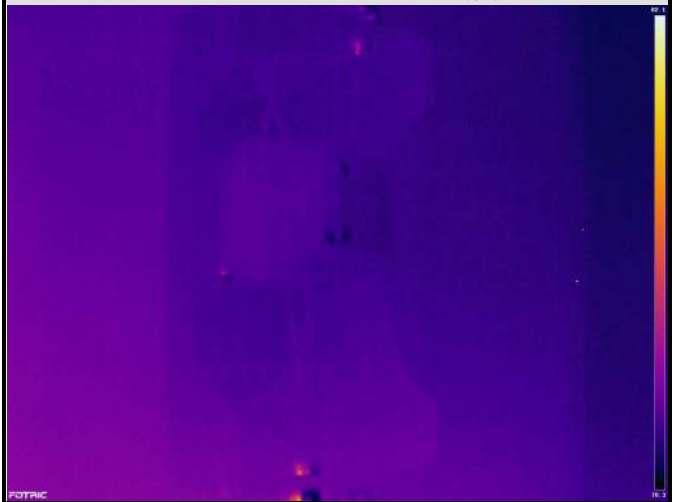
Primary Inspection Point

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11/30/2023 11:17:54 AM

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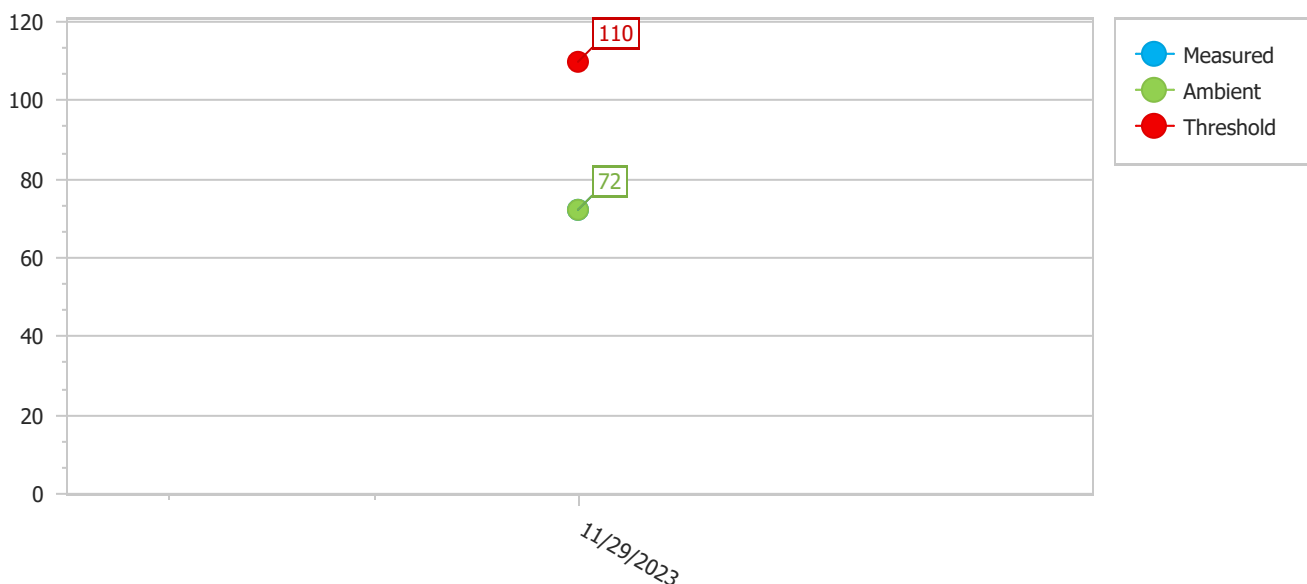


Ambient Temp: 72 °F

Measured Temp: 72 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: Landscape Lights

[Show in Inventory](#)

Location: West Tower\Main Electrical Room\Timer

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer:

Inspection Frequency:

Asset ID:

Barcode: 119773

Notes:

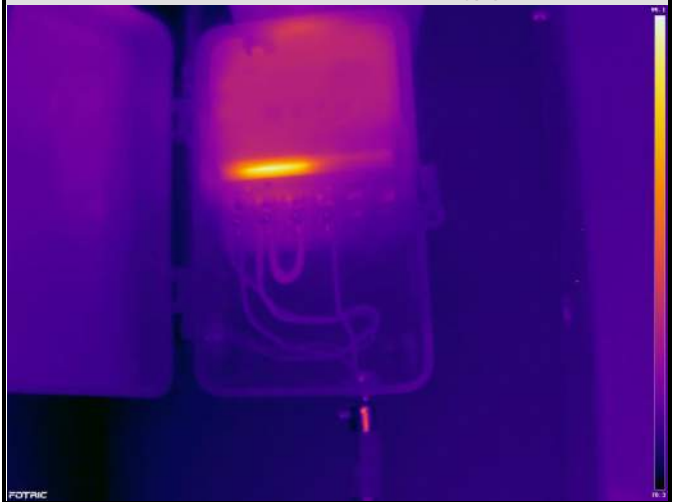
Primary Inspection Point

DSC00032.JPG



11/30/2023 11:19:51 AM

FOTRIC_20231130_0038.jpg

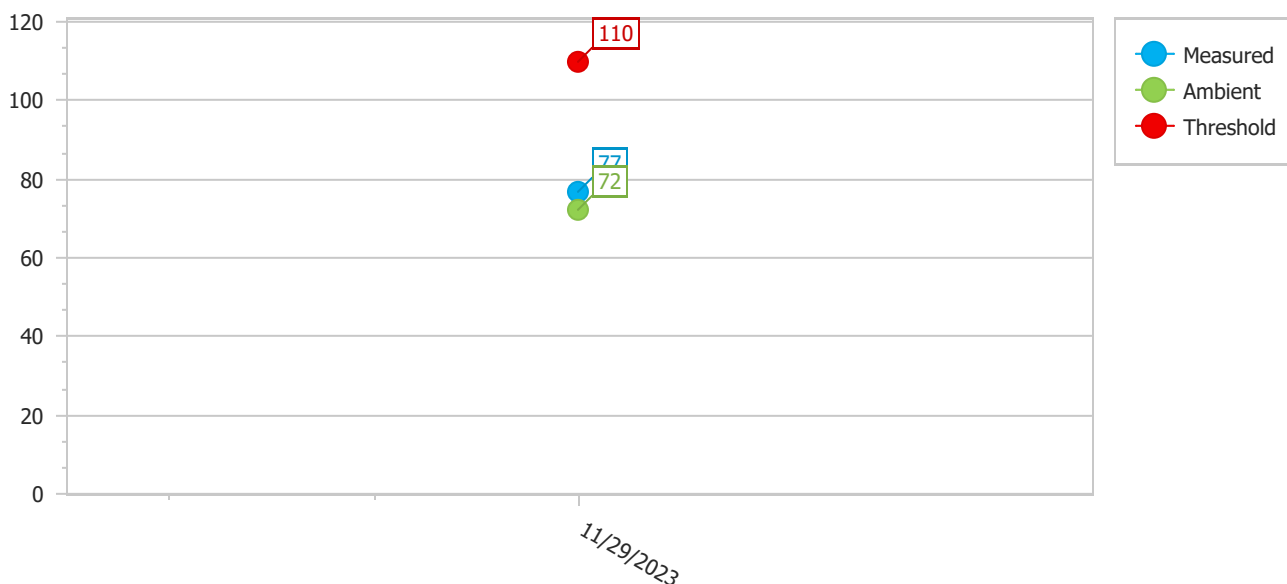


Ambient Temp: 72 °F

Measured Temp: 77 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: Lobby Lights

[Show in Inventory](#)

Location: West Tower\Main Electrical Room\Timer

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer:

Inspection Frequency:

Asset ID:

Barcode: 119774

Notes:

Primary Inspection Point

DSC00033.JPG



11/30/2023 11:24:39 AM

FOTRIC_20231130_0040.jpg

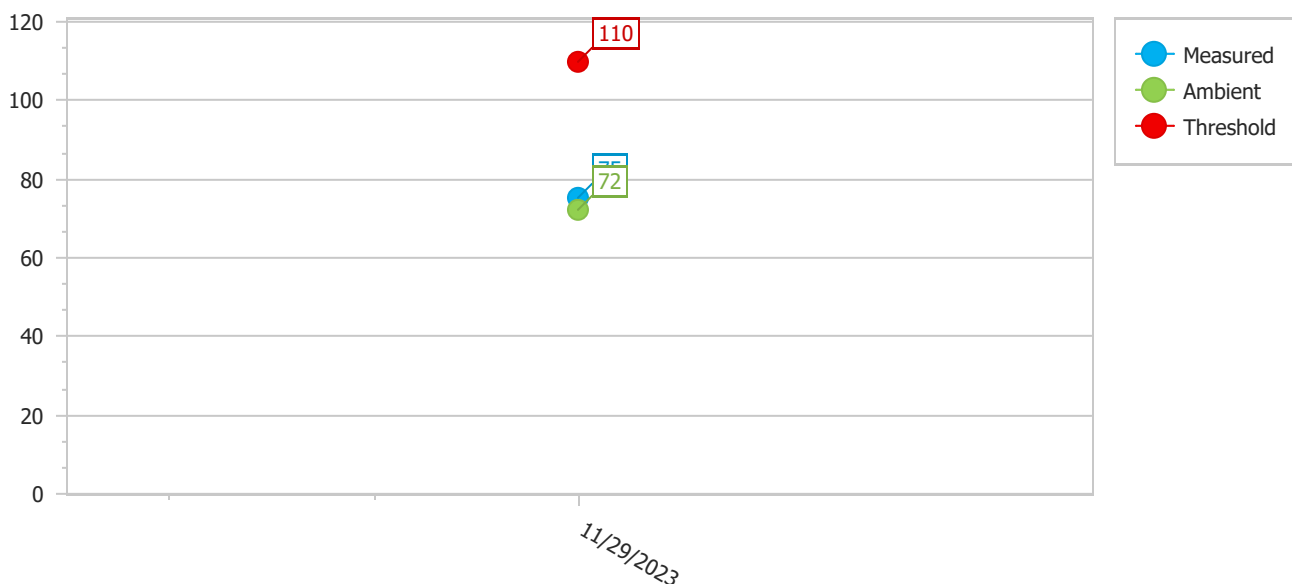


Ambient Temp: 72 °F

Measured Temp: 75 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: NO ID

[Show in Inventory](#)

Location: West Tower\Main Electrical Room\Gutter Box

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer:

Inspection Frequency:

Asset ID:

Barcode: 119775

Notes:

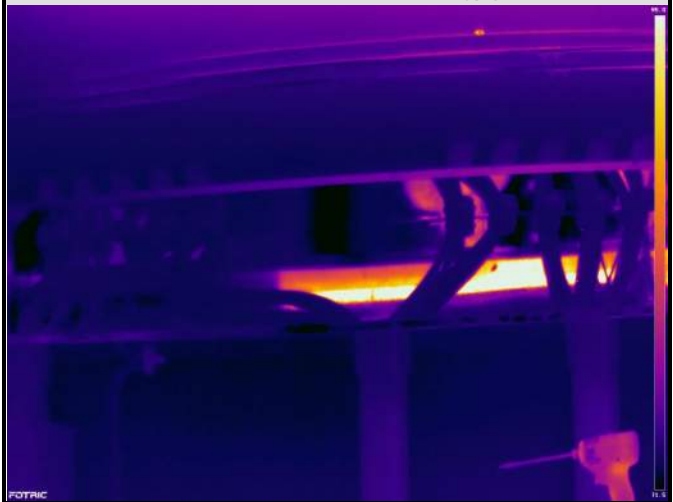
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11/30/2023 11:26:47 AM

FOTRIC_20231130_0042.jpg

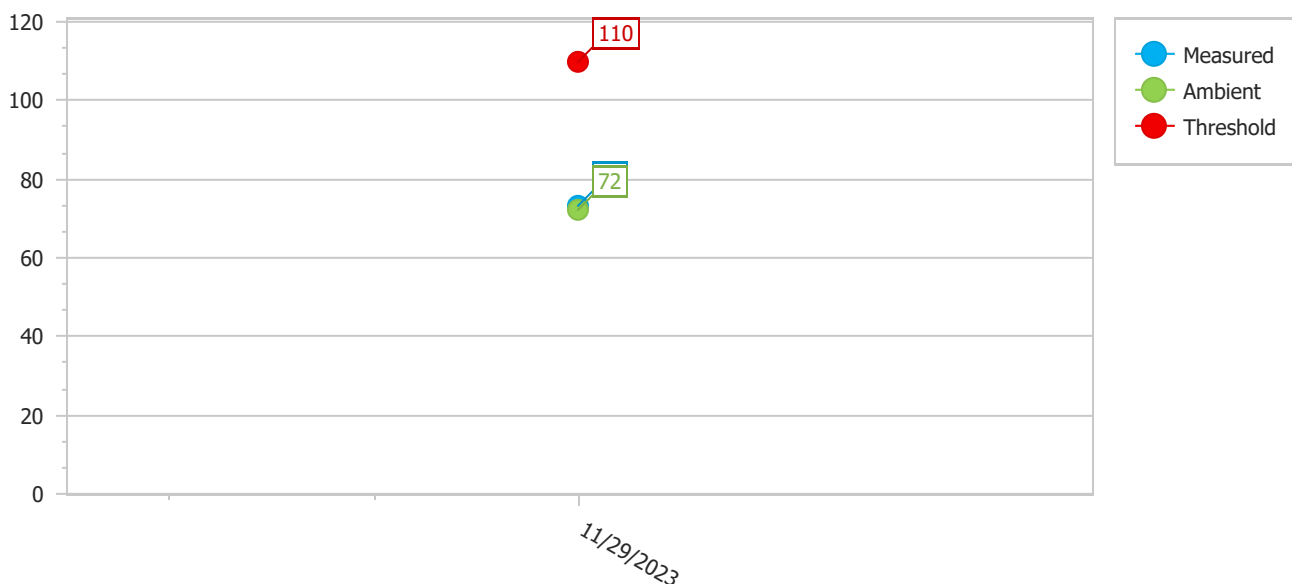


Ambient Temp: 72 °F

Measured Temp: 73 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: NO ID

[Show in Inventory](#)

Location: West Tower\Elevator Room\Electrical Panel 120/208V

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Siemens

Inspection Frequency:

Asset ID:

Barcode: 119776

Notes:

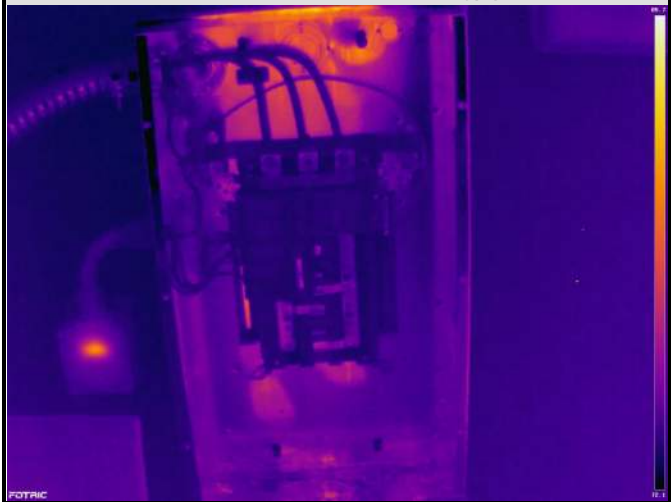
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11/30/2023 11:35:39 AM

FOTRIC_20231130_0044.jpg

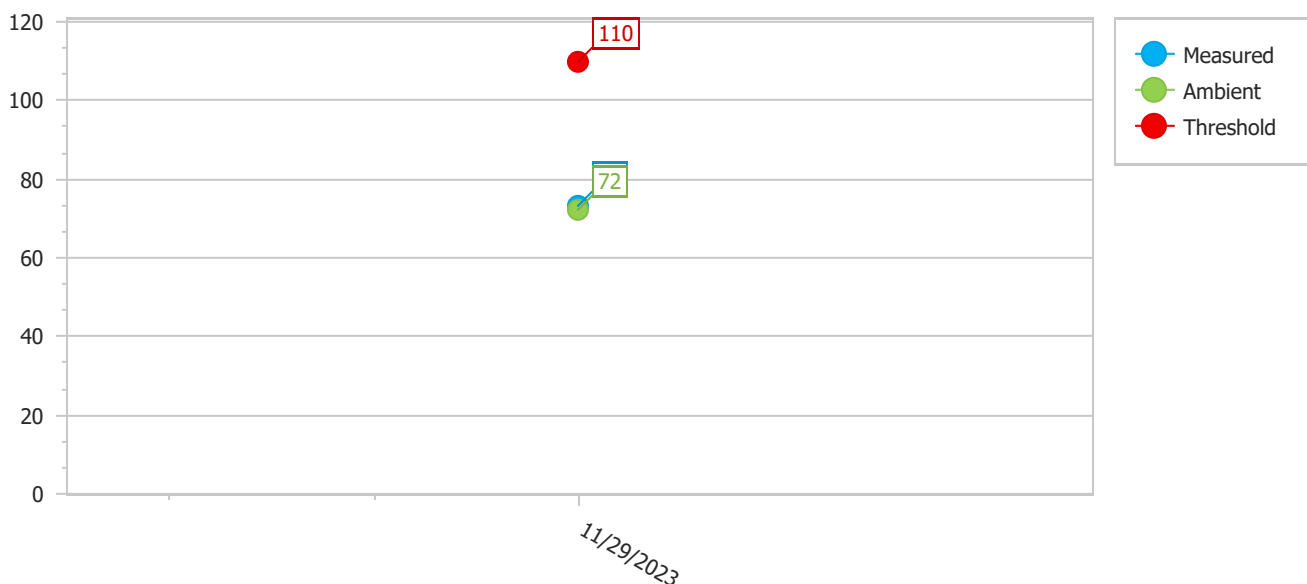


Ambient Temp: 72 °F

Measured Temp: 73 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: Elevator #1 100A

[Show in Inventory](#)

Location: West Tower\Elevator Room\Disconnect

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Siemens

Inspection Frequency:

Asset ID:

Barcode: 119777

Notes:

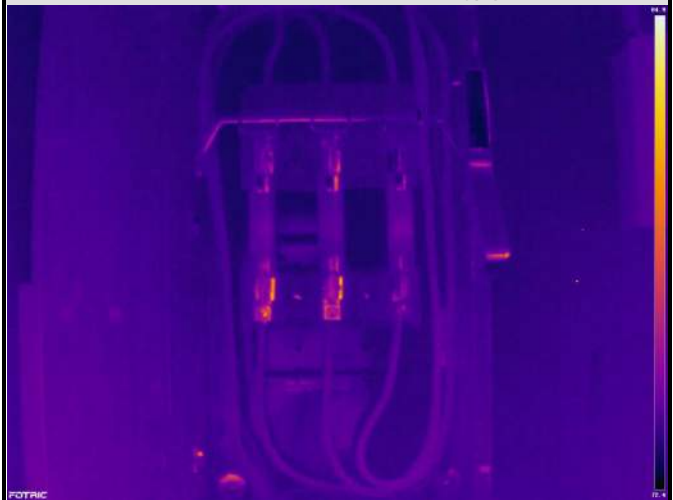
Primary Inspection Point

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11/30/2023 11:36:09 AM

FOTRIC_20231130_0046.jpg

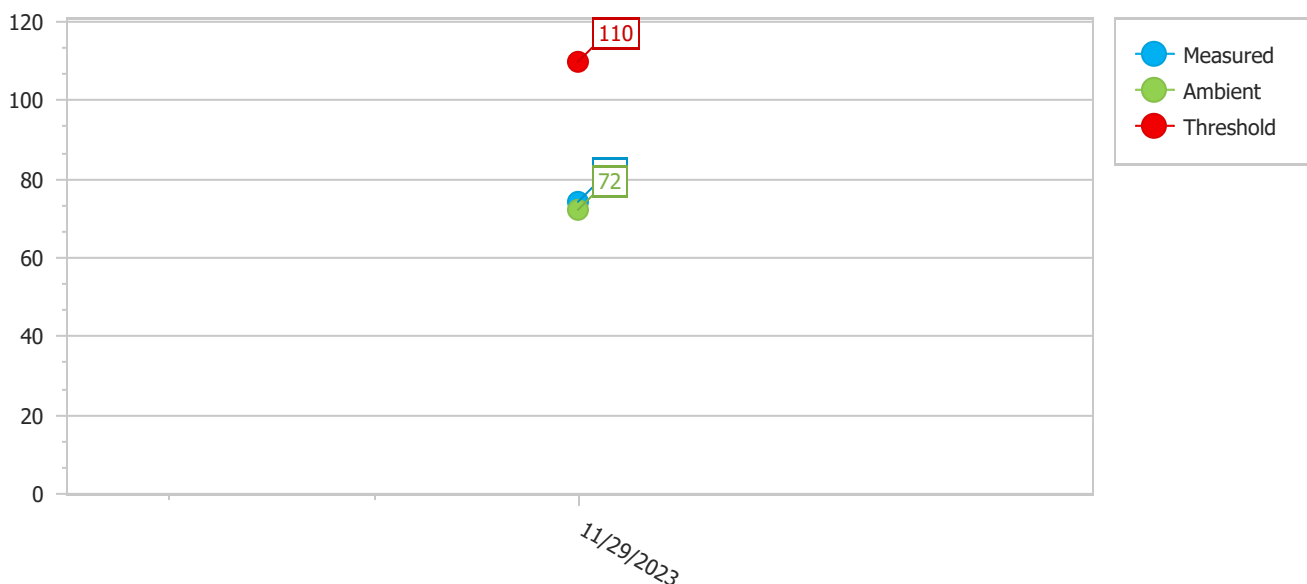


Ambient Temp: 72 °F

Measured Temp: 74 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: Elevator #2 100A

[Show in Inventory](#)

Location: West Tower\Elevator Room\Disconnect

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Siemens

Inspection Frequency:

Asset ID:

Barcode: 119778

Notes:

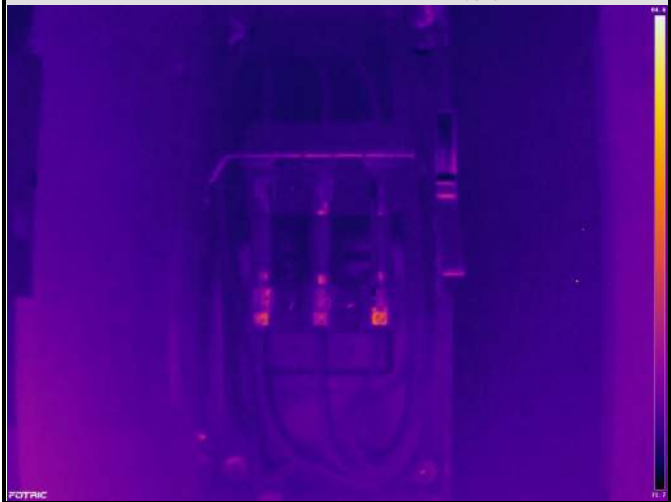
Primary Inspection Point

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11/30/2023 11:36:37 AM

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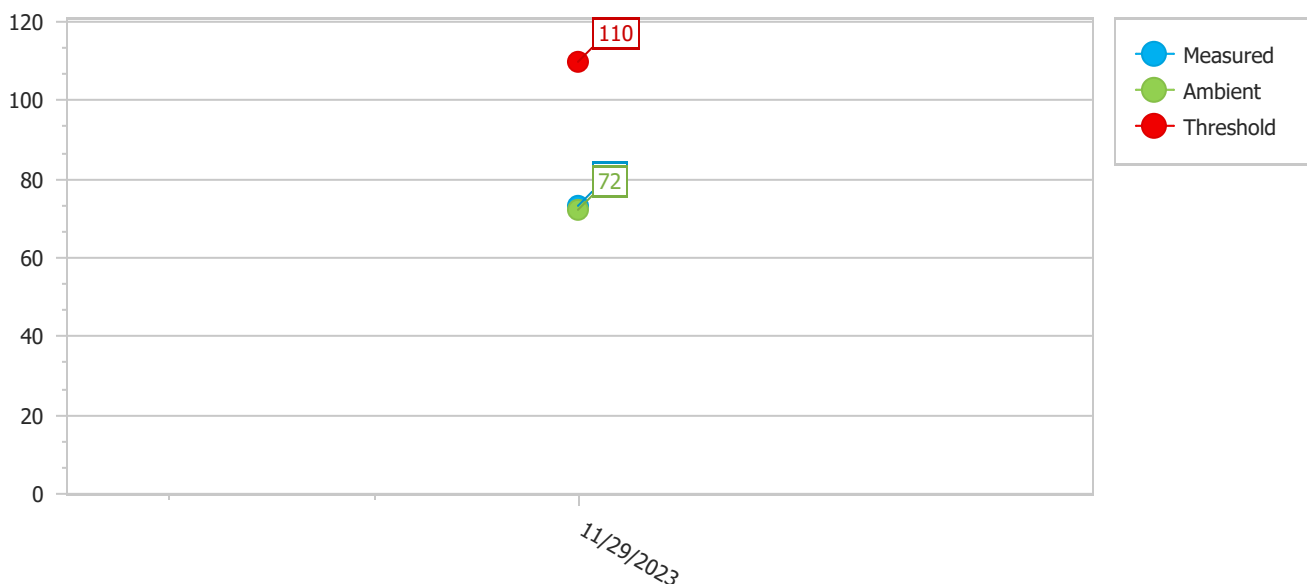


Ambient Temp: 72 °F

Measured Temp: 73 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: Lights/Fans Elevator B 30A

[Show in Inventory](#)

Location: West Tower\Elevator Room\Disconnect

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: ITE

Inspection Frequency:

Asset ID:

Barcode: 119779

Notes:

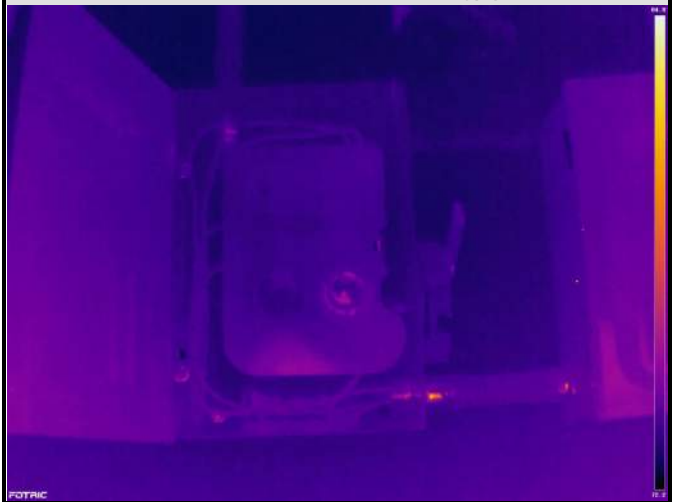
Primary Inspection Point

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11/30/2023 11:36:59 AM

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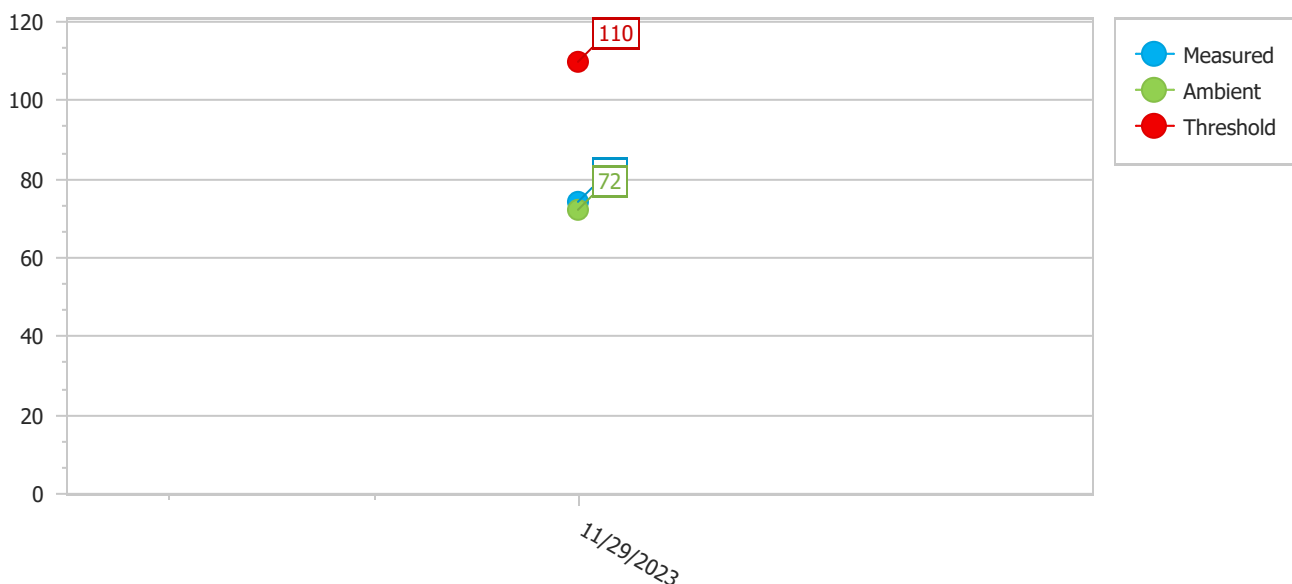


Ambient Temp: 72 °F

Measured Temp: 74 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

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Equipment Trending

Deering Bay Condominium II

Name: Lights/Fans Elevator A 30A

[Show in Inventory](#)

Location: West Tower\Elevator Room\Disconnect

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: ITE

Inspection Frequency:

Asset ID:

Barcode: 119780

Notes:

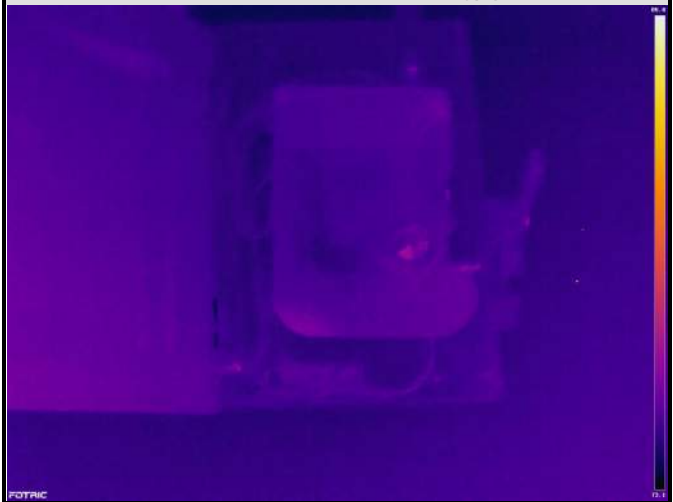
Primary Inspection Point

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11/30/2023 11:37:32 AM

FOTRIC_20231130_0052.jpg

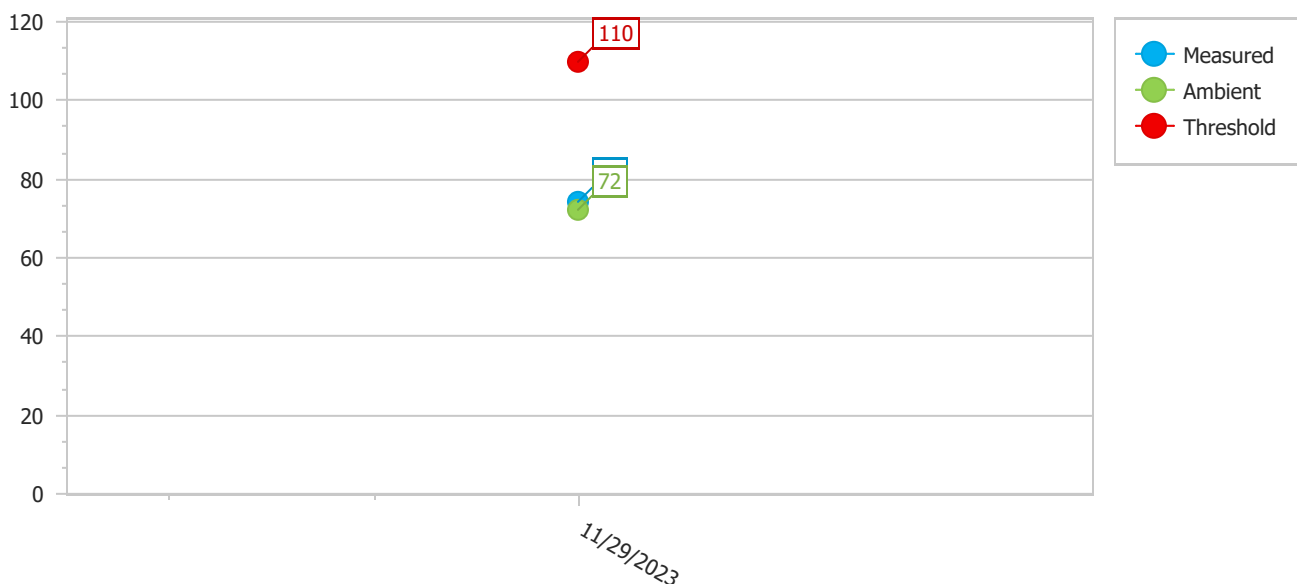


Ambient Temp: 72 °F

Measured Temp: 74 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: A/C 60A

[Show in Inventory](#)

Location: West Tower\Elevator Room\Disconnect

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Siemens

Inspection Frequency:

Asset ID:

Barcode: 119782

Notes:

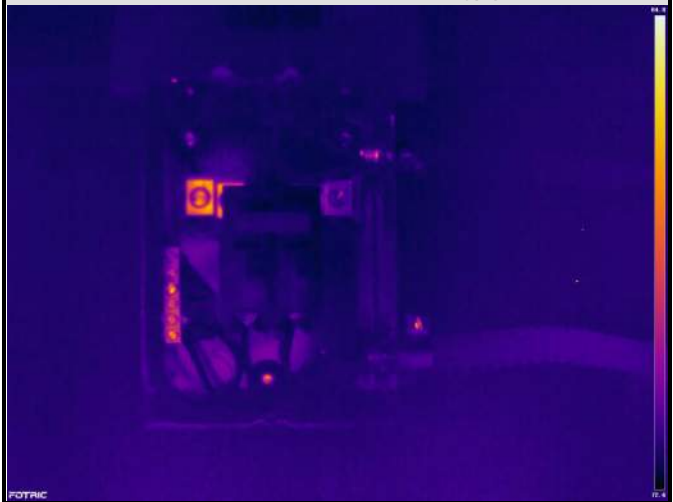
Primary Inspection Point

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FOTRIC_20231130_0056.jpg

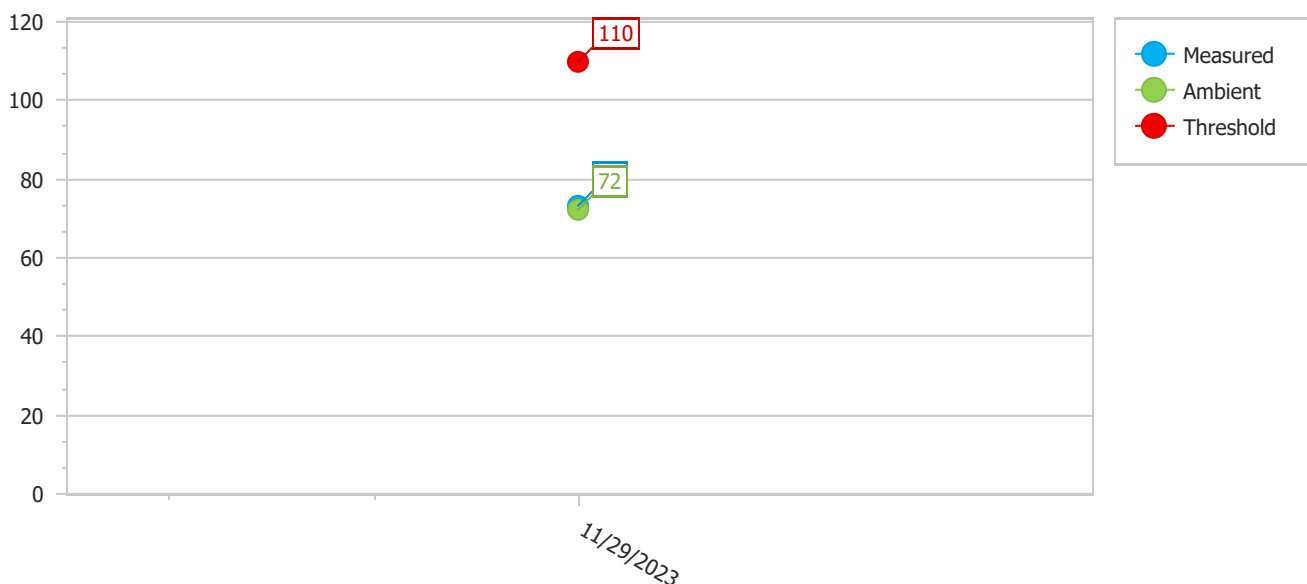


Ambient Temp: 72 °F

Measured Temp: 73 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

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Equipment Trending

Deering Bay Condominium II

Name: NO ID

[Show in Inventory](#)

Location: West Tower\Elevator Room\Gutter Box

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer:

Inspection Frequency:

Asset ID:

Barcode: 119781

Notes:

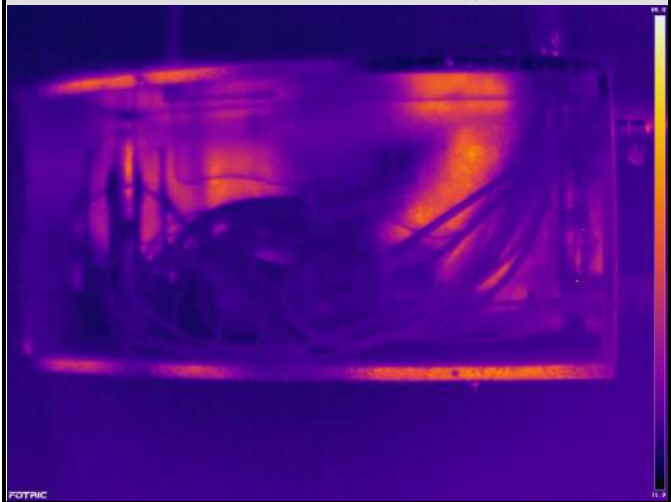
Primary Inspection Point

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11/30/2023 11:38:02 AM

FOTRIC_20231130_0054.jpg

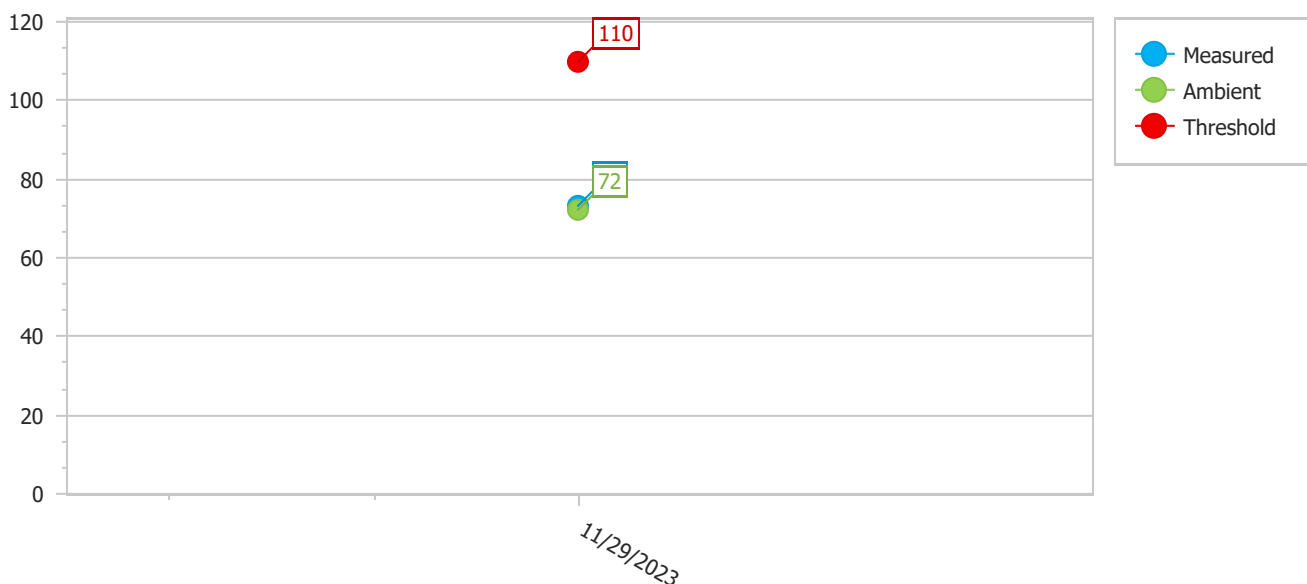


Ambient Temp: 72 °F

Measured Temp: 73 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: SS 70823 30A

[Show in Inventory](#)

Location: West Tower\Garage\Disconnect

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Square D

Inspection Frequency:

Asset ID:

Barcode: 119811

Notes:

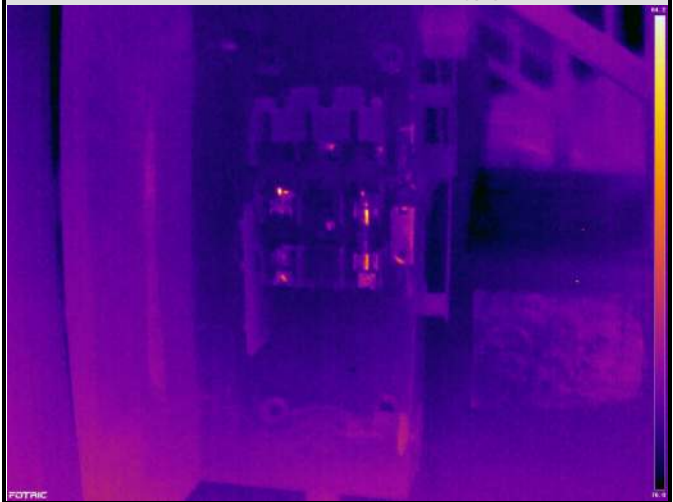
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12/1/2023 10:24:23 AM

FOTRIC_20231201_0008.jpg

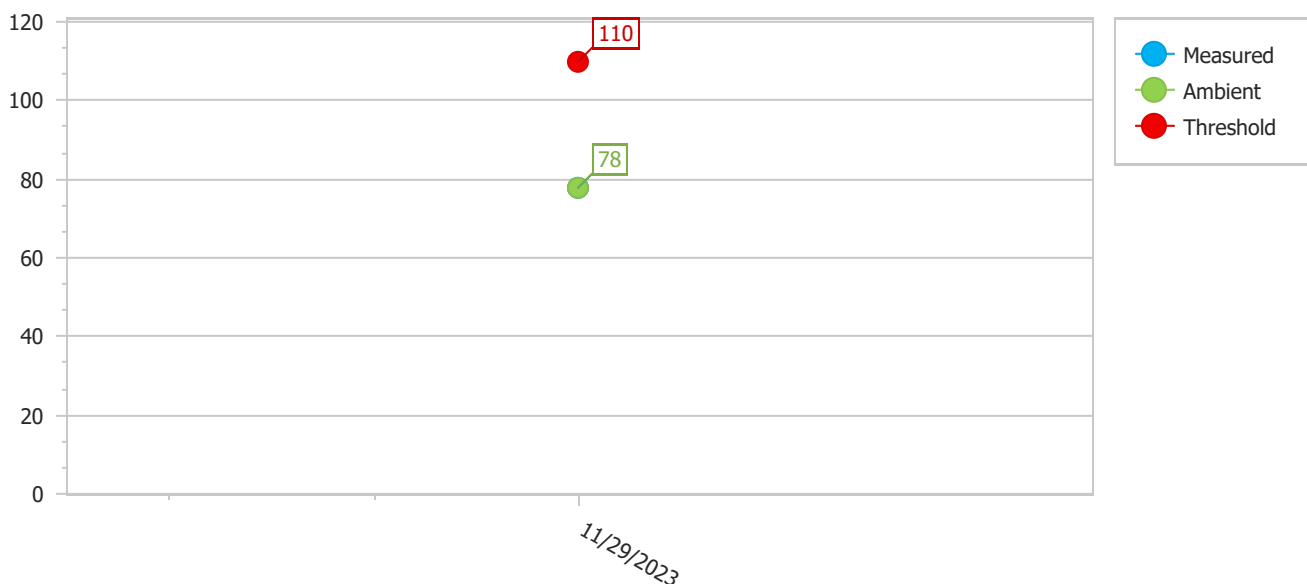


Ambient Temp: 78 °F

Measured Temp: 78 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: NO ID 30A

[Show in Inventory](#)

Location: West Tower\Garage\Disconnect

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Square D

Inspection Frequency:

Asset ID:

Barcode: 119812

Notes:

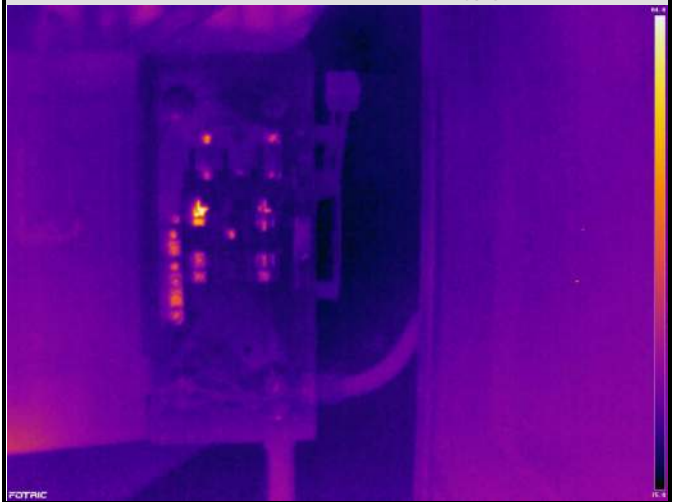
Primary Inspection Point

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12/1/2023 10:31:30 AM

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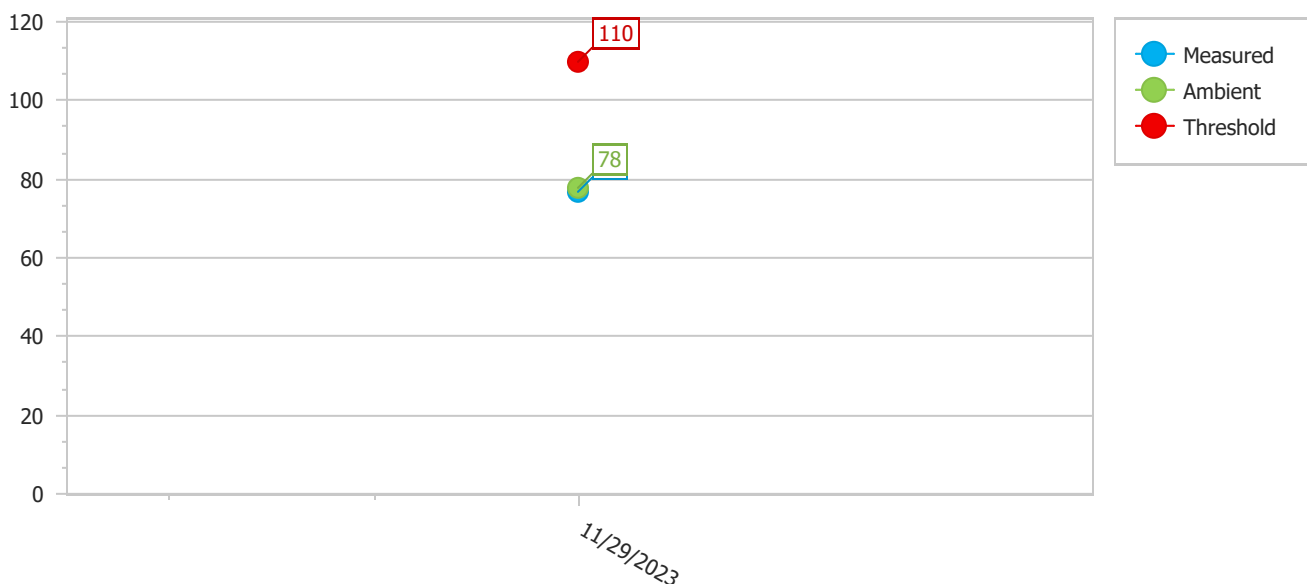


Ambient Temp: 78 °F

Measured Temp: 77 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



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Equipment Trending

Deering Bay Condominium II

Name: Promenade Lights

[Show in Inventory](#)

Location: West Tower\Garage\Timer

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer:

Inspection Frequency:

Asset ID:

Barcode: 119813

Notes:

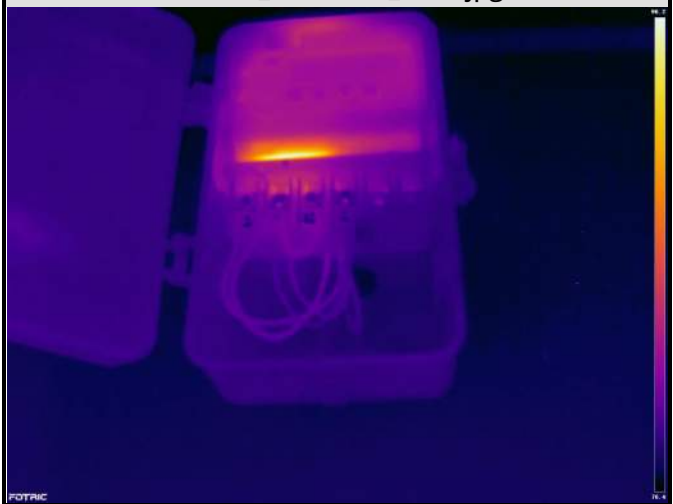
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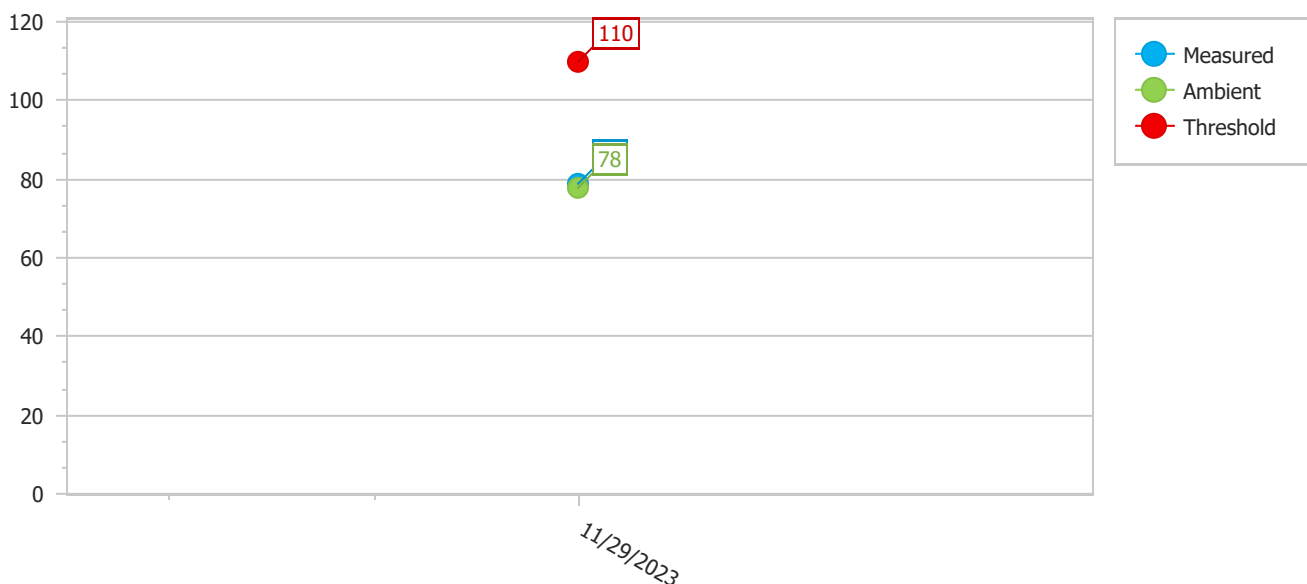


Ambient Temp: 78 °F

Measured Temp: 79 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: HA 250A

[Show in Inventory](#)

Location: South Tower\Main Electrical Room\Electrical Panel 120/208V

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Siemens

Inspection Frequency:

Asset ID:

Barcode: 119710

Notes:

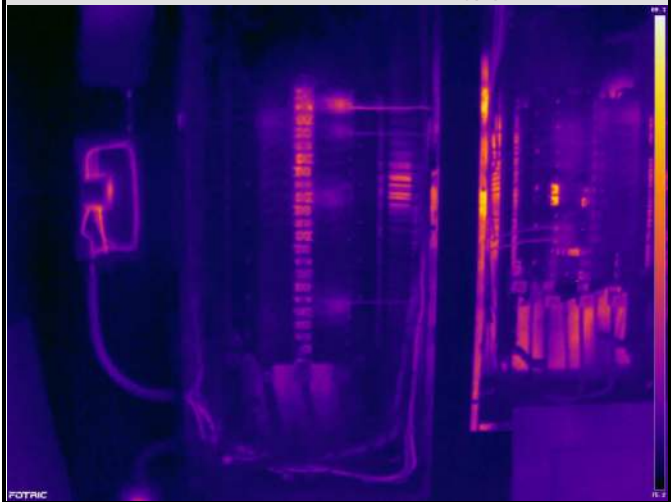
Primary Inspection Point

DSC00614.JPG



11/29/2023 10:59:57 AM

FOTRIC_20231129_0010.jpg

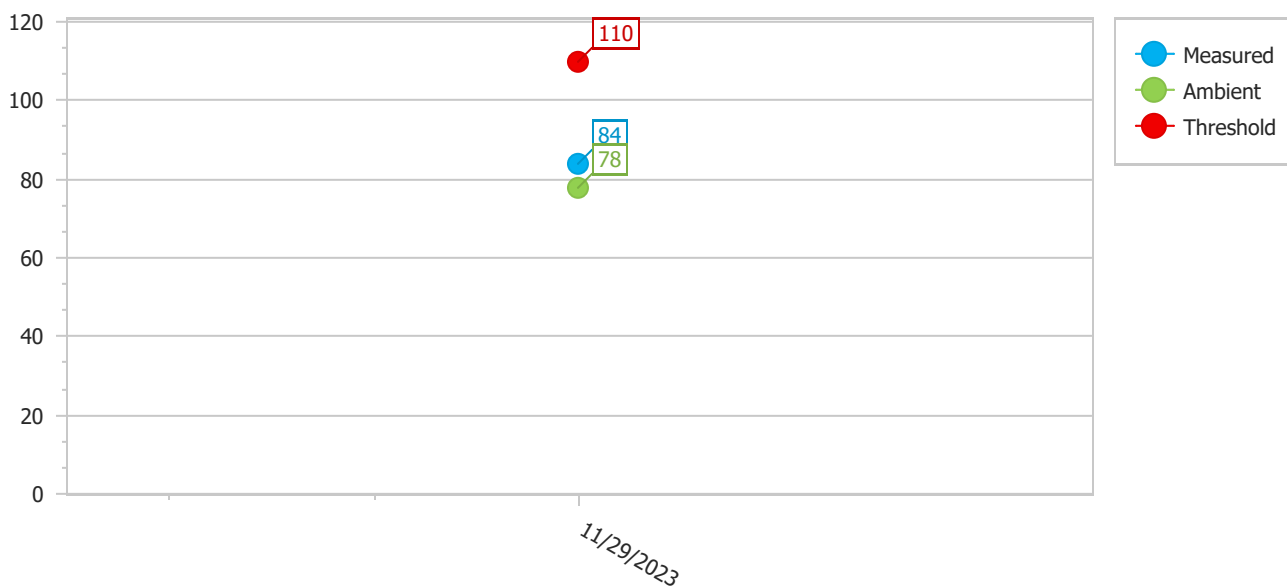


Ambient Temp: 78 °F

Measured Temp: 84 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: HEA 250A

[Show in Inventory](#)

Location: South Tower\Main Electrical Room\Electrical Panel 120/208V

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Siemens

Inspection Frequency:

Asset ID:

Barcode: 119711

Notes:

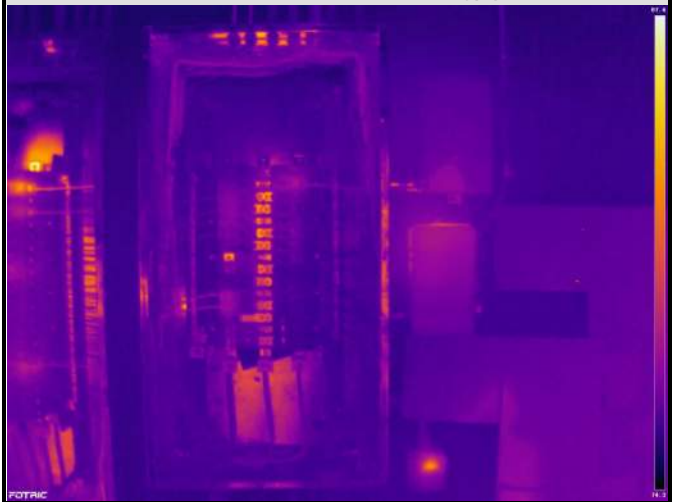
Primary Inspection Point

DSC00615.JPG



11/29/2023 11:01:25 AM

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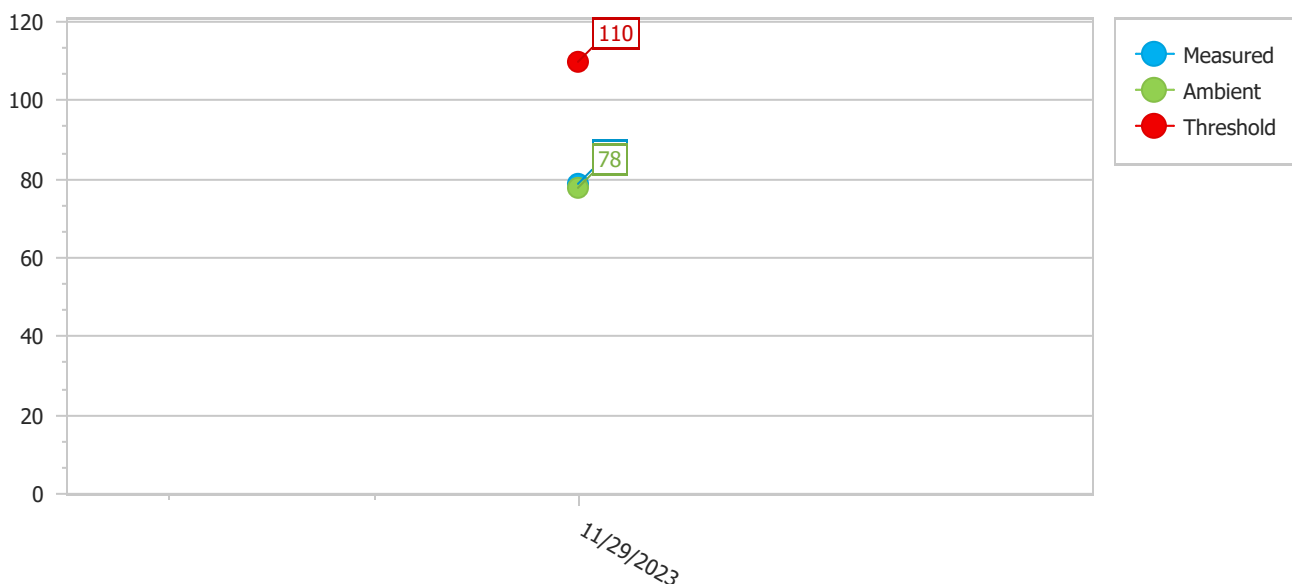


Ambient Temp: 78 °F

Measured Temp: 79 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

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Equipment Trending

Deering Bay Condominium II

Name: Meter CTR "A" Main 1000A

[Show in Inventory](#)

Location: South Tower\Main Electrical Room\Disconnect

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: ITE

Inspection Frequency:

Asset ID:

Barcode: 119712

Notes:

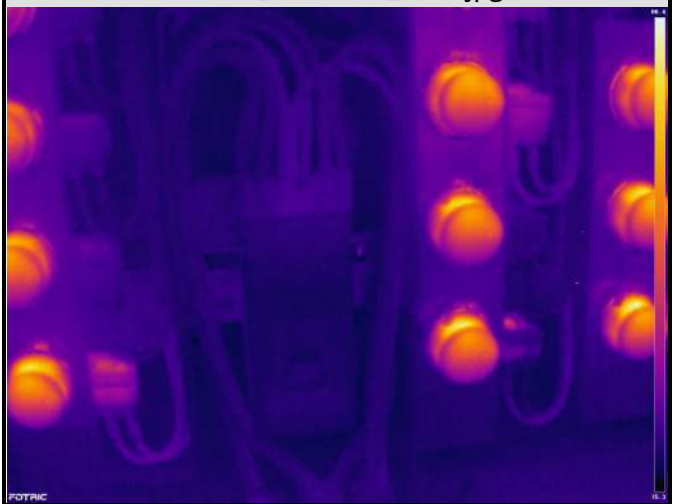
Primary Inspection Point

DSC00616.JPG



11/29/2023 11:02:24 AM

FOTRIC_20231129_0014.jpg

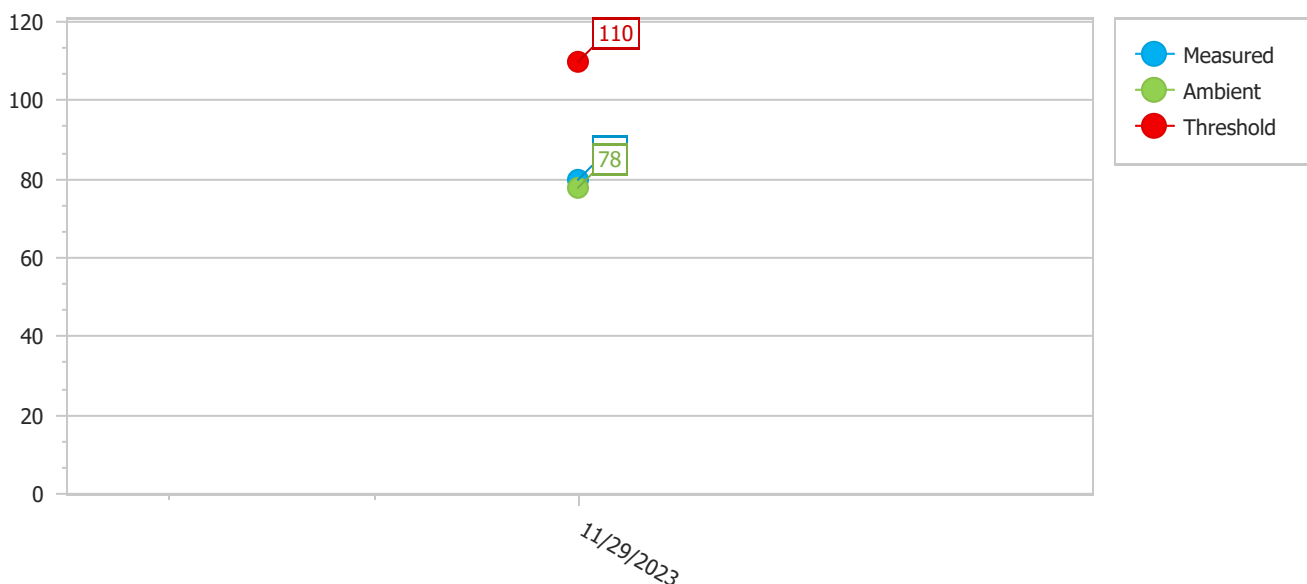


Ambient Temp: 78 °F

Measured Temp: 80 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

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Equipment Trending

Deering Bay Condominium II

Name: Unit #231 Battery Charger Spot #70 20A

[Show in Inventory](#)

Location: South Tower\Main Electrical Room\Disconnect

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Eaton

Inspection Frequency:

Asset ID:

Barcode: 119717

Notes:

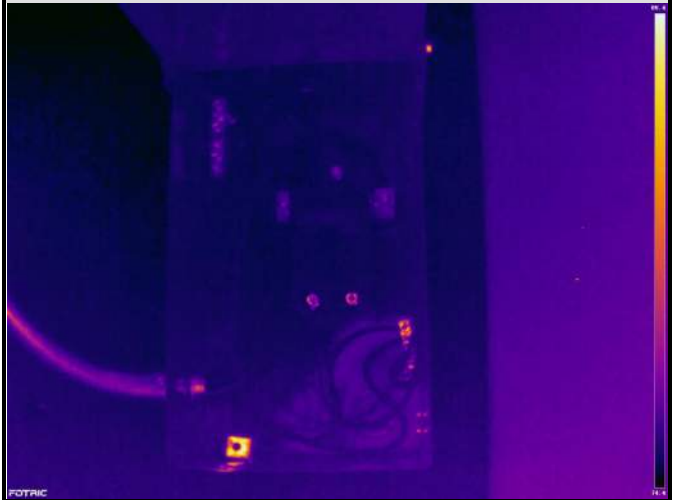
Primary Inspection Point

DSC00619.JPG



11/29/2023 11:05:44 AM

FOTRIC_20231129_0020.jpg



Ambient Temp: 78 °F

Measured Temp: 75 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: 282, 272, 262, 252 200A

[Show in Inventory](#)

Location: South Tower\Main Electrical Room\Meter Breaker

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: ITE

Inspection Frequency:

Asset ID:

Barcode: 119713

Notes:

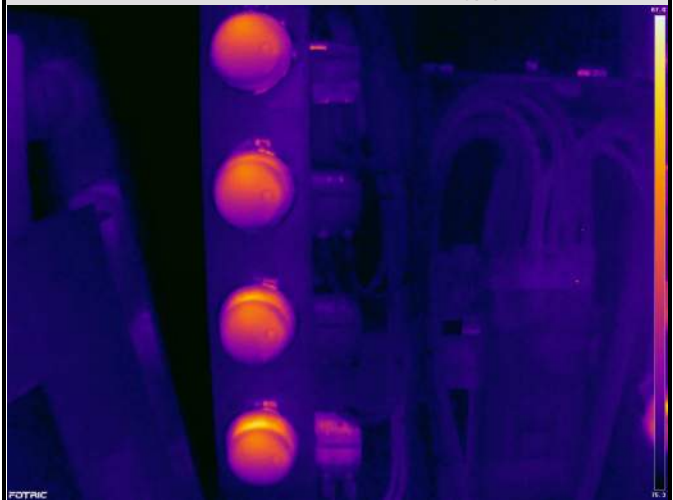
Primary Inspection Point

DSC00617.JPG



11/29/2023 11:03:23 AM

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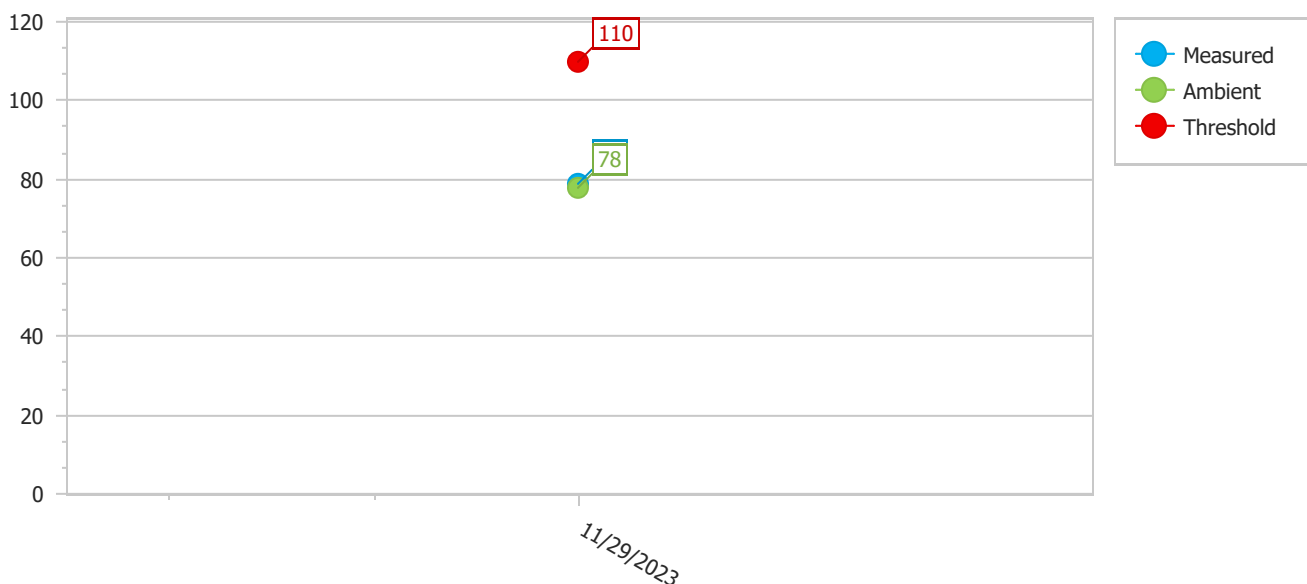


Ambient Temp: 78 °F

Measured Temp: 79 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: 242, 232, 222, 212 200A

[Show in Inventory](#)

Location: South Tower\Main Electrical Room\Meter Breaker

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: ITE

Inspection Frequency:

Asset ID:

Barcode: 119714

Notes:

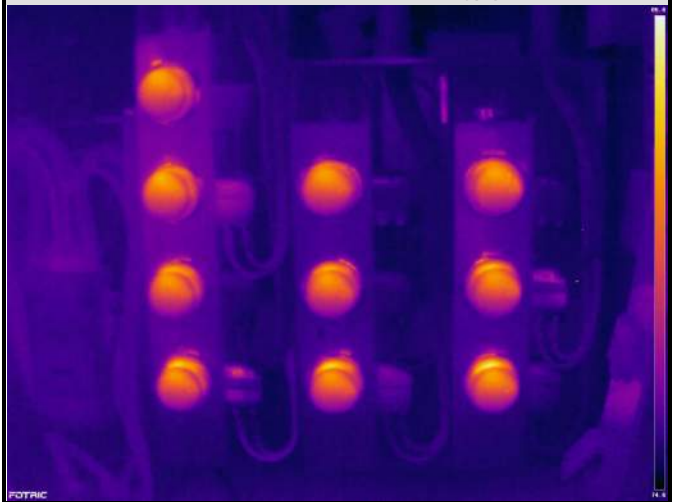
Primary Inspection Point

DSC00618.JPG



11/29/2023 11:04:28 AM

FOTRIC_20231129_0018.jpg

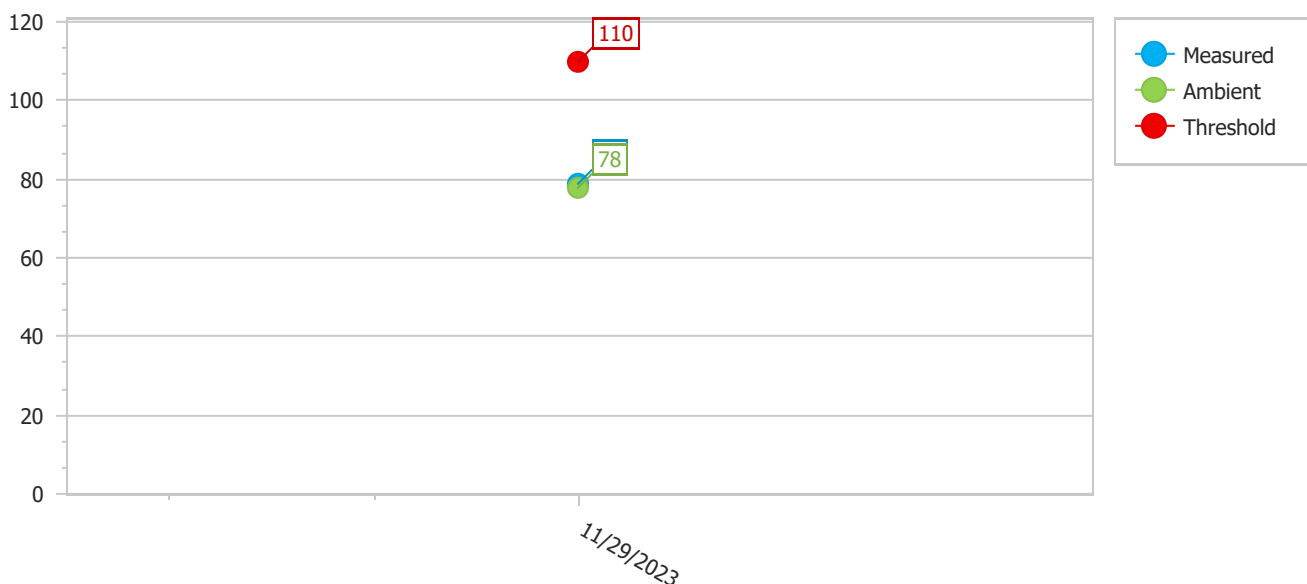


Ambient Temp: 78 °F

Measured Temp: 79 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: 261, 251, 241 200A

[Show in Inventory](#)

Location: South Tower\Main Electrical Room\Meter Breaker

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: ITE

Inspection Frequency:

Asset ID:

Barcode: 119715

Notes:

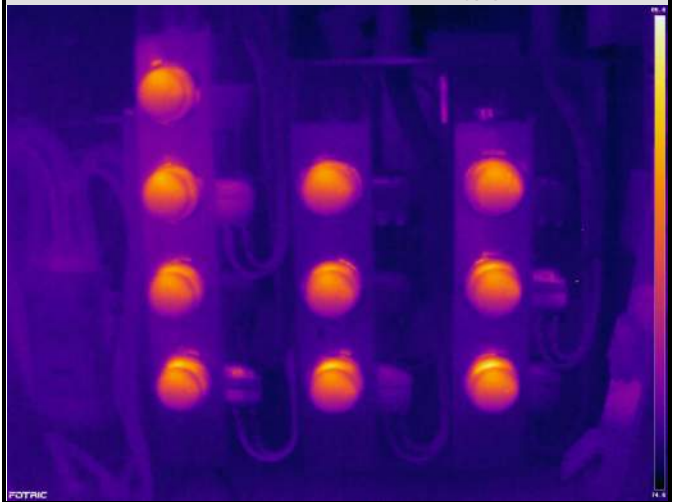
Primary Inspection Point

DSC00618.JPG



11/29/2023 11:04:28 AM

FOTRIC_20231129_0018.jpg

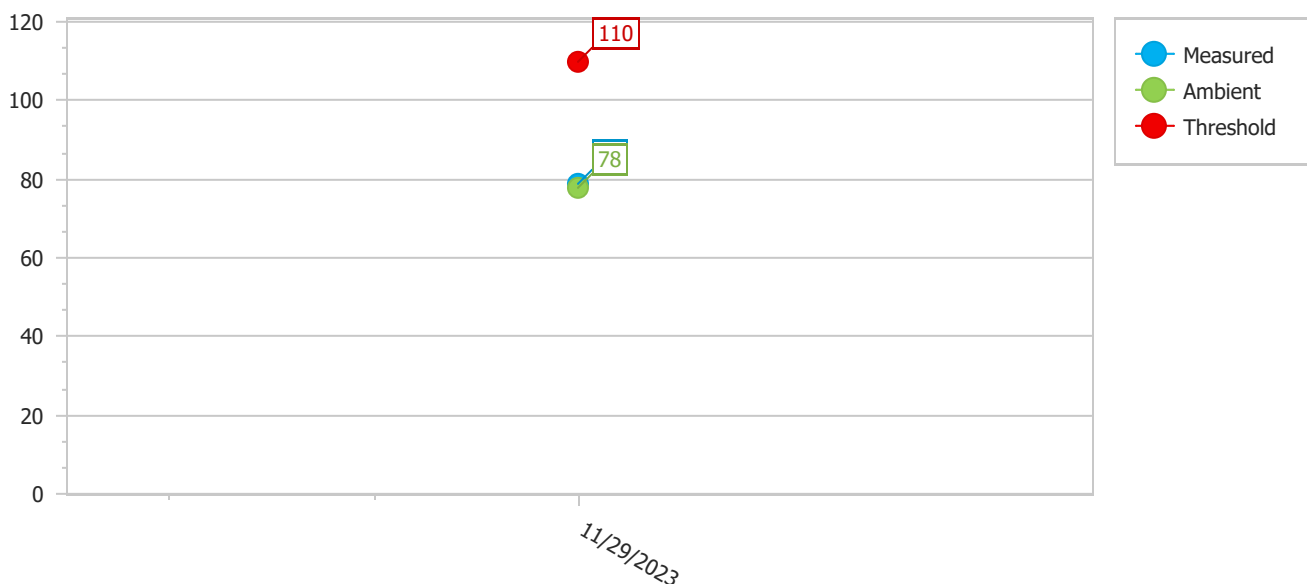


Ambient Temp: 78 °F

Measured Temp: 79 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: 231, 221, 211 200A

[Show in Inventory](#)

Location: South Tower\Main Electrical Room\Meter Breaker

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: ITE

Inspection Frequency:

Asset ID:

Barcode: 119716

Notes:

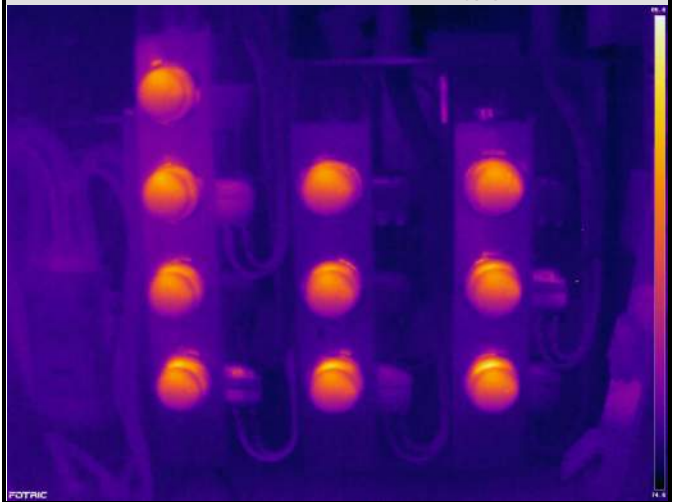
Primary Inspection Point

DSC00618.JPG



11/29/2023 11:04:28 AM

FOTRIC_20231129_0018.jpg

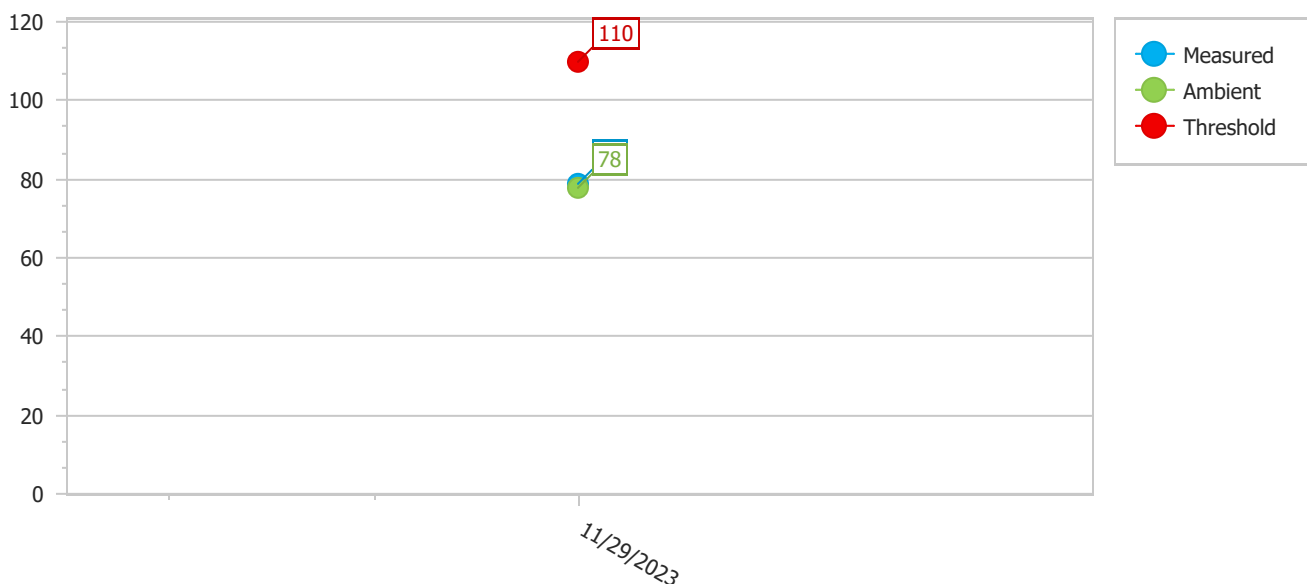


Ambient Temp: 78 °F

Measured Temp: 79 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: NO ID 20A

[Show in Inventory](#)

Location: South Tower\Main Electrical Room\Contactor

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Siemens

Inspection Frequency:

Asset ID:

Barcode: 119718

Notes:

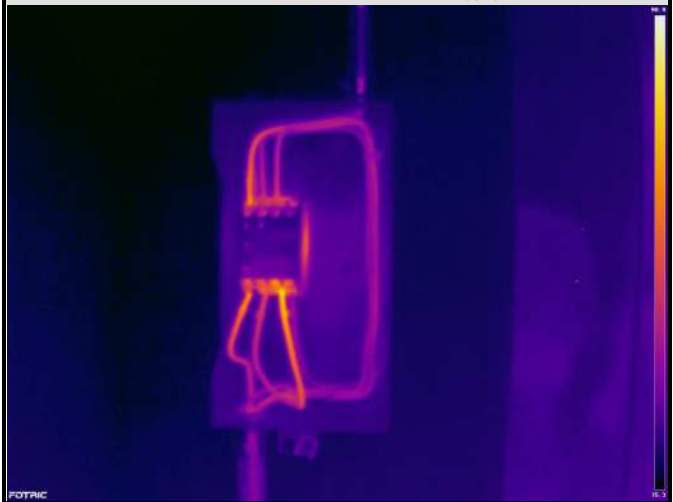
Primary Inspection Point

DSC00620.JPG



11/29/2023 11:10:18 AM

FOTRIC_20231129_0022.jpg

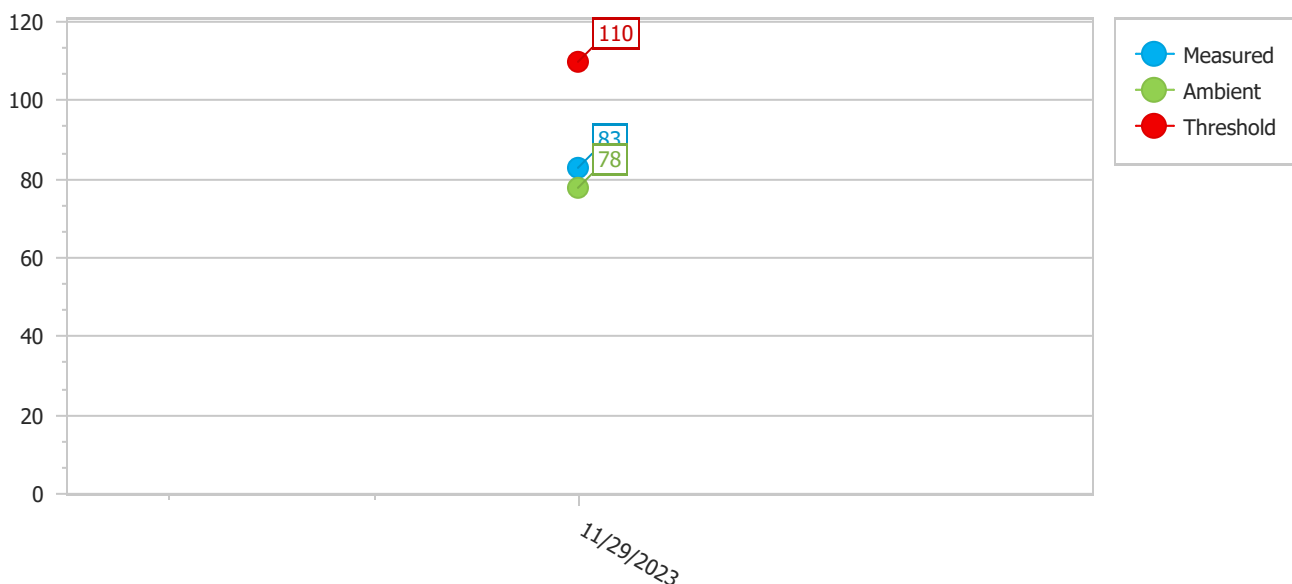


Ambient Temp: 78 °F

Measured Temp: 83 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: NO ID 20A

[Show in Inventory](#)

Location: South Tower\Main Electrical Room\Contactor

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Siemens

Inspection Frequency:

Asset ID:

Barcode: 119719

Notes:

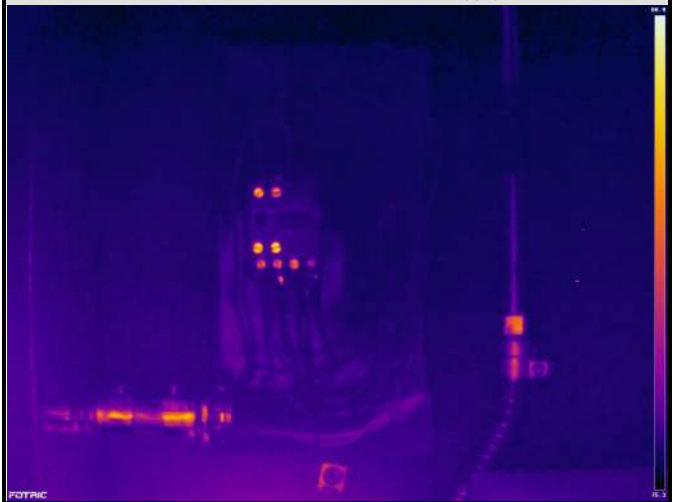
Primary Inspection Point

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11/29/2023 11:11:18 AM

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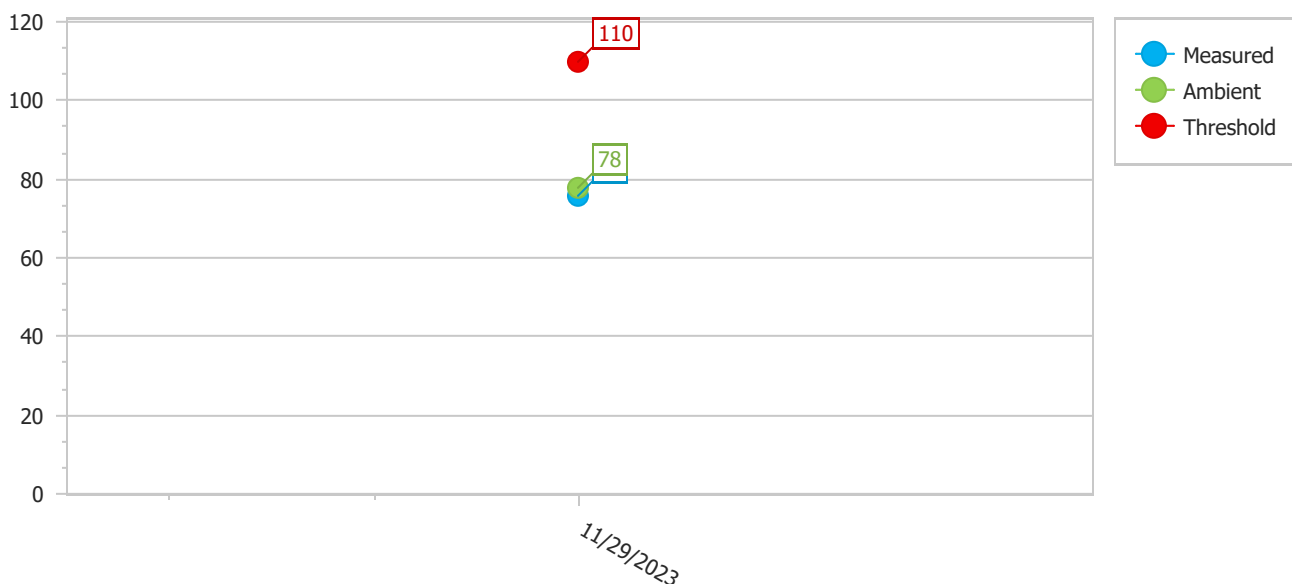


Ambient Temp: 78 °F

Measured Temp: 76 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

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Equipment Trending

Deering Bay Condominium II

Name: South Landscape Timer

[Show in Inventory](#)

Location: South Tower\Main Electrical Room\Timer

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Intermatic

Inspection Frequency:

Asset ID:

Barcode: 119720

Notes:

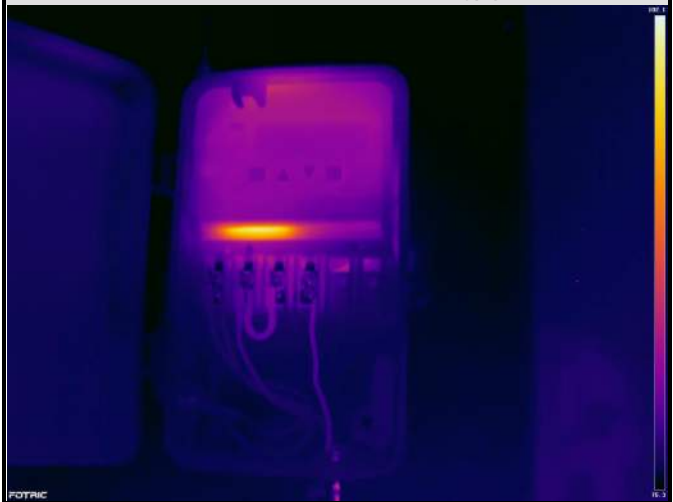
Primary Inspection Point

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11/29/2023 11:12:32 AM

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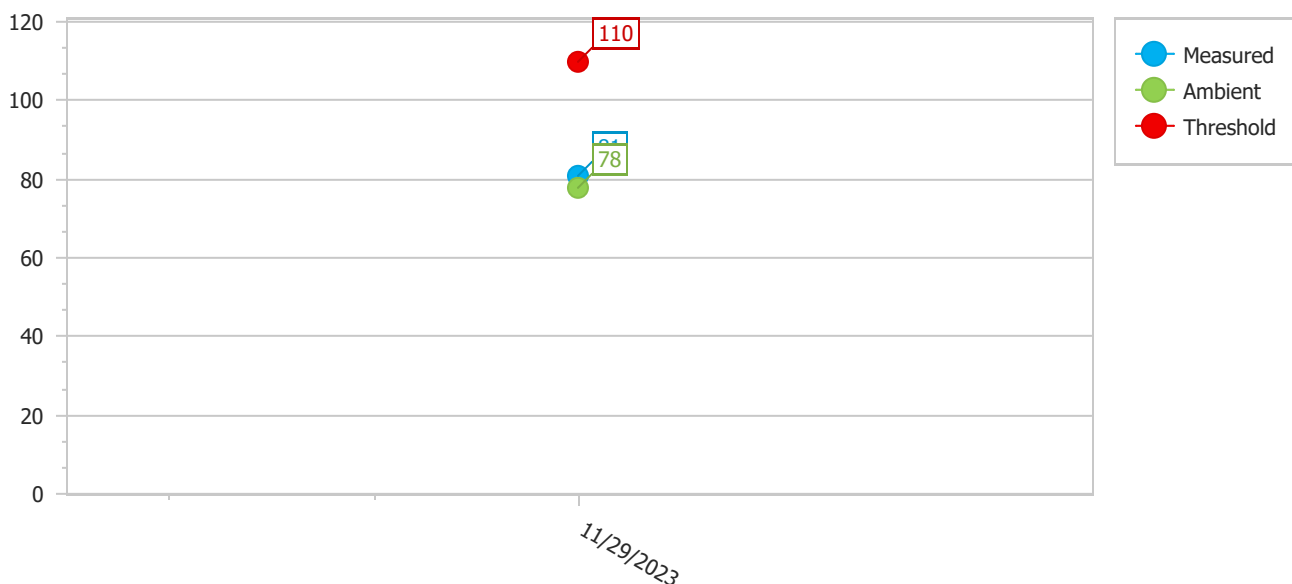


Ambient Temp: 78 °F

Measured Temp: 81 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: South Hallway Timer

[Show in Inventory](#)

Location: South Tower\Main Electrical Room\Timer

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Intermatic

Inspection Frequency:

Asset ID:

Barcode: 119721

Notes:

Primary Inspection Point

DSC00623.JPG



11/29/2023 11:13:16 AM

FOTRIC_20231129_0028.jpg

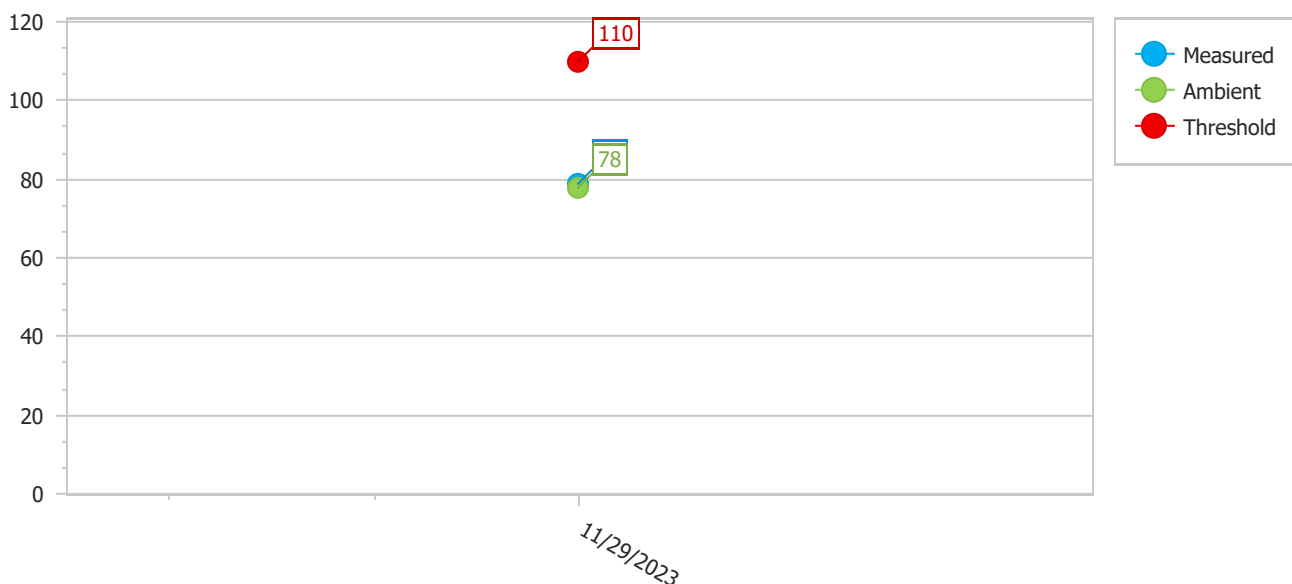


Ambient Temp: 78 °F

Measured Temp: 79 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: WheelChair Lift South 30A

[Show in Inventory](#)

Location: South Tower\Garage\Disconnect

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Siemens

Inspection Frequency:

Asset ID:

Barcode: 119722

Notes:

Primary Inspection Point

DSC00624.JPG



11/29/2023 11:17:29 AM

FOTRIC_20231129_0030.jpg

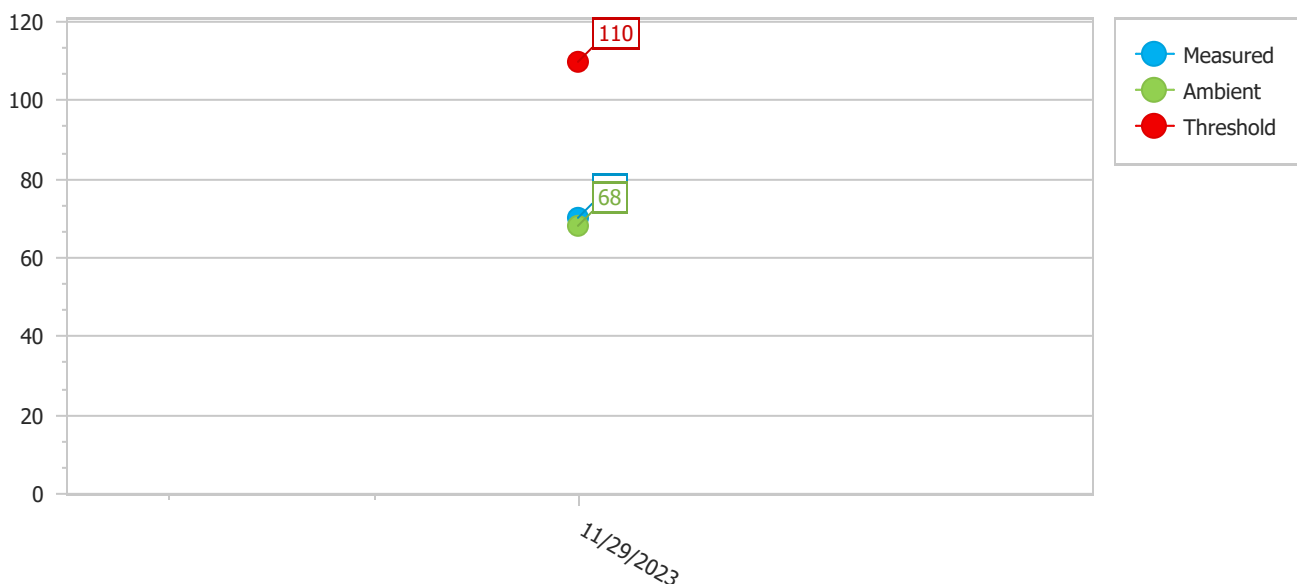


Ambient Temp: 68 °F

Measured Temp: 70 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: NO ID 225A

[Show in Inventory](#)

Location: South Tower\Elevator Room\Electrical Panel 120/208V

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: GE

Inspection Frequency:

Asset ID:

Barcode: 119723

Notes:

Primary Inspection Point

DSC00625.JPG



11/29/2023 11:32:17 AM

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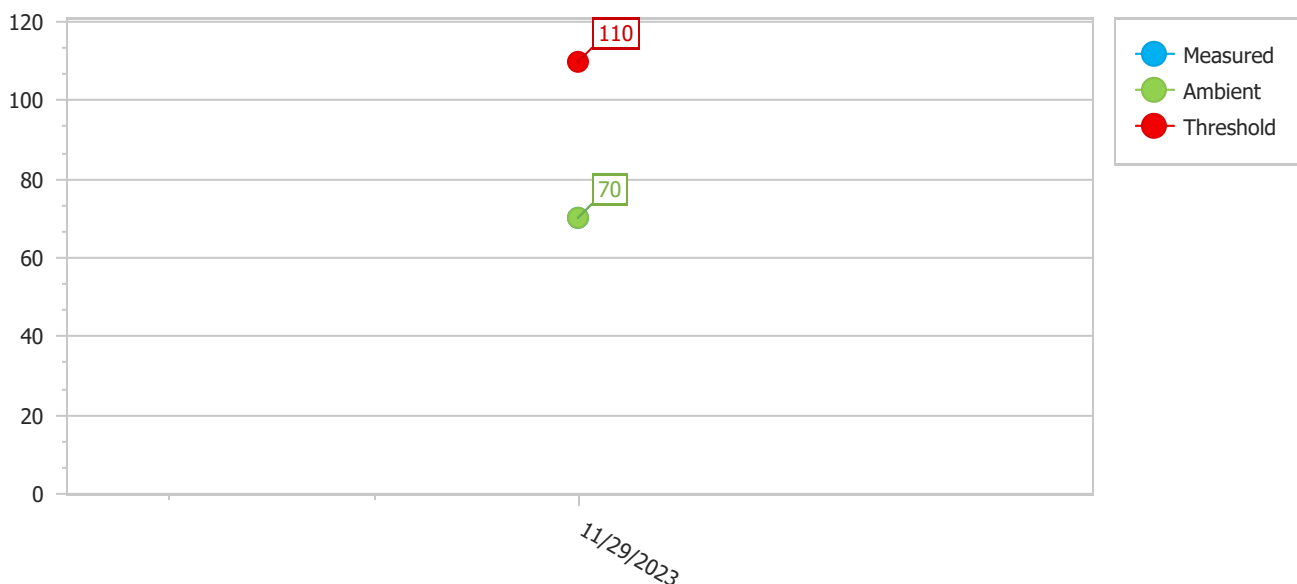


Ambient Temp: 70 °F

Measured Temp: 70 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



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Equipment Trending

Deering Bay Condominium II

Name: Elevator #1 A 100A

[Show in Inventory](#)

Location: South Tower\Elevator Room\Disconnect

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Siemens

Inspection Frequency:

Asset ID:

Barcode: 119724

Notes:

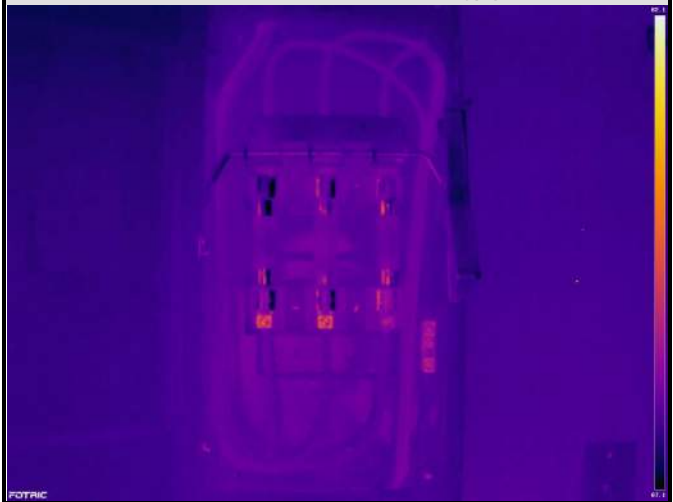
Primary Inspection Point

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FOTRIC_20231129_0036.jpg

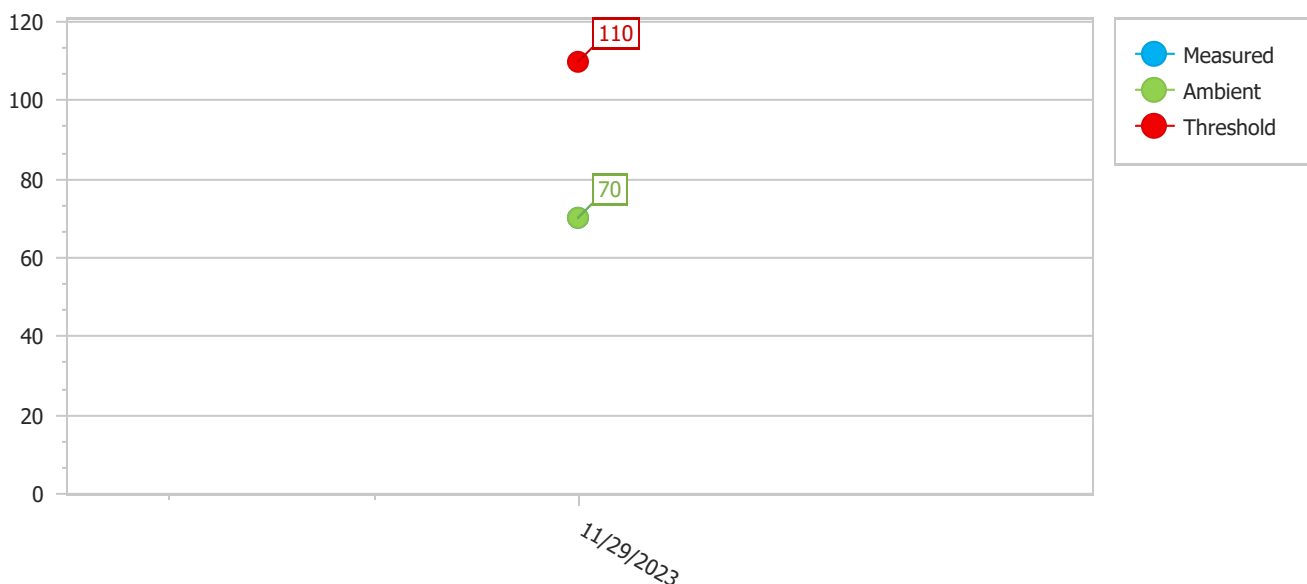


Ambient Temp: 70 °F

Measured Temp: 70 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



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Equipment Trending

Deering Bay Condominium II

Name: Elevator #2 B 100A

[Show in Inventory](#)

Location: South Tower\Elevator Room\Disconnect

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Siemens

Inspection Frequency:

Asset ID:

Barcode: 119725

Notes:

Primary Inspection Point

DSC00627.JPG



11/29/2023 11:35:22 AM

FOTRIC_20231129_0034.jpg

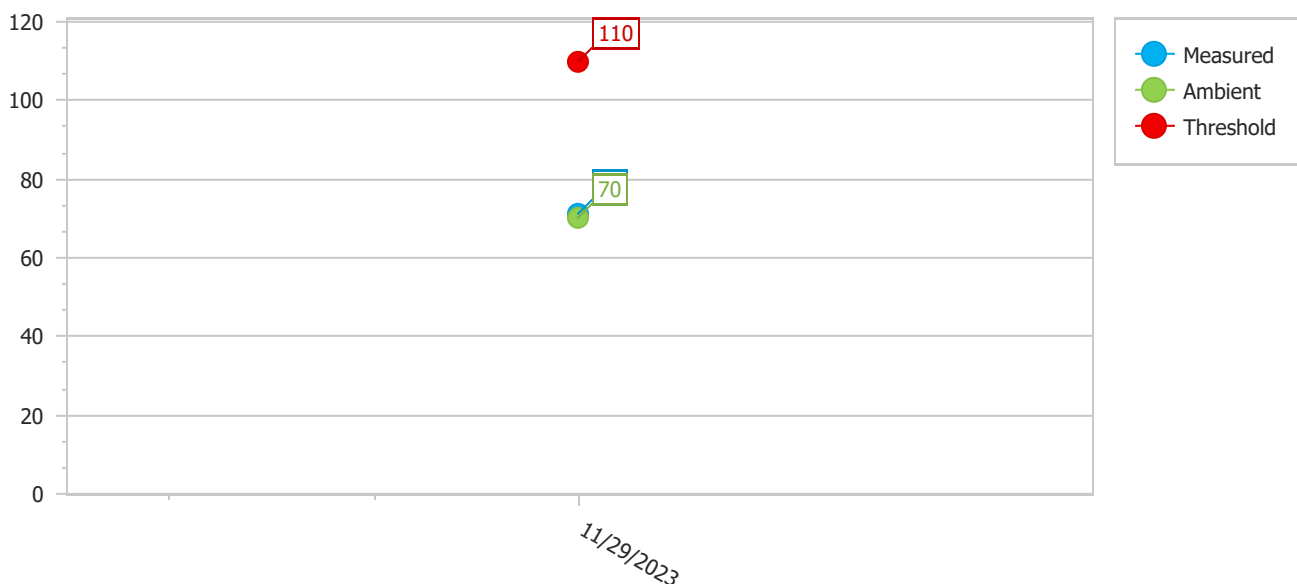


Ambient Temp: 70 °F

Measured Temp: 71 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

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Equipment Trending

Deering Bay Condominium II

Name: A Car #1 Light/Fan 30A

[Show in Inventory](#)

Location: South Tower\Elevator Room\Disconnect

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: ITE

Inspection Frequency:

Asset ID:

Barcode: 119726

Notes:

Primary Inspection Point

DSC00628.JPG



11/29/2023 11:37:06 AM

FOTRIC_20231129_0038.jpg

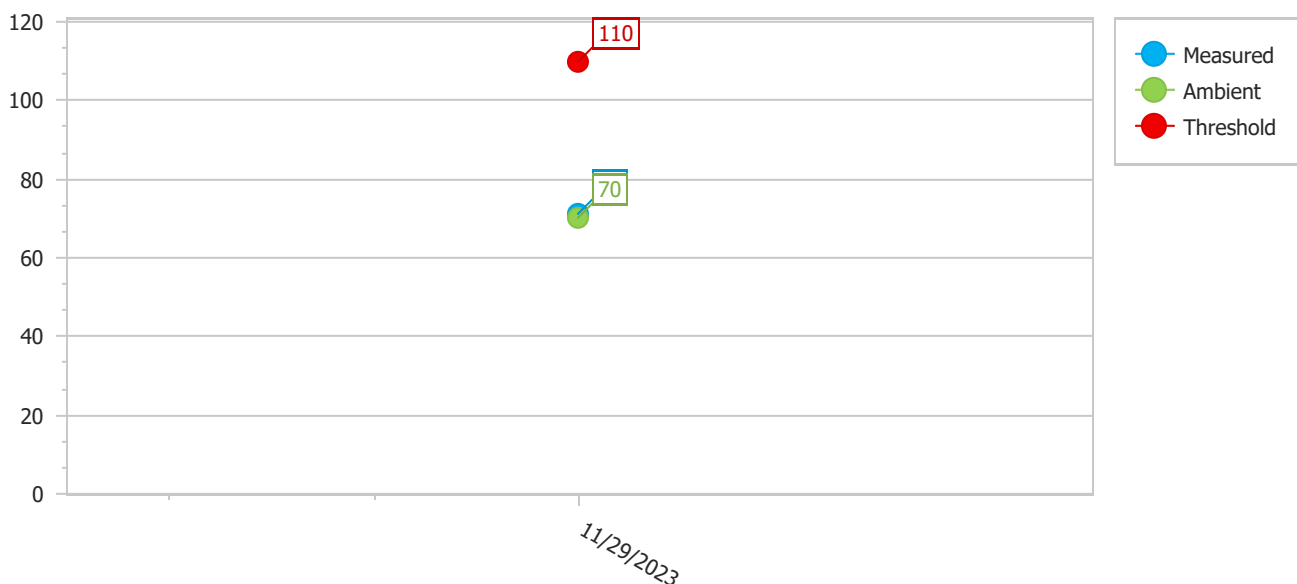


Ambient Temp: 70 °F

Measured Temp: 71 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: B Car #2 Lights/Fan 30A

[Show in Inventory](#)

Location: South Tower\Elevator Room\Disconnect

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: ITE

Inspection Frequency:

Asset ID:

Barcode: 119727

Notes:

Primary Inspection Point

DSC00629.JPG



11/29/2023 11:37:14 AM

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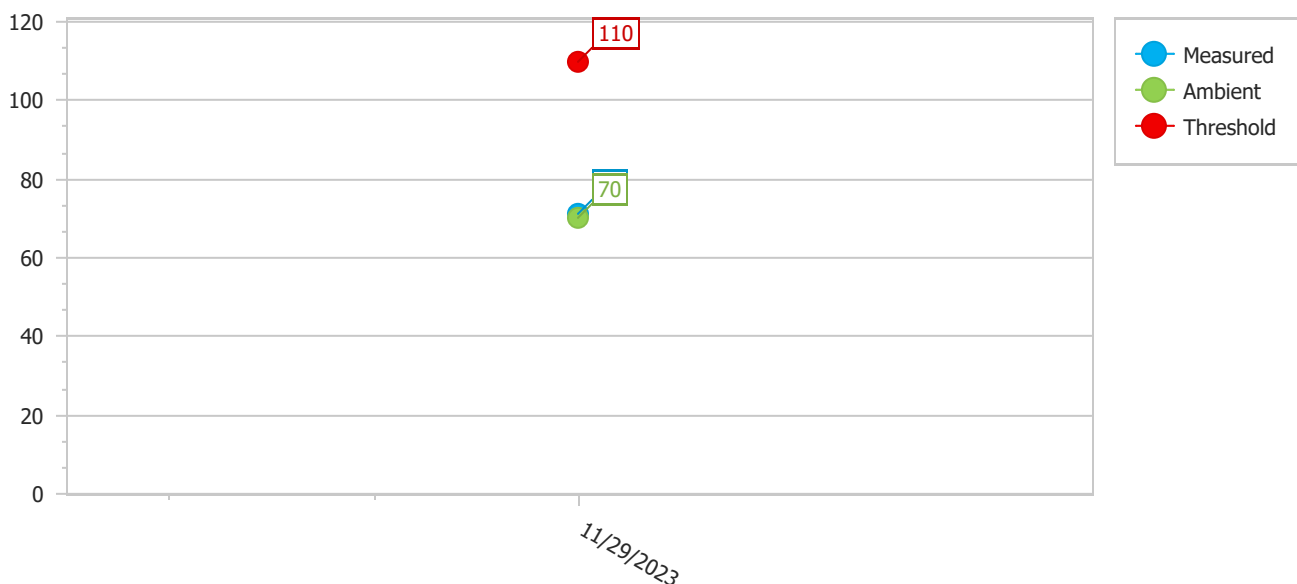


Ambient Temp: 70 °F

Measured Temp: 71 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



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Equipment Trending

Deering Bay Condominium II

Name: A/C

[Show in Inventory](#)

Location: South Tower\Elevator Room\Disconnect

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Siemens

Inspection Frequency:

Asset ID:

Barcode: 119728

Notes:

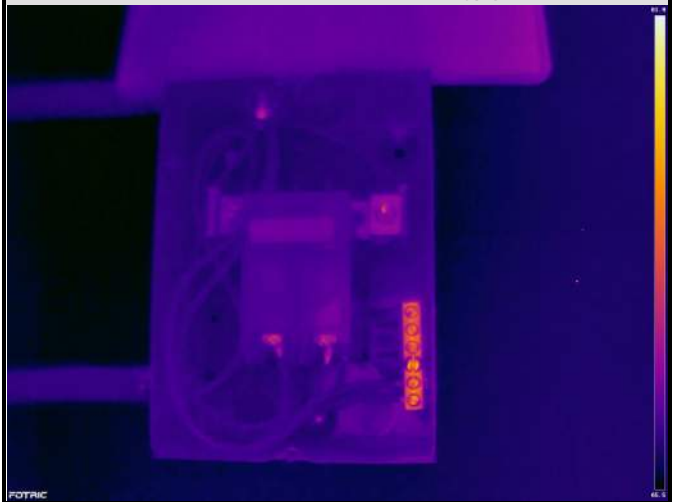
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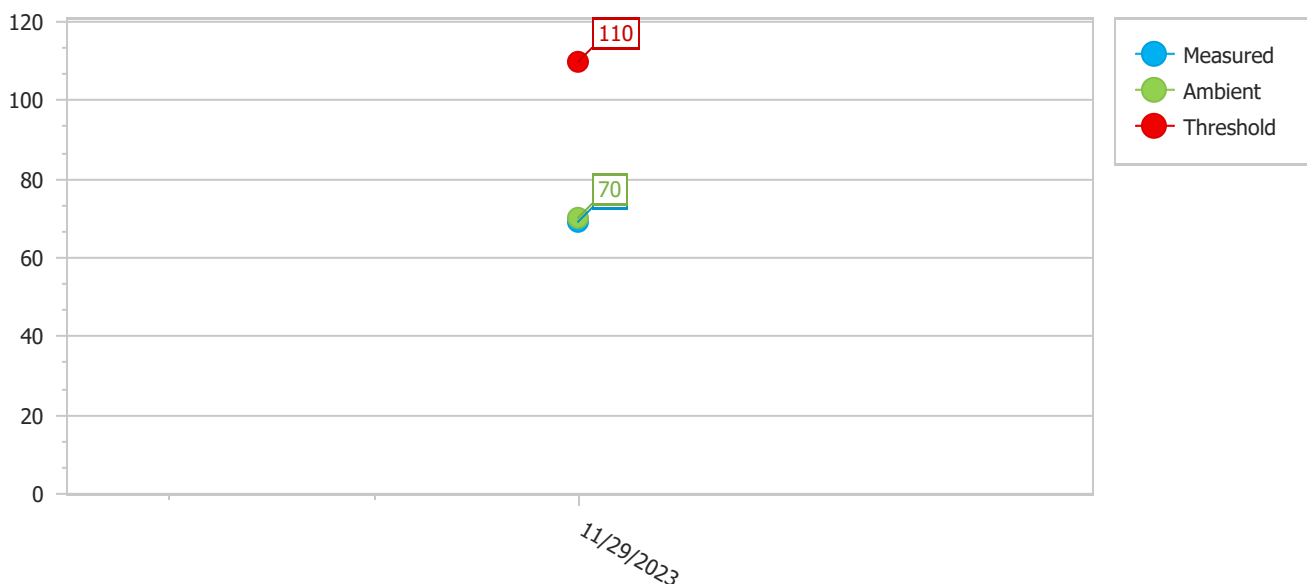


Ambient Temp: 70 °F

Measured Temp: 69 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



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Equipment Trending

Deering Bay Condominium II

Name: NO ID

[Show in Inventory](#)

Location: South Tower\Elevator Room\Gutter Box

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer:

Inspection Frequency:

Asset ID:

Barcode: 119729

Notes:

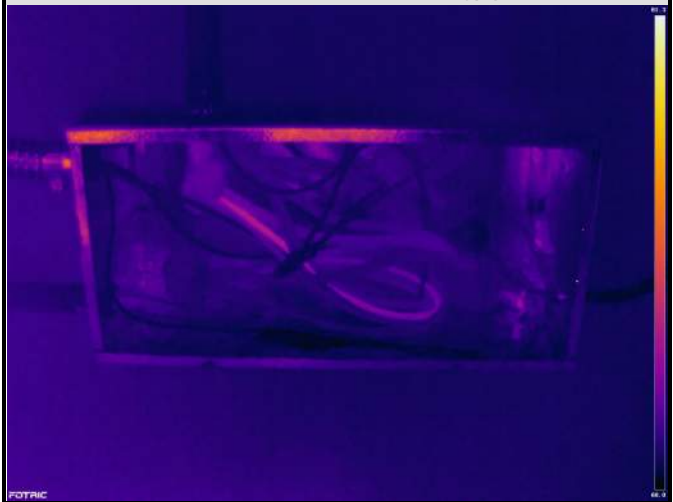
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11/29/2023 11:39:11 AM

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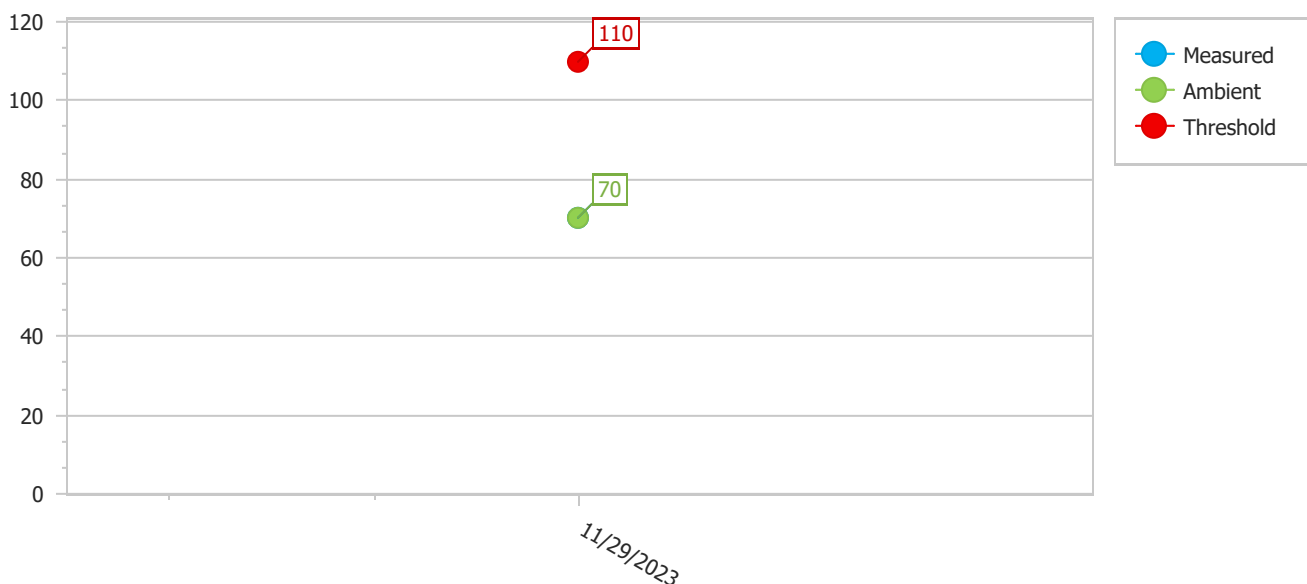


Ambient Temp: 70 °F

Measured Temp: 70 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: HC 250A

[Show in Inventory](#)

Location: North Tower\Main Electrical Room\Electrical Panel 120/208V

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Siemens

Inspection Frequency:

Asset ID:

Barcode: 119783

Notes:

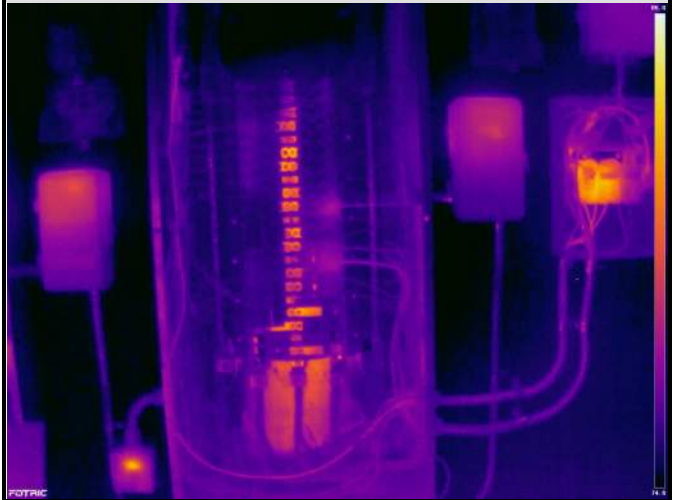
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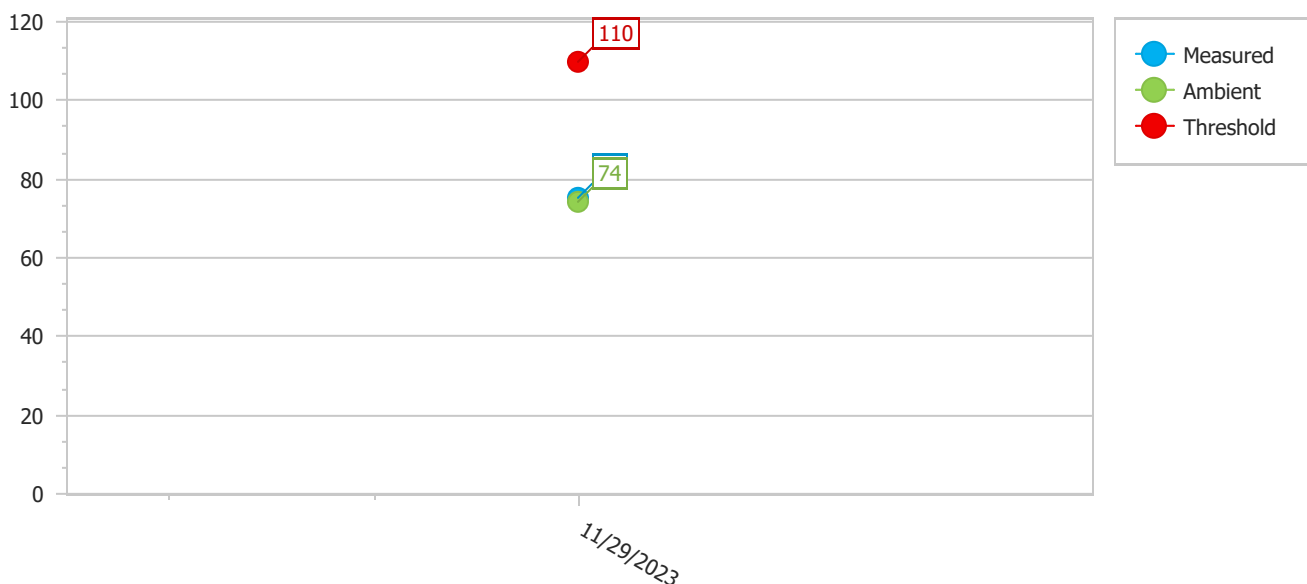


Ambient Temp: 74 °F

Measured Temp: 75 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: HEC 250A

[Show in Inventory](#)

Location: North Tower\Main Electrical Room\Electrical Panel 120/208V

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Siemens

Inspection Frequency:

Asset ID:

Barcode: 119784

Notes:

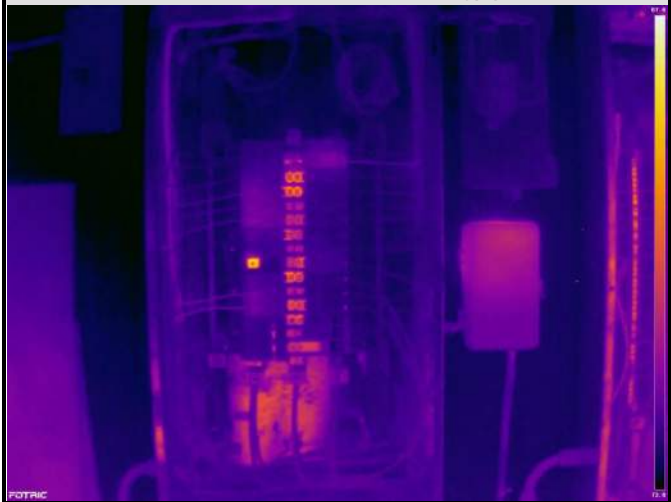
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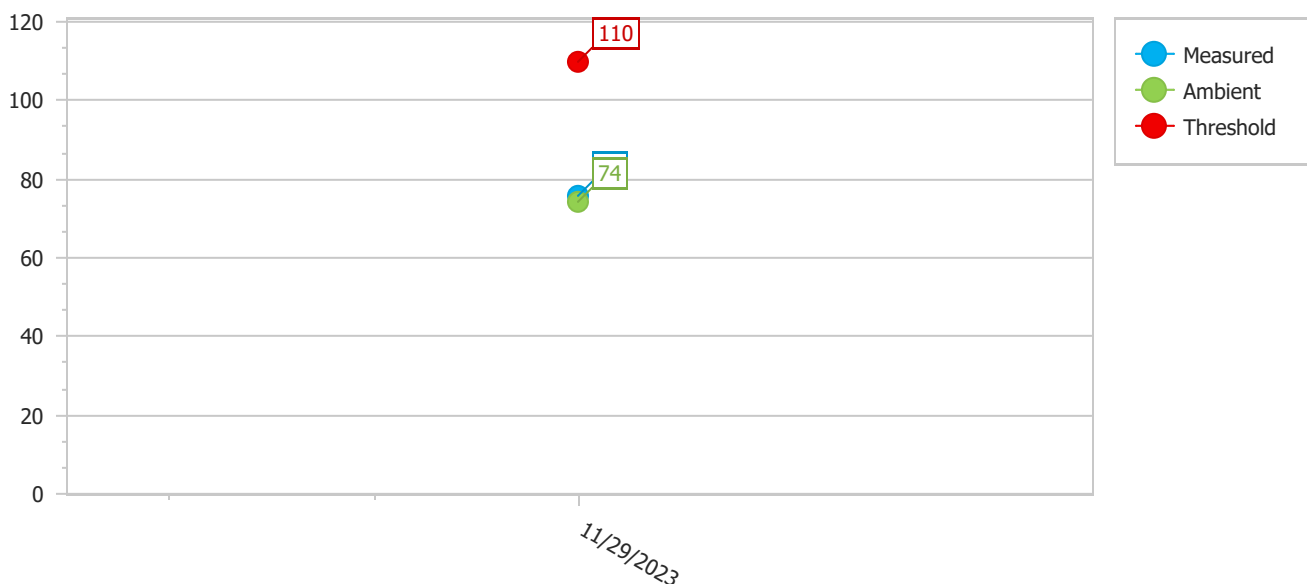


Ambient Temp: 74 °F

Measured Temp: 76 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: HOA Lights, AC, Digital Meter 100A

[Show in Inventory](#)

Location: North Tower\Main Electrical Room\Enclosed Breaker

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Square D

Inspection Frequency:

Asset ID:

Barcode: 119785

Notes:

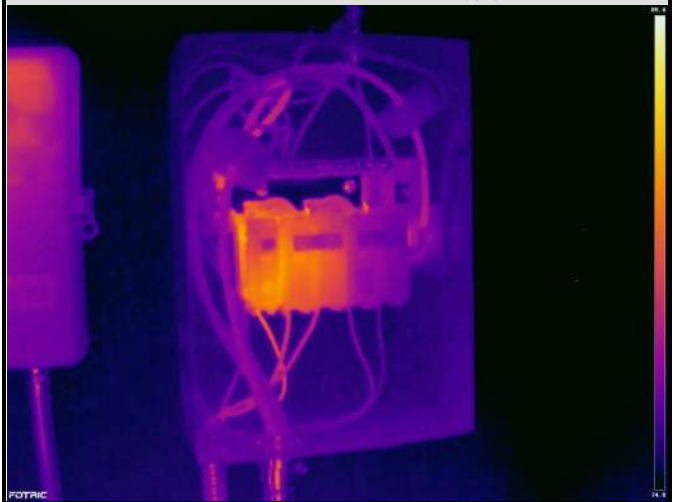
Primary Inspection Point

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11/30/2023 1:04:34 PM

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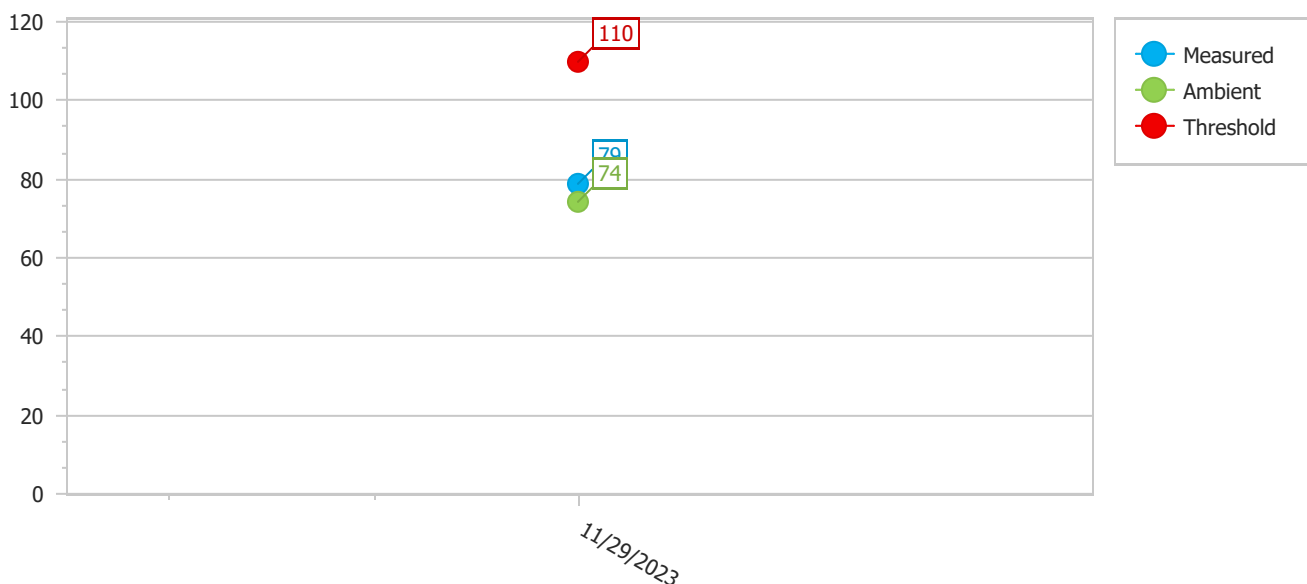


Ambient Temp: 74 °F

Measured Temp: 79 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: 285 Unit 50A

[Show in Inventory](#)

Location: North Tower\Main Electrical Room\Enclosed Breaker

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Siemens

Inspection Frequency:

Asset ID:

Barcode: 119795

Notes:

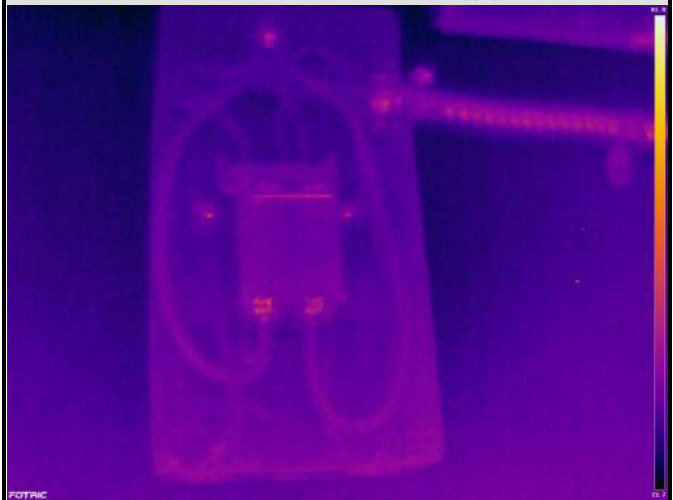
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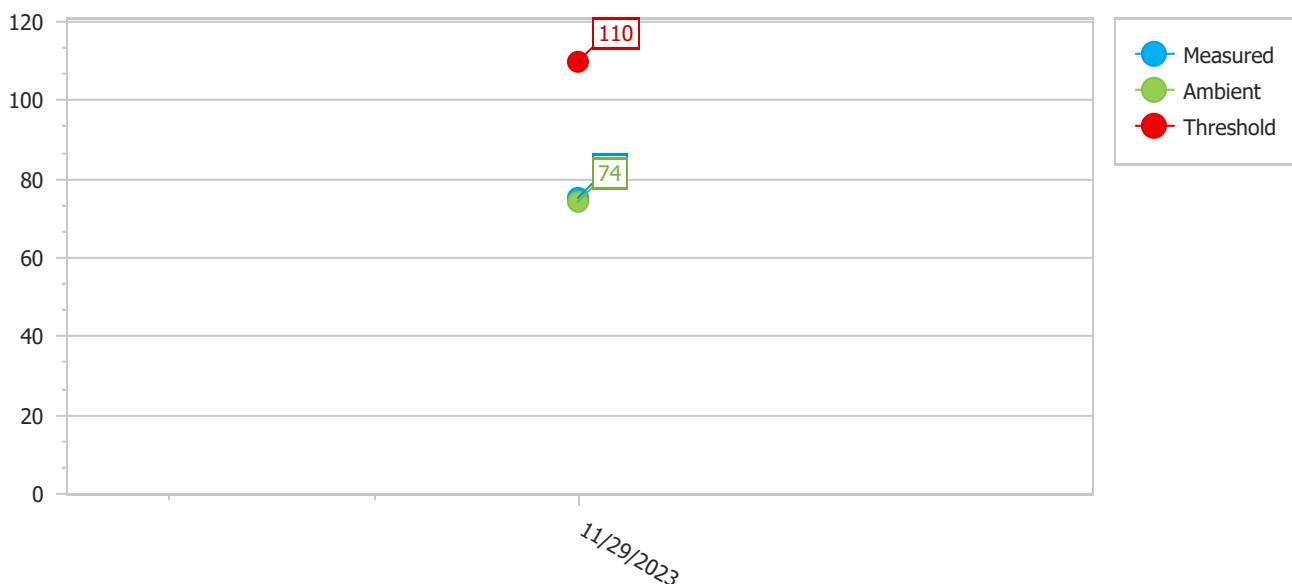


Ambient Temp: 74 °F

Measured Temp: 75 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

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Equipment Trending

Deering Bay Condominium II

Name: 245 Unit 60A

[Show in Inventory](#)

Location: North Tower\Main Electrical Room\Enclosed Breaker

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Siemens

Inspection Frequency:

Asset ID:

Barcode: 119796

Notes:

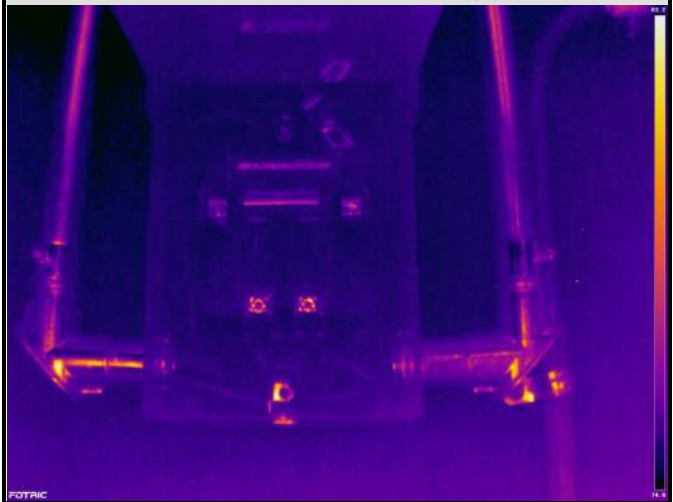
Primary Inspection Point

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11/30/2023 1:13:16 PM

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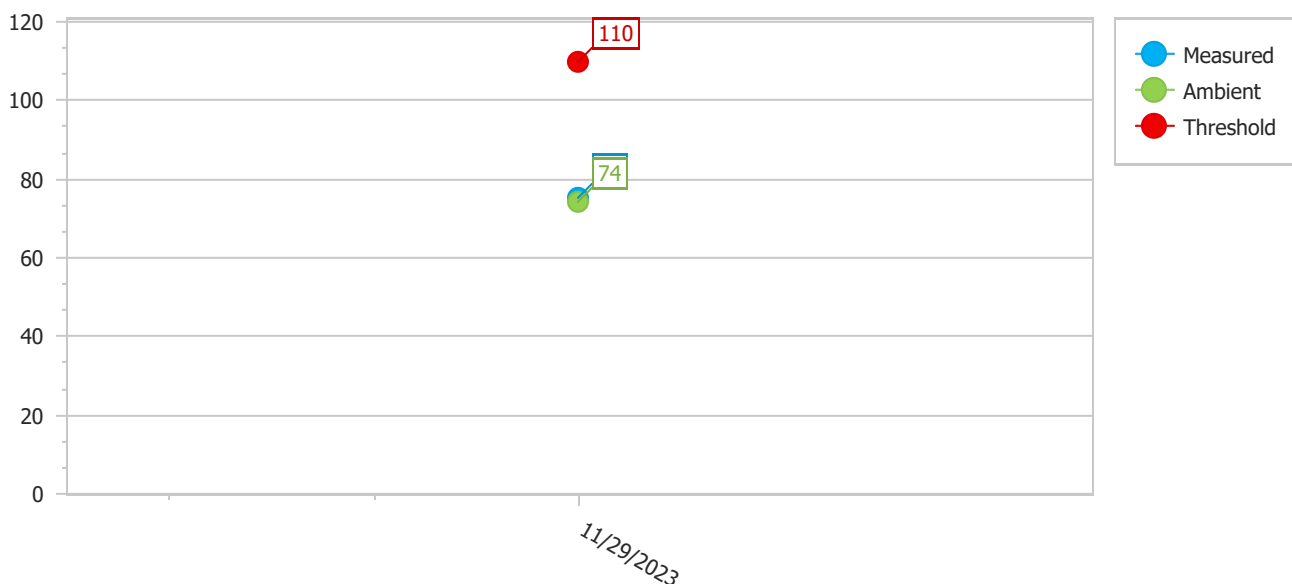


Ambient Temp: 74 °F

Measured Temp: 75 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

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Equipment Trending

Deering Bay Condominium II

Name: 265 Unit 60A

[Show in Inventory](#)

Location: North Tower\Main Electrical Room\Enclosed Breaker

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Siemens

Inspection Frequency:

Asset ID:

Barcode: 119797

Notes:

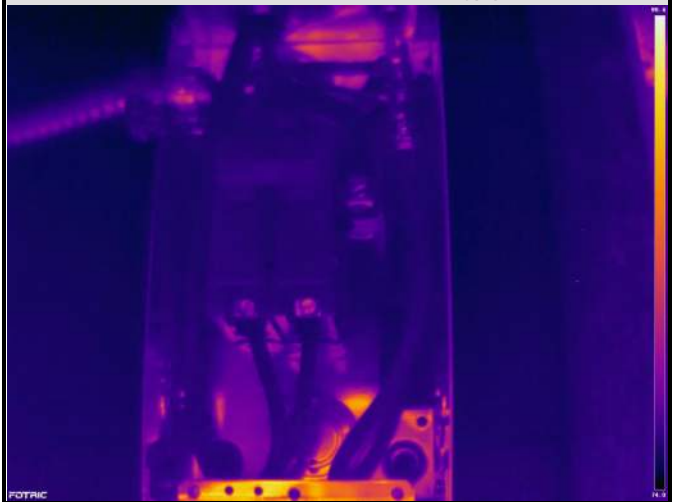
Primary Inspection Point

DSC00054.JPG



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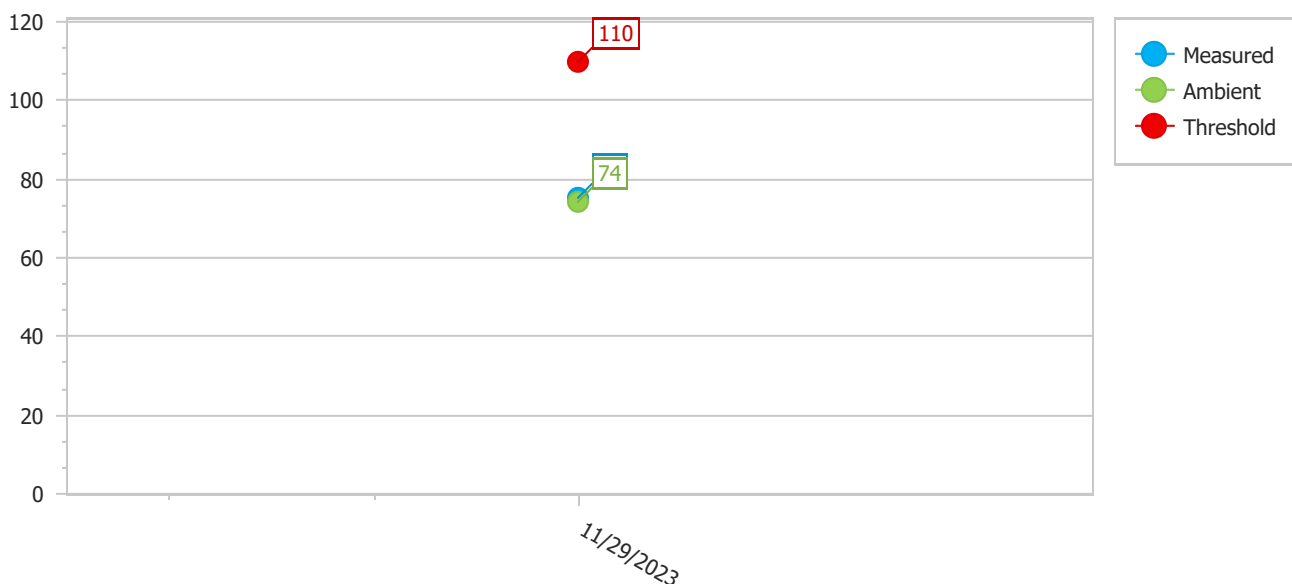


Ambient Temp: 74 °F

Measured Temp: 75 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



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Equipment Trending

Deering Bay Condominium II

Name: Corridor Lights

[Show in Inventory](#)

Location: North Tower\Main Electrical Room\Contactor

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer:

Inspection Frequency:

Asset ID:

Barcode: 119786

Notes:

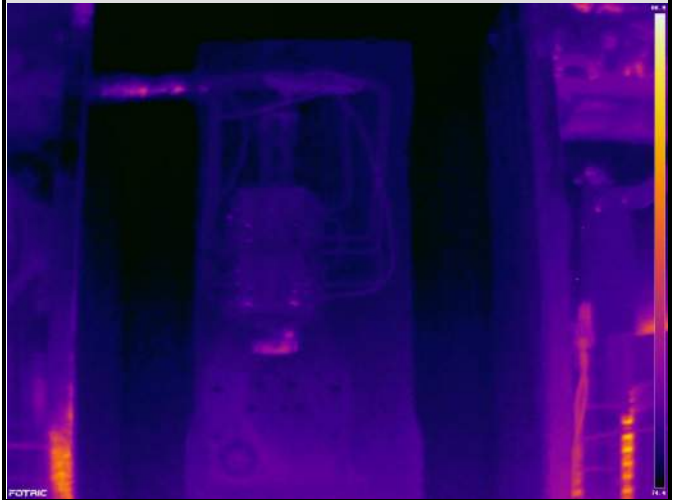
Primary Inspection Point

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11/30/2023 1:05:06 PM

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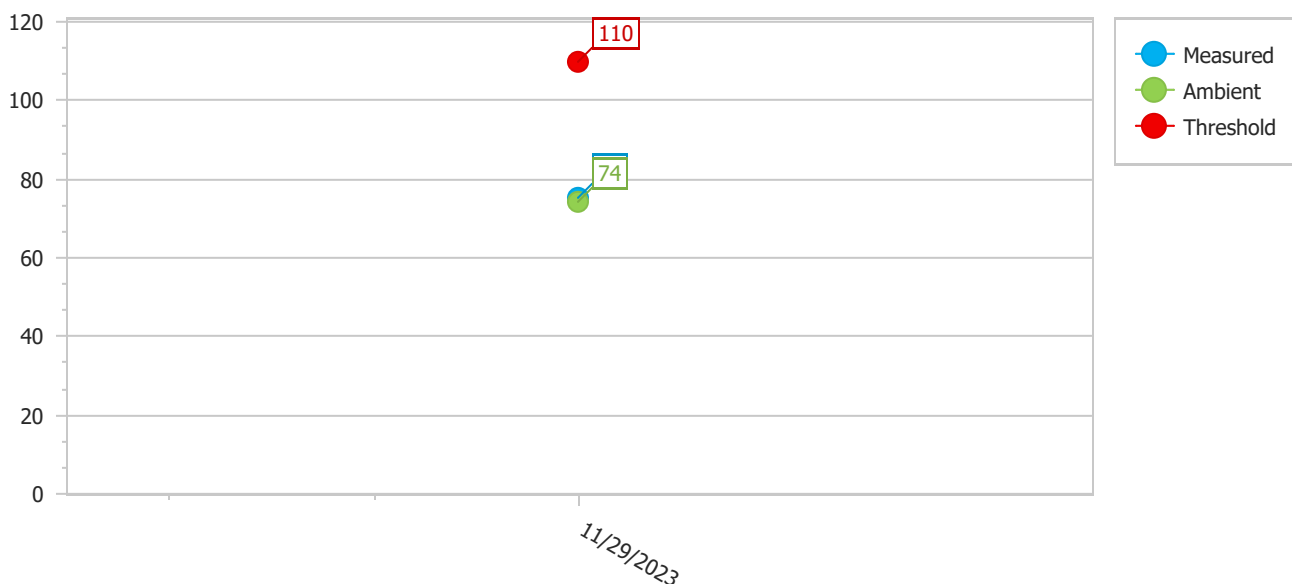


Ambient Temp: 74 °F

Measured Temp: 75 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: Landscape Lights

[Show in Inventory](#)

Location: North Tower\Main Electrical Room\Contactor

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer:

Inspection Frequency:

Asset ID:

Barcode: 119787

Notes:

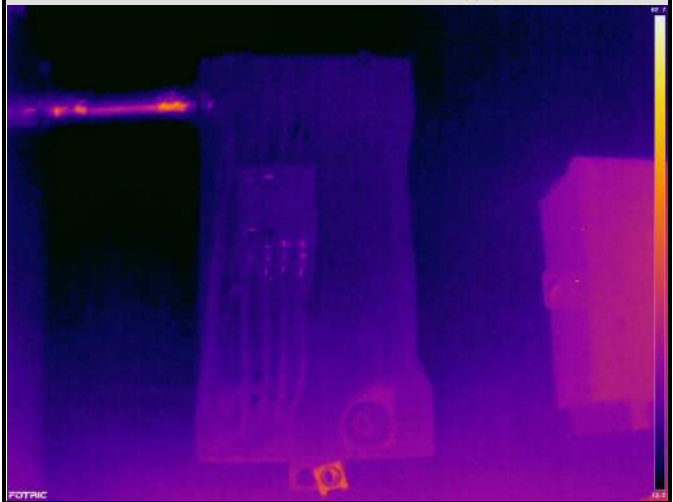
Primary Inspection Point

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11/30/2023 1:05:37 PM

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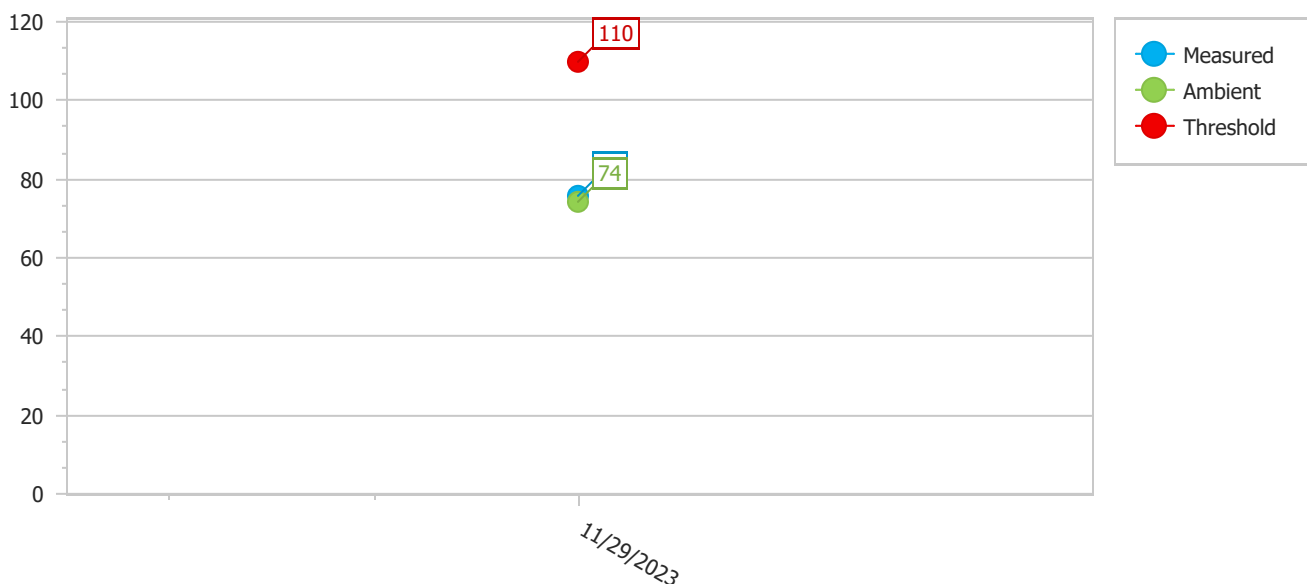


Ambient Temp: 74 °F

Measured Temp: 76 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: North Hallway Timer

[Show in Inventory](#)

Location: North Tower\Main Electrical Room\Timer

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer:

Inspection Frequency:

Asset ID:

Barcode: 119788

Notes:

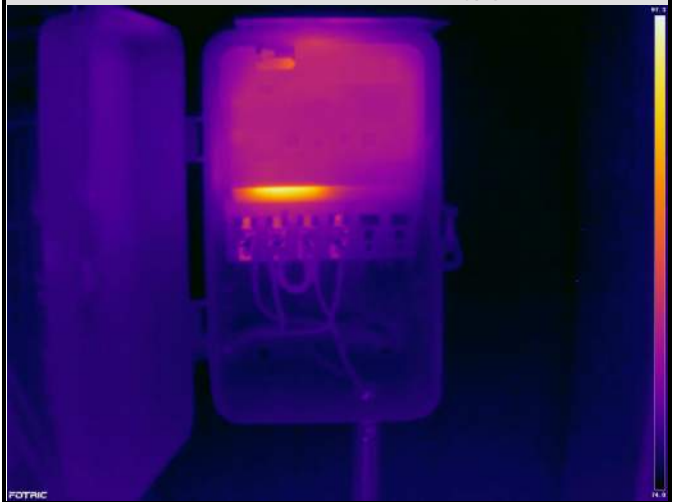
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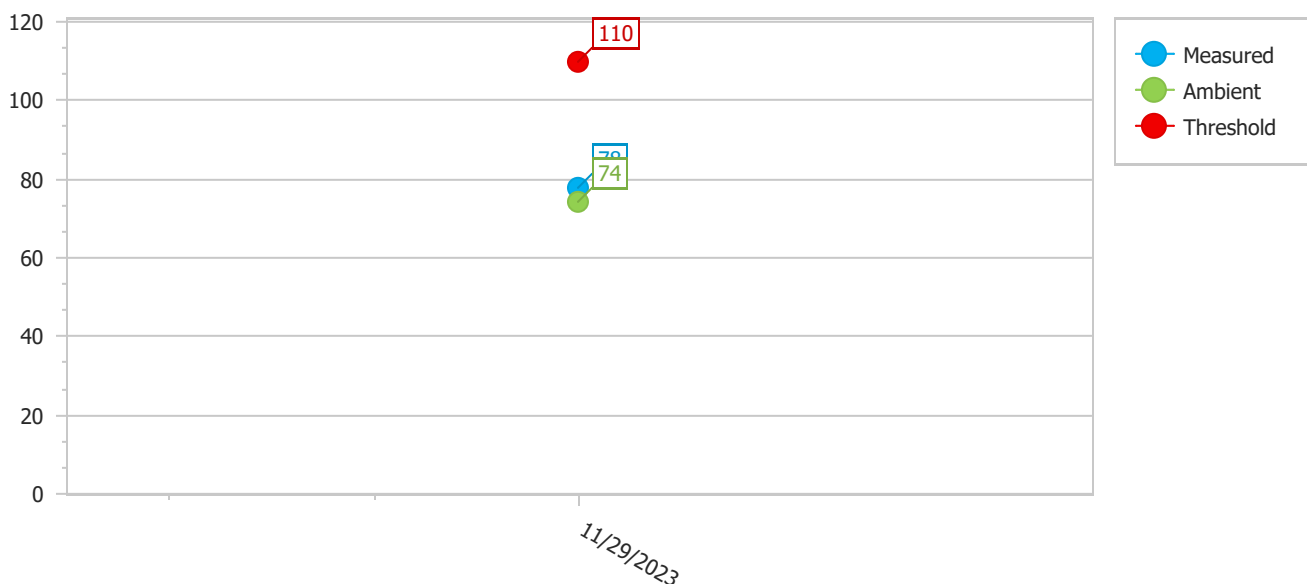


Ambient Temp: 74 °F

Measured Temp: 78 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: North Landscape Timer

[Show in Inventory](#)

Location: North Tower\Main Electrical Room\Timer

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer:

Inspection Frequency:

Asset ID:

Barcode: 119789

Notes:

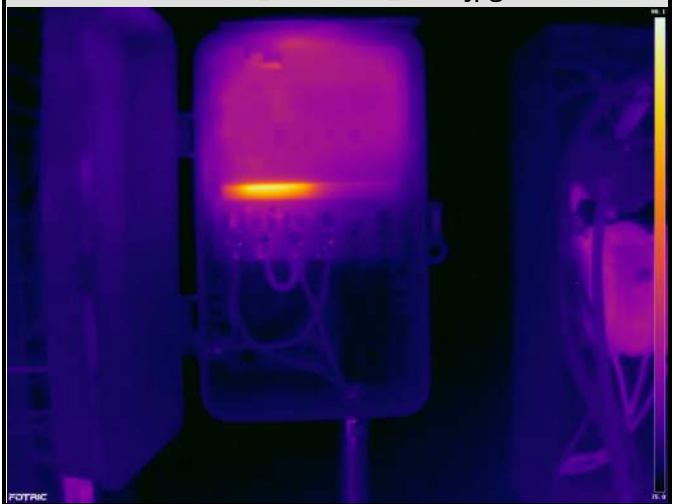
Primary Inspection Point

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11/30/2023 1:06:59 PM

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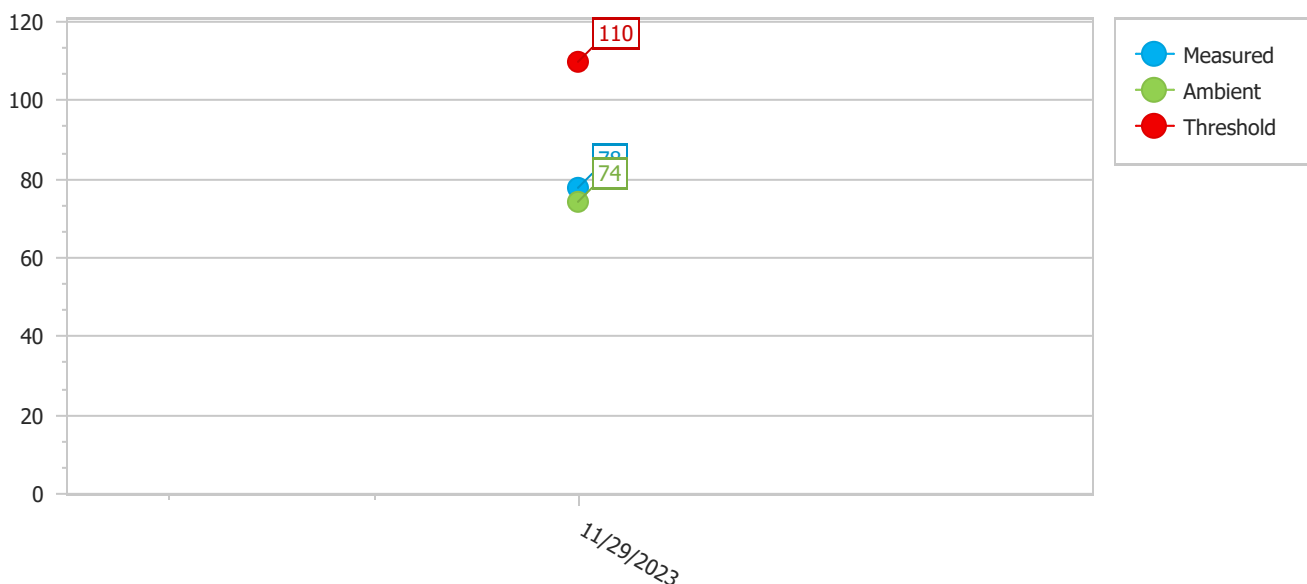


Ambient Temp: 74 °F

Measured Temp: 78 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: Meter CTR "C" Main 1000A

[Show in Inventory](#)

Location: North Tower\Main Electrical Room\Disconnect

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: ITE

Inspection Frequency:

Asset ID:

Barcode: 119790

Notes:

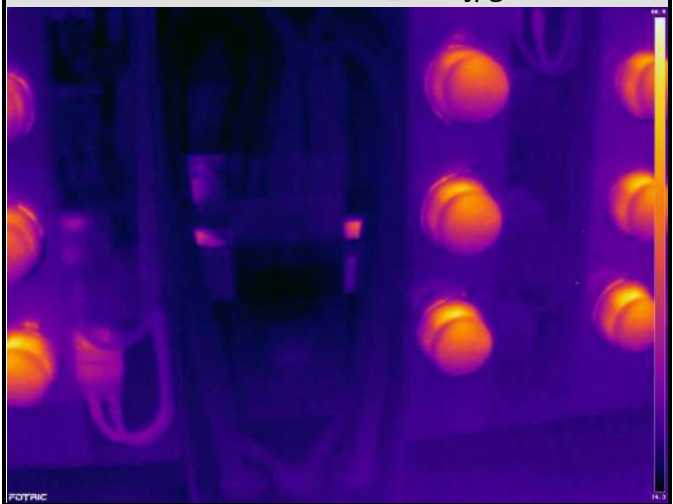
Primary Inspection Point

DSC00049.JPG



11/30/2023 1:08:06 PM

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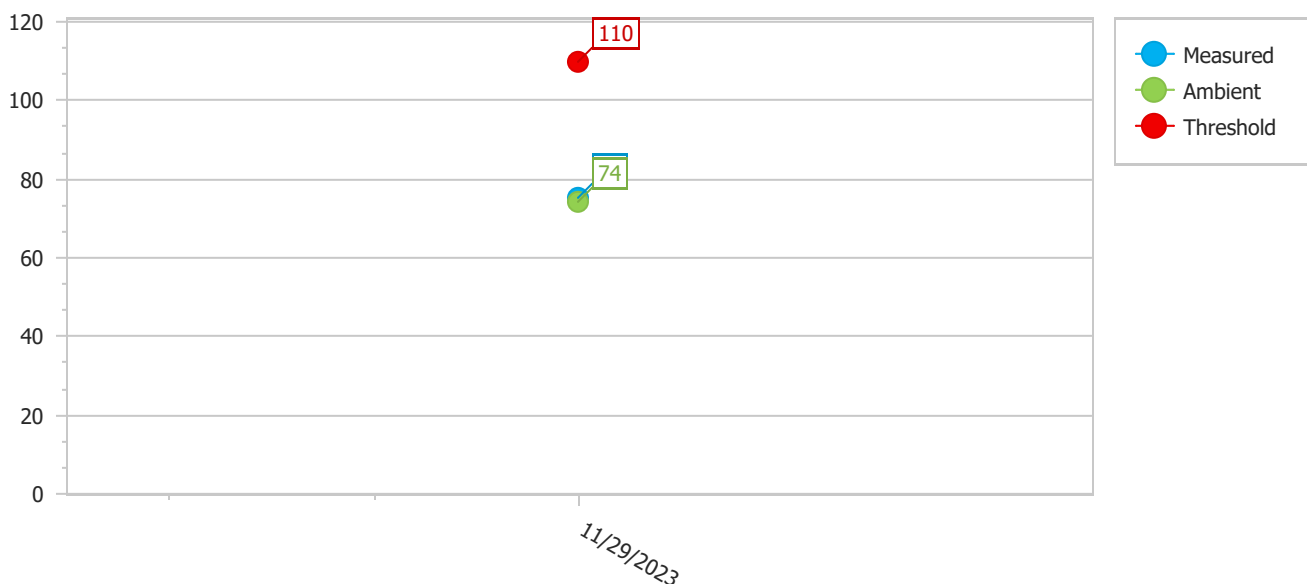


Ambient Temp: 74 °F

Measured Temp: 75 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: 266, 256, 246 200A

[Show in Inventory](#)

Location: North Tower\Main Electrical Room\Meter Breaker

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: ITE

Inspection Frequency:

Asset ID:

Barcode: 119791

Notes:

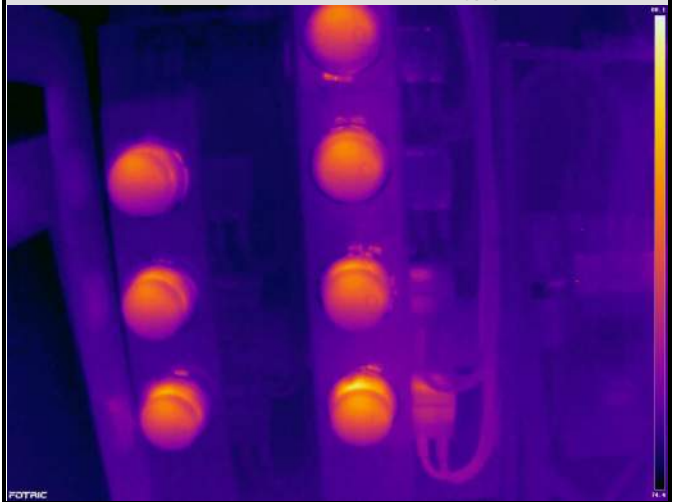
Primary Inspection Point

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11/30/2023 1:09:31 PM

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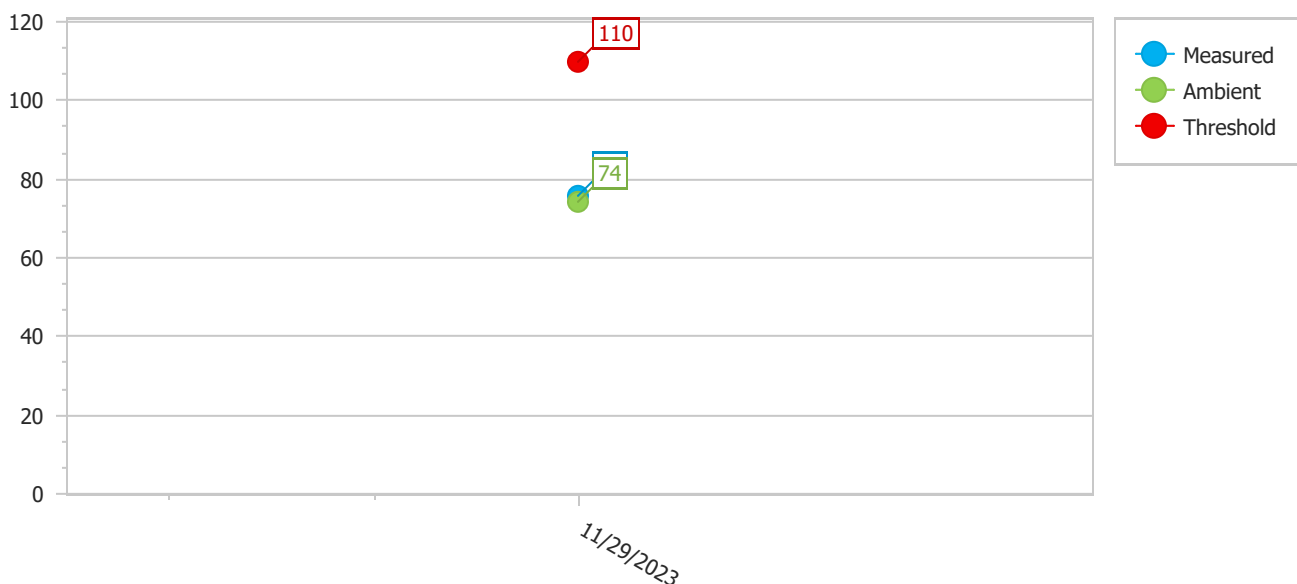


Ambient Temp: 74 °F

Measured Temp: 76 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: 285, 236, 226, 216 200A

[Show in Inventory](#)

Location: North Tower\Main Electrical Room\Meter Breaker

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: ITE

Inspection Frequency:

Asset ID:

Barcode: 119792

Notes:

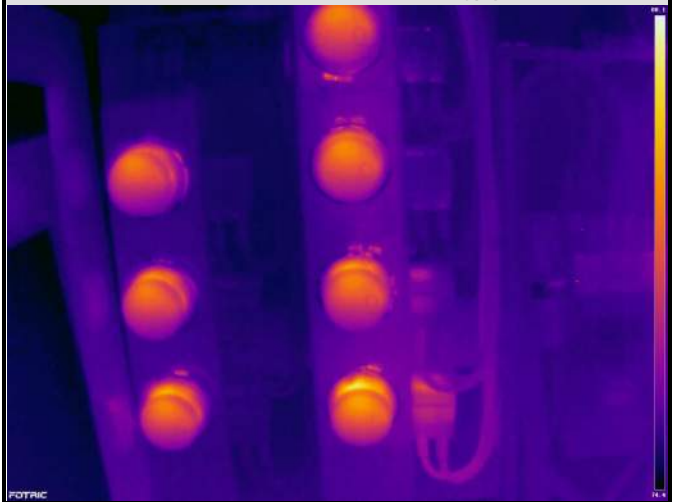
Primary Inspection Point

DSC00050.JPG



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FOTRIC_20231130_0074.jpg

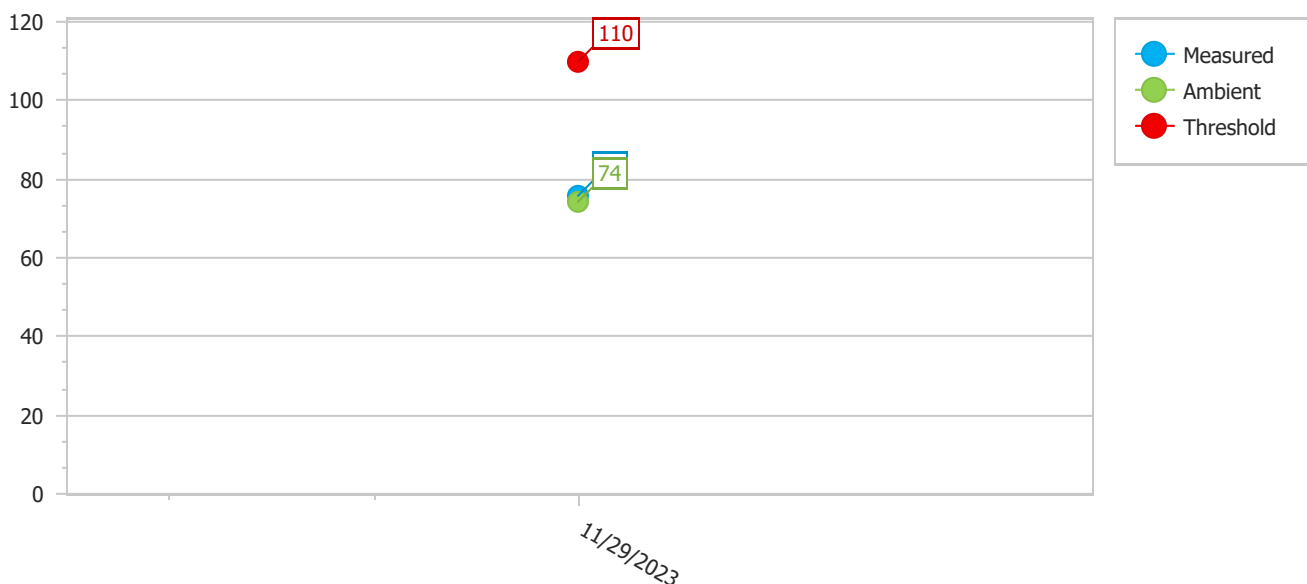


Ambient Temp: 74 °F

Measured Temp: 76 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: 275, 265, 255, 245 200A

[Show in Inventory](#)

Location: North Tower\Main Electrical Room\Meter Breaker

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: ITE

Inspection Frequency:

Asset ID:

Barcode: 119793

Notes:

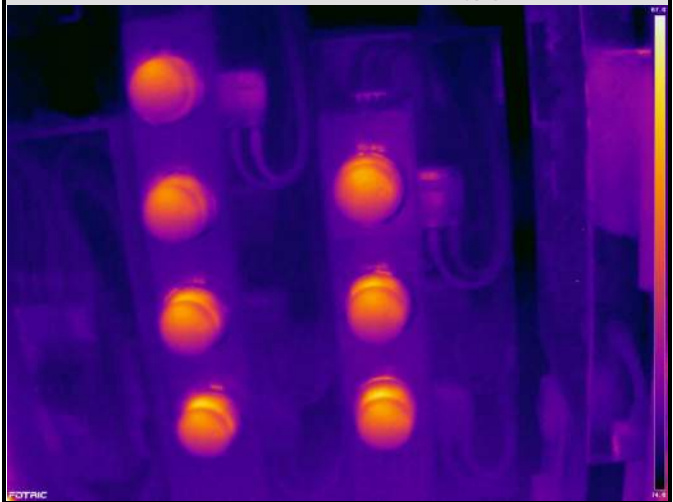
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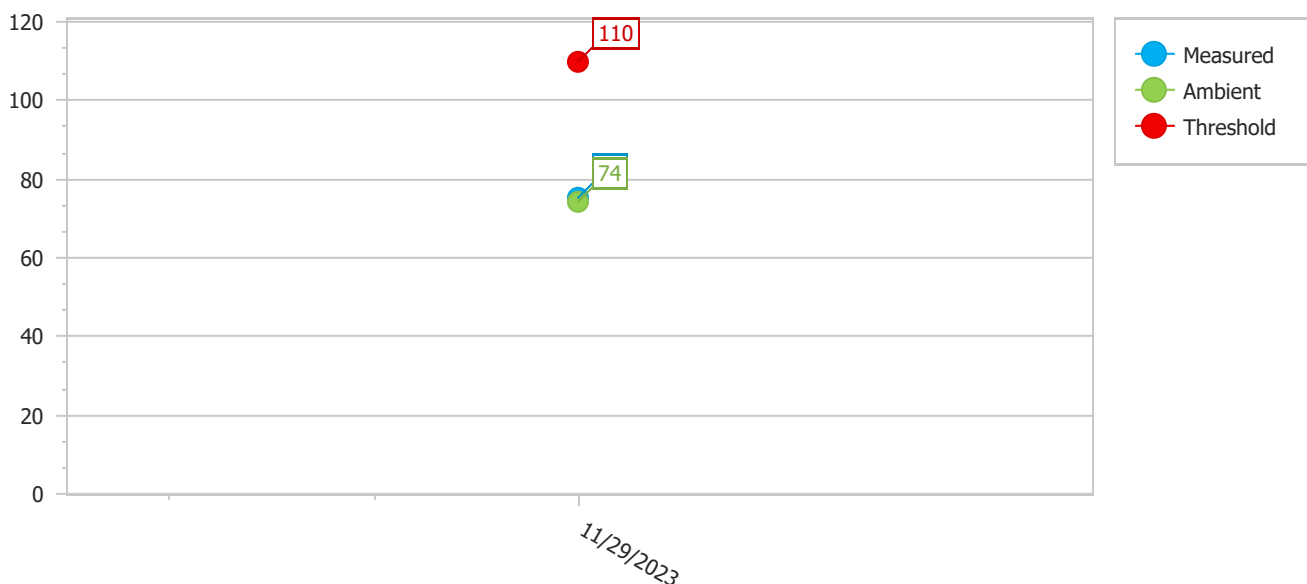


Ambient Temp: 74 °F

Measured Temp: 75 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: 235, 225, 215 200A

[Show in Inventory](#)

Location: North Tower\Main Electrical Room\Meter Breaker

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: ITE

Inspection Frequency:

Asset ID:

Barcode: 119794

Notes:

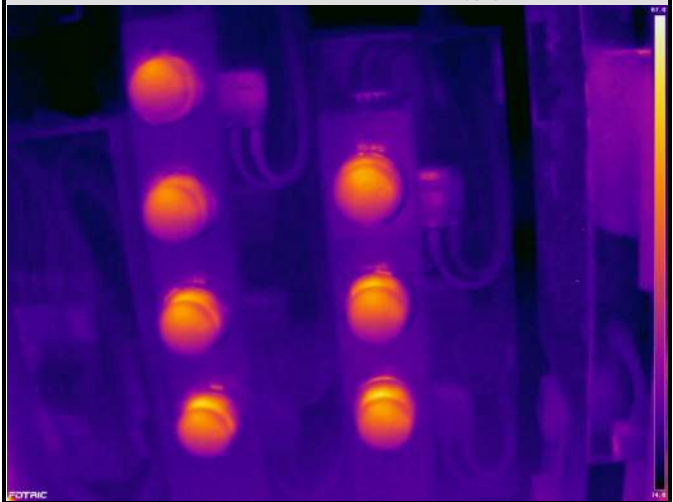
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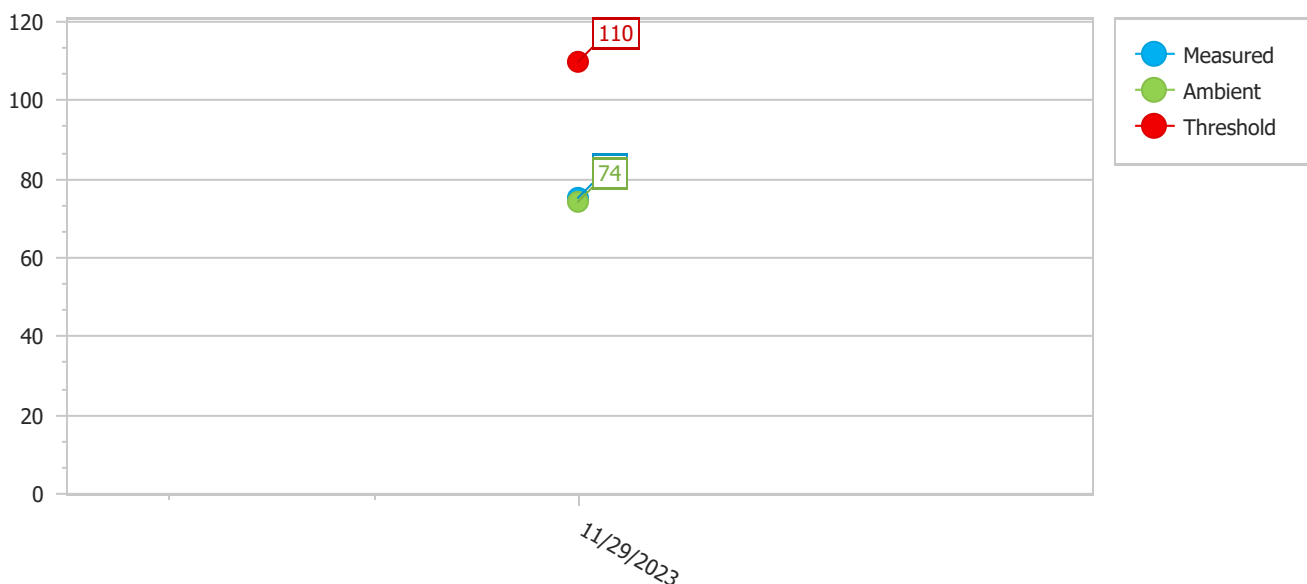


Ambient Temp: 74 °F

Measured Temp: 75 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: NO ID

[Show in Inventory](#)

Location: North Tower\Main Electrical Room\Gutter Box

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer:

Inspection Frequency:

Asset ID:

Barcode: 119798

Notes:

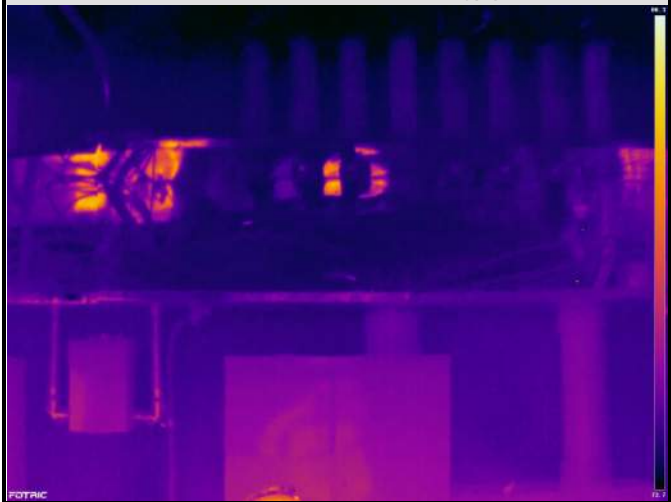
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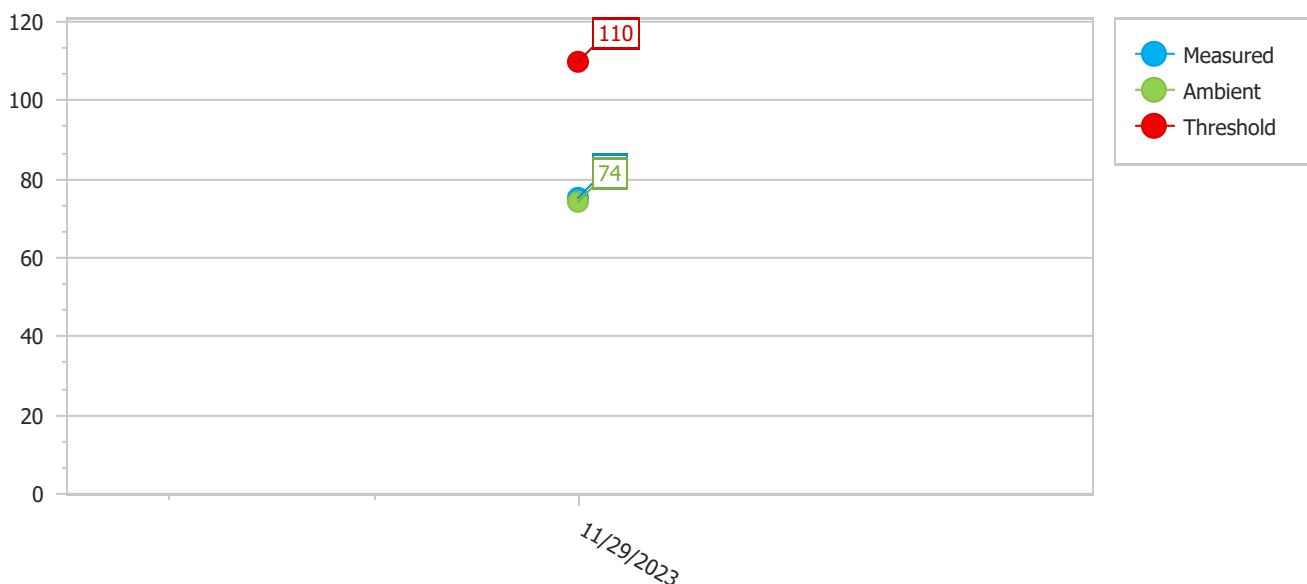


Ambient Temp: 74 °F

Measured Temp: 75 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: NO ID 200A

[Show in Inventory](#)

Location: North Tower\Elevator Room\Electrical Panel 120/208V

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: GE

Inspection Frequency:

Asset ID:

Barcode: 119799

Notes:

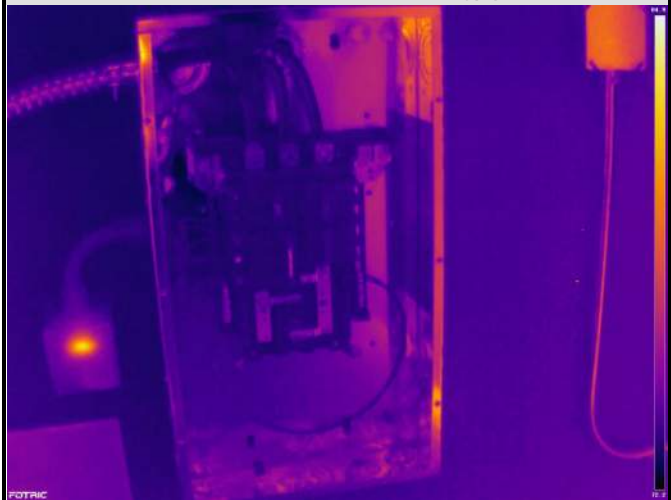
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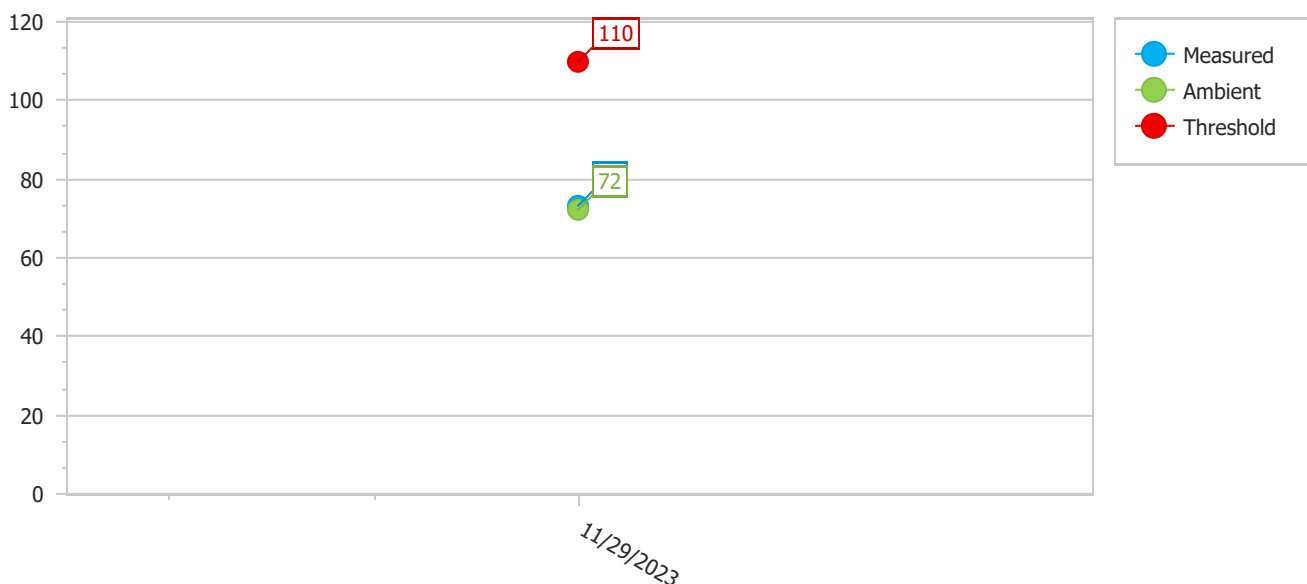


Ambient Temp: 72 °F

Measured Temp: 73 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: North Tower Car #2 B 100A

[Show in Inventory](#)

Location: North Tower\Elevator Room\Disconnect

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Siemens

Inspection Frequency:

Asset ID:

Barcode: 119800

Notes:

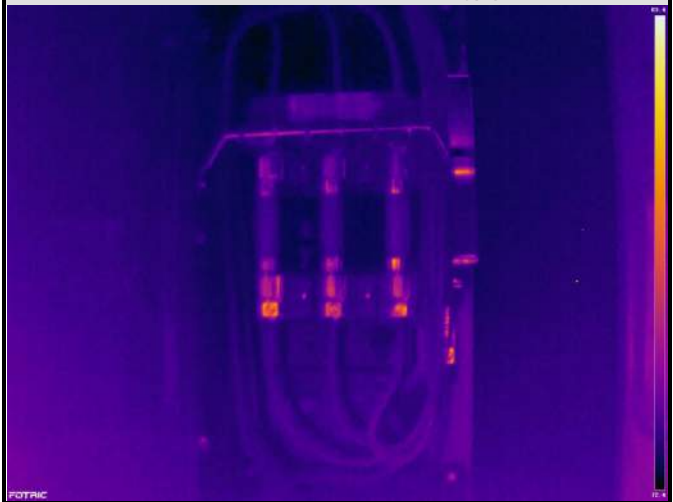
Primary Inspection Point

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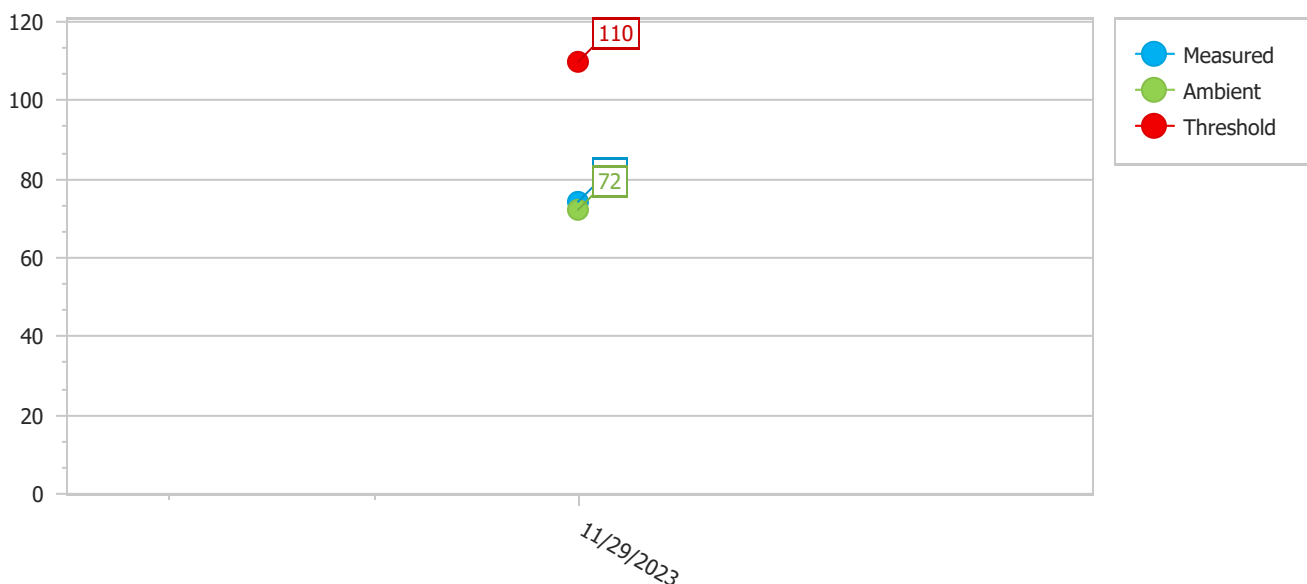


Ambient Temp: 72 °F

Measured Temp: 74 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: North Tower Car #1 A 100A

[Show in Inventory](#)

Location: North Tower\Elevator Room\Disconnect

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Siemens

Inspection Frequency:

Asset ID:

Barcode: 119801

Notes:

Primary Inspection Point

DSC00058.JPG



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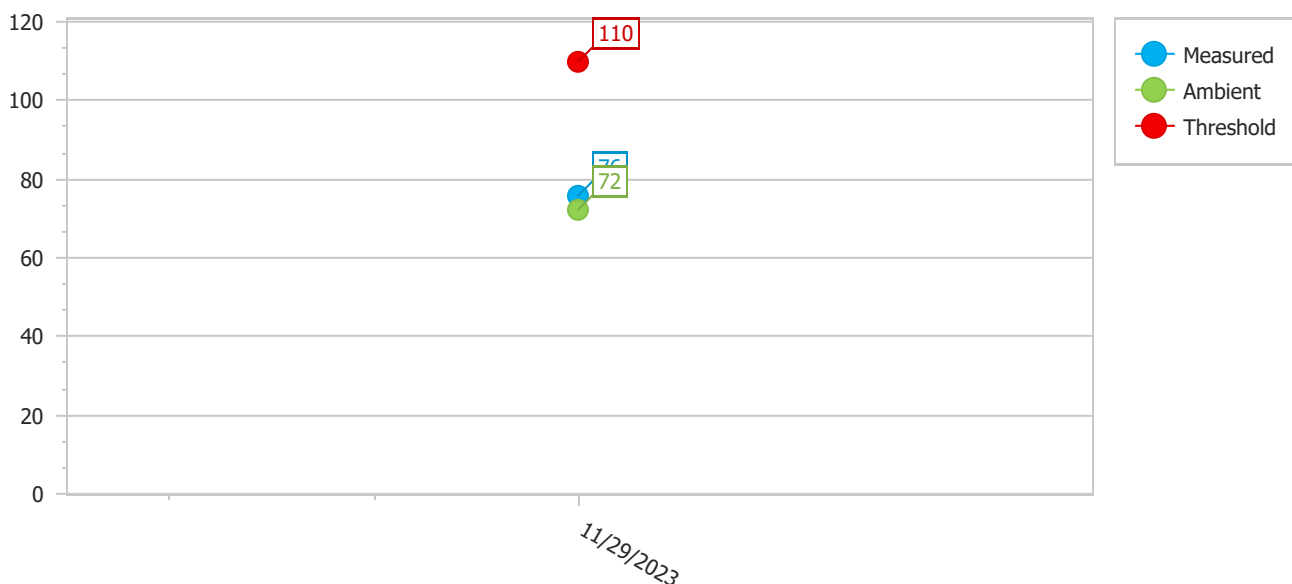


Ambient Temp: 72 °F

Measured Temp: 76 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: Lights/ Fans Elevator B 30A

[Show in Inventory](#)

Location: North Tower\Elevator Room\Disconnect

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Siemens

Inspection Frequency:

Asset ID:

Barcode: 119802

Notes:

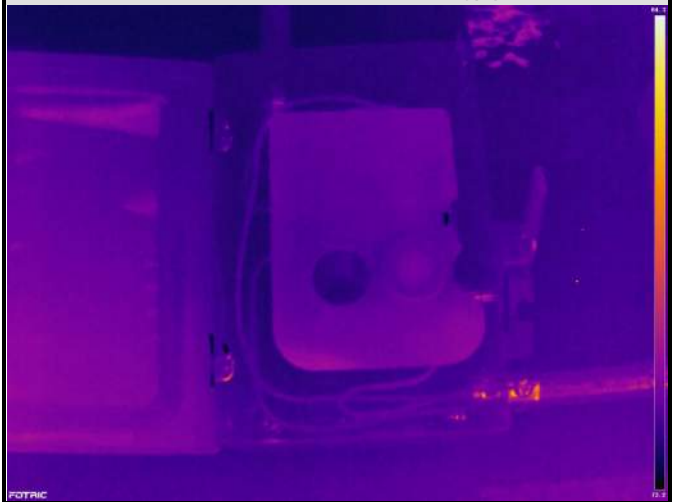
Primary Inspection Point

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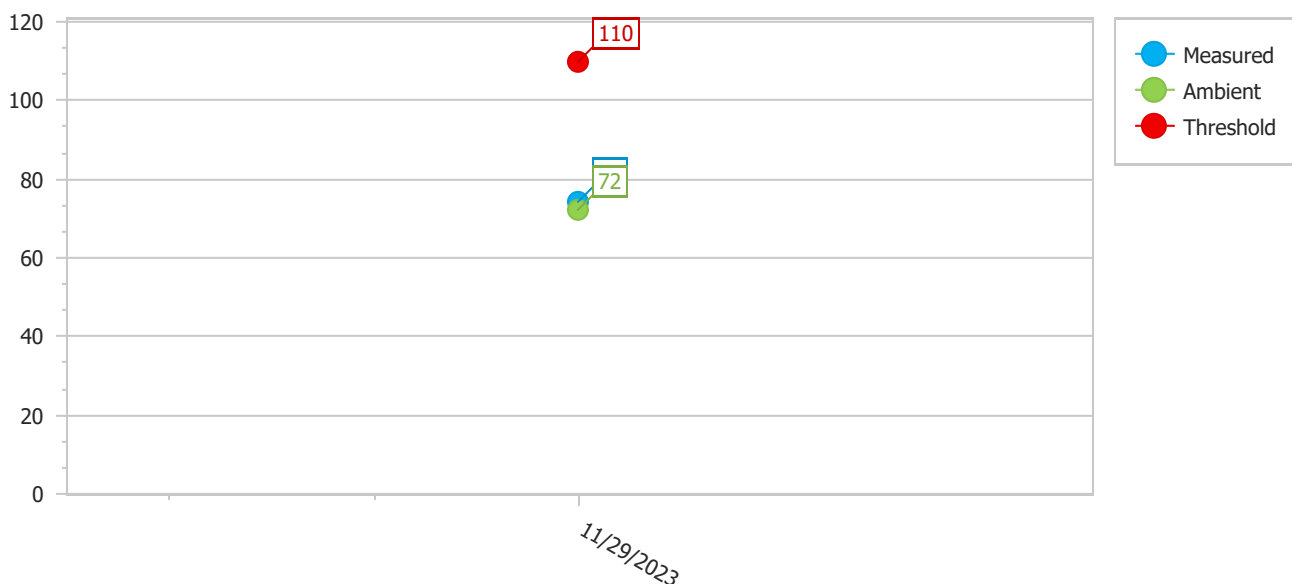


Ambient Temp: 72 °F

Measured Temp: 74 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: Lights/ Fans Elevator A 30A

[Show in Inventory](#)

Location: North Tower\Elevator Room\Disconnect

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Siemens

Inspection Frequency:

Asset ID:

Barcode: 119803

Notes:

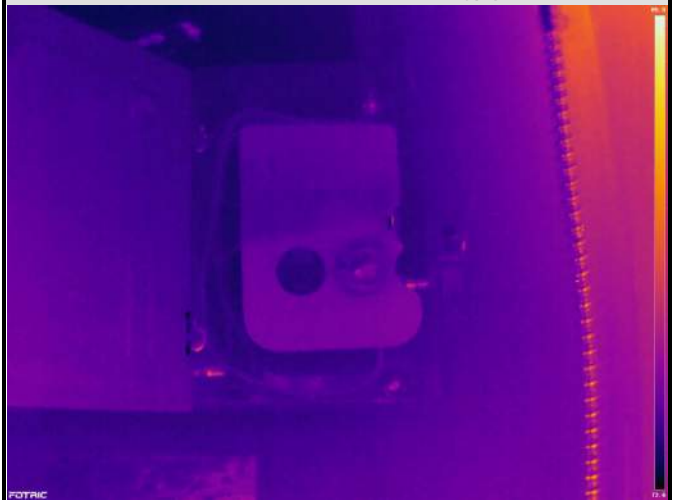
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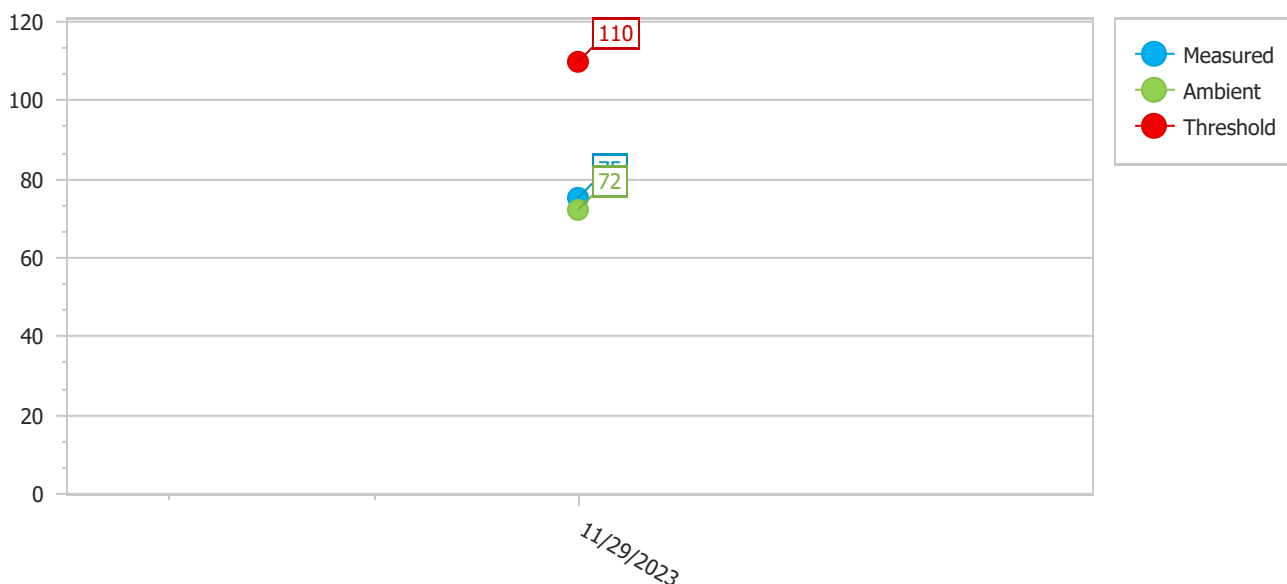


Ambient Temp: 72 °F

Measured Temp: 75 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: A/C 60A

[Show in Inventory](#)

Location: North Tower\Elevator Room\Disconnect

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Siemens

Inspection Frequency:

Asset ID:

Barcode: 119804

Notes:

Primary Inspection Point

DSC00061.JPG



11/30/2023 1:36:31 PM

FOTRIC_20231130_0096.jpg

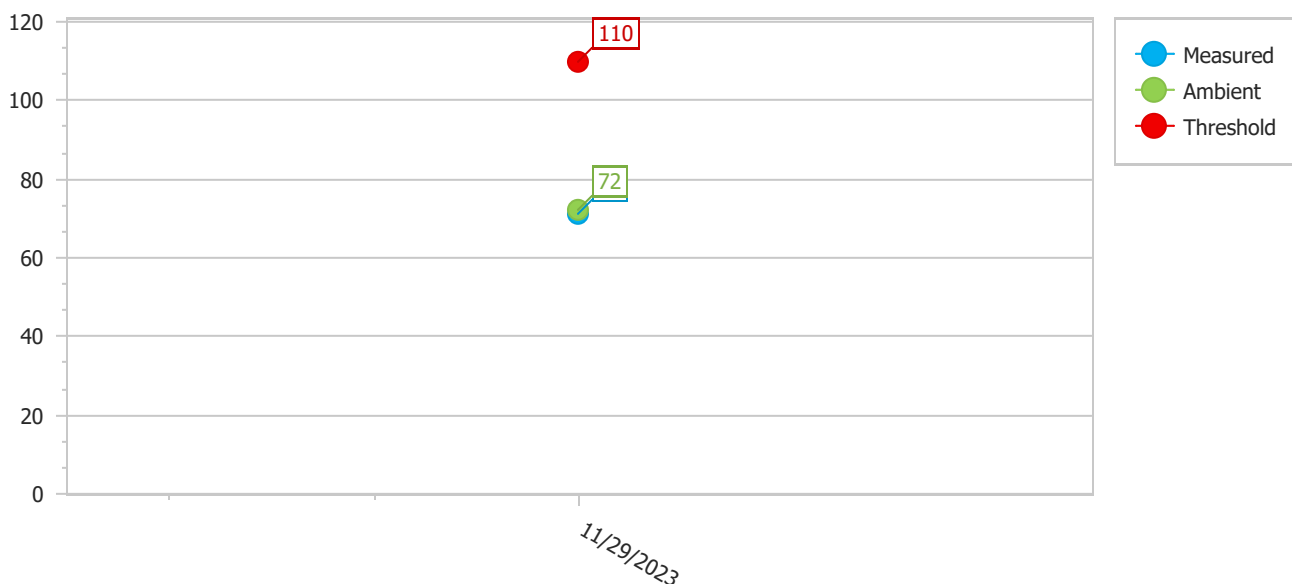


Ambient Temp: 72 °F

Measured Temp: 71 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: NO ID

[Show in Inventory](#)

Location: North Tower\Elevator Room\Gutter Box

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer:

Inspection Frequency:

Asset ID:

Barcode: 119805

Notes:

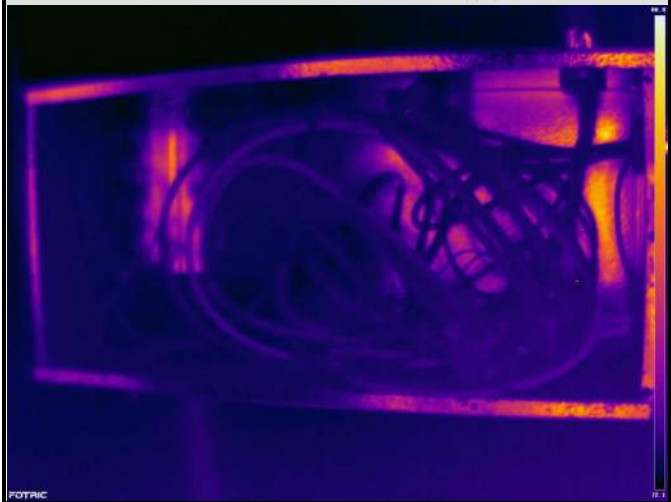
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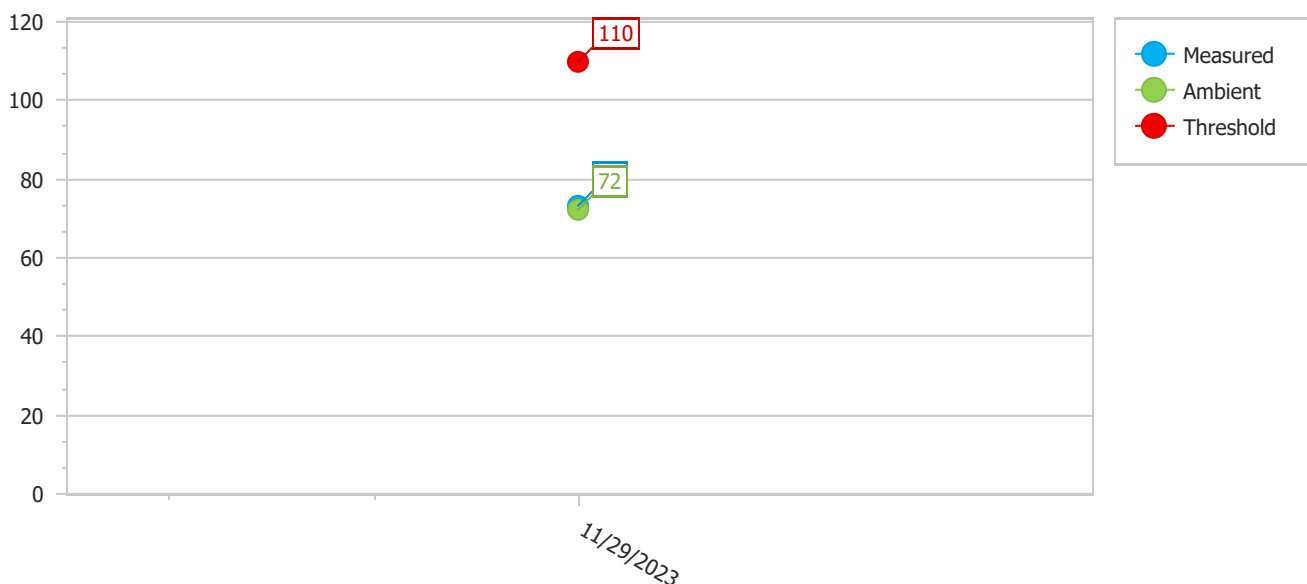


Ambient Temp: 72 °F

Measured Temp: 73 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: HES

[Show in Inventory](#)

Location: North Tower\Fire Room\Electrical Panel 120/208V

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Siemens

Inspection Frequency:

Asset ID:

Barcode: 119814

Notes:

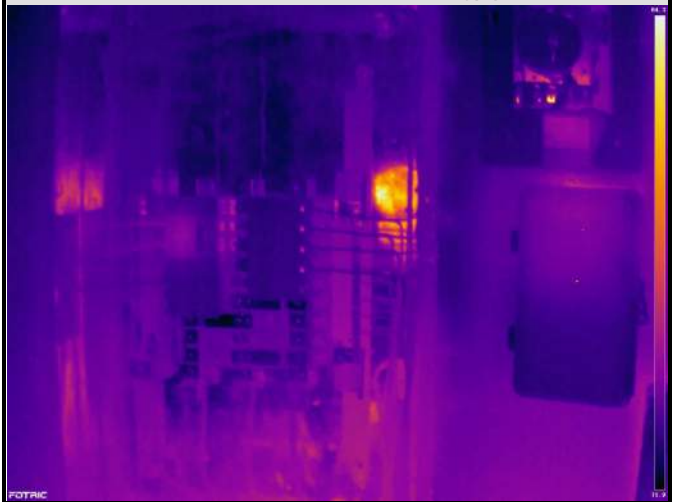
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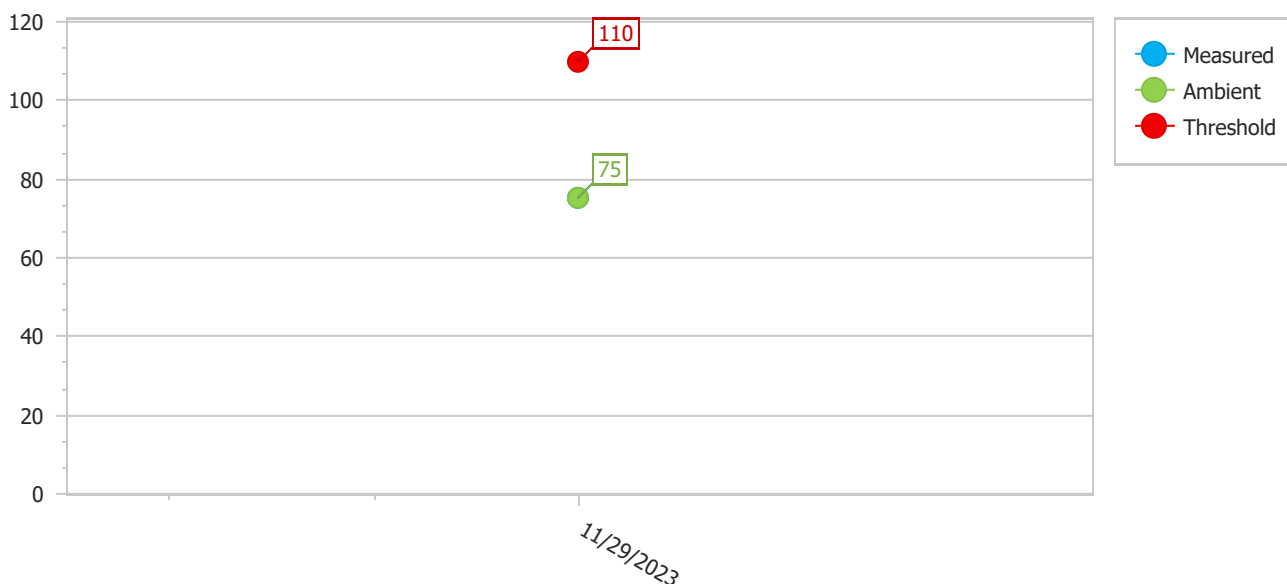


Ambient Temp: 75 °F

Measured Temp: 75 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: Ramp Lights Timer

[Show in Inventory](#)

Location: North Tower\Fire Room\Timer

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Intermatics

Inspection Frequency:

Asset ID:

Barcode: 119815

Notes:

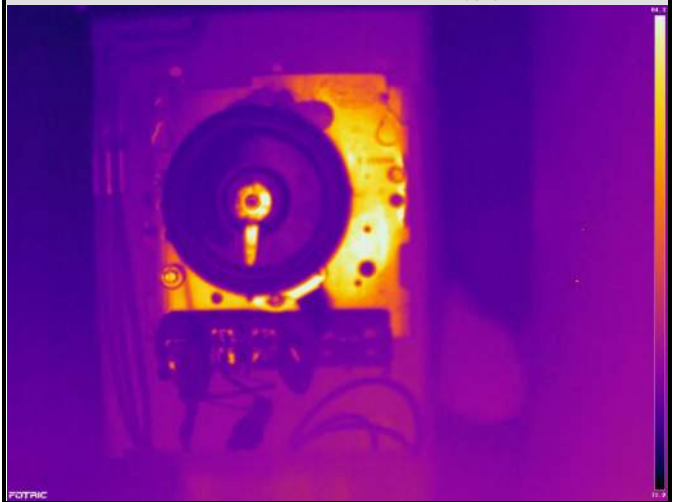
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12/1/2023 10:46:40 AM

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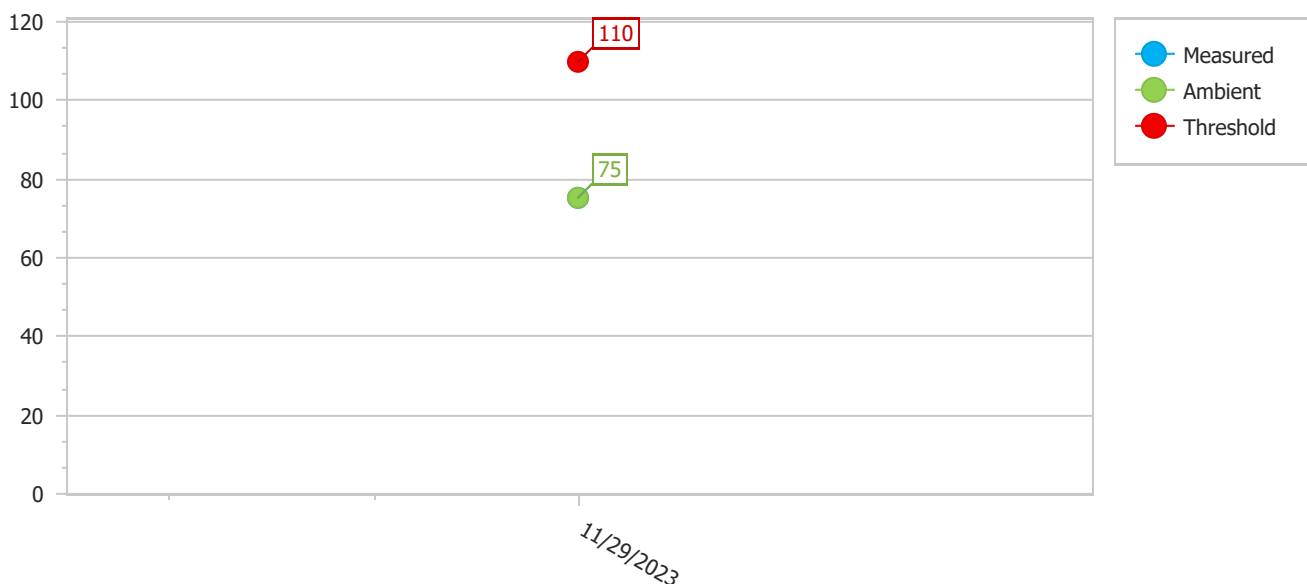


Ambient Temp: 75 °F

Measured Temp: 75 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II

Name: Entrance Ramp Timer

[Show in Inventory](#)

Location: North Tower\Fire Room\Timer

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer:

Inspection Frequency:

Asset ID:

Barcode: 119816

Notes:

Primary Inspection Point

DSC00079.JPG



12/1/2023 10:46:47 AM

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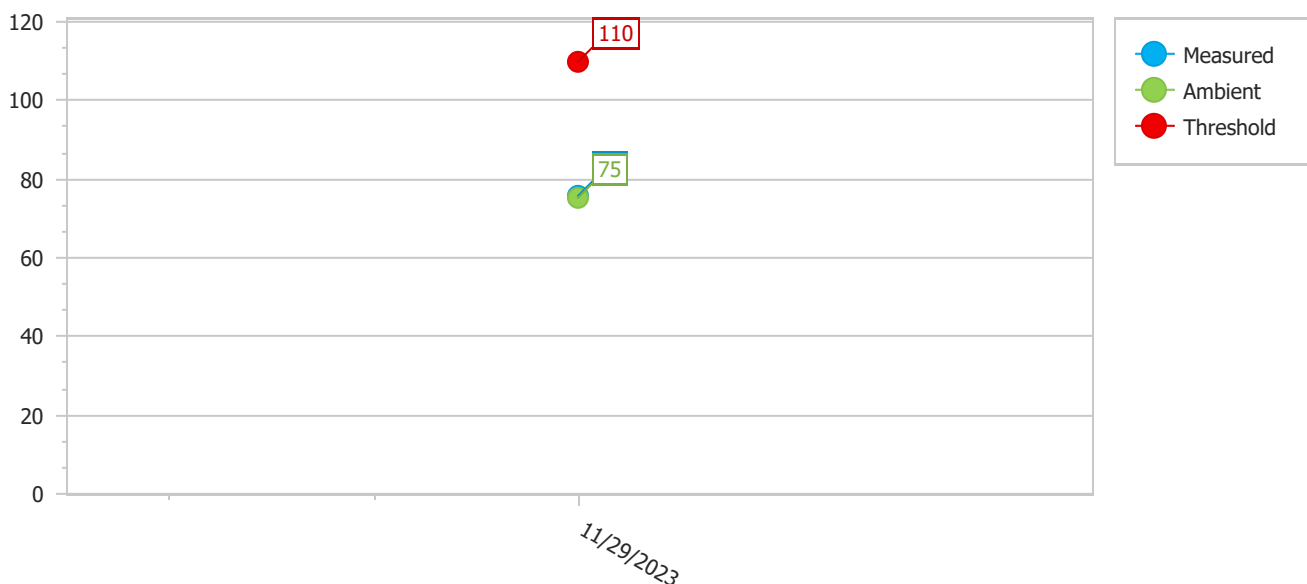


Ambient Temp: 75 °F

Measured Temp: 76 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Problem Summary: Electrical

Brady Infrared



(772) 288-9884



BradyIR@BradyInfrared.com



BradyInfrared.com



2845 SE Monroe Street
Stuart, FL 34997

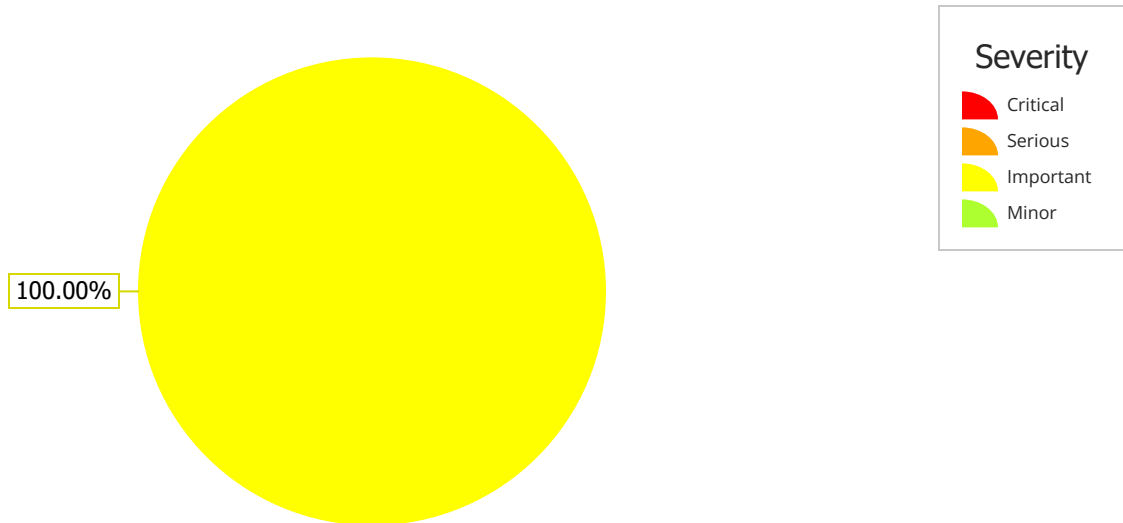


Problem Summary: Electrical

Deering Bay Condominium II

Inspection Date	Critical	Serious	Important	Minor
Friday, December 1, 2023	0	0	1	0

Total Site Problem History by Severity



Problem History by Severity Over Time (Last 10 Inspections)





Electrical Problem Detail

Brady Infrared



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Stuart, FL 34997



Electrical Problem Detail

Deering Bay Condominium II

E11

Problem ID

E11

Important

Item Name: **HEB 250A (Primary Inspection Point)**

Location: East Tower\Main Electrical Room\Electrical Panel 120/208V

Priority: Critical to Operations

[Equipment Trend](#)

Barcode: 119732

Manufacturer: Siemens

Asset ID:

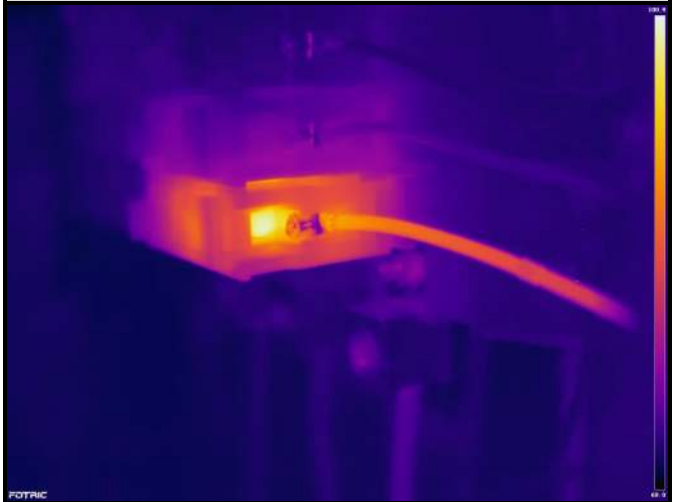
Section 1/2

DSC00635.JPG



11/29/2023 1:19:16 PM

FOTRIC_20231129_0052.jpg



Problem Summary

☐ Recurring Problem

From Inspection: Wednesday, November 29, 2023

Severity: **Important**

Status: Open

Safety Risk: Yes

Production Risk: Yes

Problem Measurement

Temperature	Component	RMS Load
100 °F	Ckt. 30	15 Amps

Reference Measurement 1

Temperature	Component	RMS Load
73 °F	Ckt. 28	0 Amps

Electrical Properties

Rated Load	Prob Temp Rise	Prob % RMS Load
20A	27 °F	75%

Description:

Ckt. 30 - Heating at conductor connection

Consequences:

Loss of circuit

Cause:

Loose or deteriorated connection(s)

Repair Procedure:

Clean all contact surfaces and torque connection to manufacturer specification. Replace breaker if needed

Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Electrical Problem Detail

Deering Bay Condominium II

E11

Problem ID

E11

Important

Item Name: **HEB 250A (Primary Inspection Point)**

Location: East Tower\Main Electrical Room\Electrical Panel 120/208V

Priority: Critical to Operations

[Equipment Trend](#)

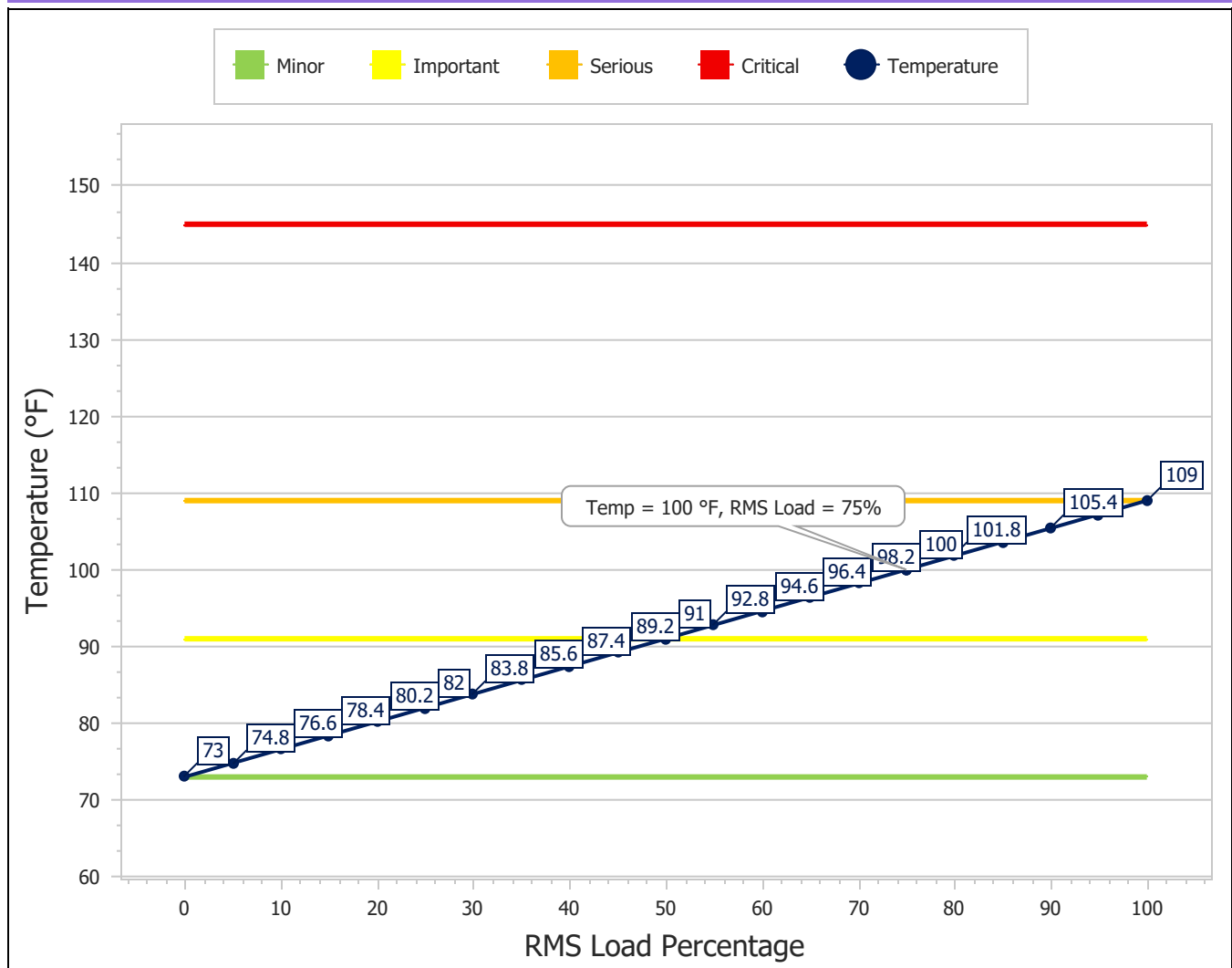
Barcode: 119732

Manufacturer: Siemens

Section 2/2

Environmental Conditions	Thermal Image Parameters
Ambient Temp: 72 °F	Distance To Target: 6 feet
Environment:	Emissivity: 1.00
Windspeed:	Atmospheric Temp:
Wind Direction:	Reflected Temp:
	Relative Humidity:
	Transmission:
	☐ Infrared Window Used

Projected Severity Based on RMS Load Percentage



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Report Summary

Brady Infrared



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Stuart, FL 34997



Report Summary

Deering Bay Condominium II

Customer Information

End User(s): Deering Bay Condominium II
Work Order Number:
Site Address: 13635 Deering Bay Drive
Coral Gables, FL 33158

Inspection Information

Inspection Dates: 11/29/2023 - 12/1/2023
Report Generated: 12/15/2023
Inspection Type: Electrical Systems IR
Inspection Purpose:
Items Inspected: See Equipment Inventory
Weather Data: Noted in problem documentation when significant

Thermographer

Name: Jim Brady
Certification: Level III
Certification Number: 6099

Cameras Used

Make and Model

Serial Number

Camera Details

FLIR T650sc

55912195

FLIR E96

90201239

Fotric 348A

Z1S2KXM1120



Infrared Inspection Report

Prepared By
Brady Infrared

Deering Bay Condominium II - Units



Site: 13635 Deering Bay Drive
Coral Gables, FL 33158

December 1, 2023



(772) 288-9884



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2845 SE Monroe Street
Stuart, FL 34997



Miami Dade County 40-Year Building Recertification Infrared Thermography Inspection

This Infrared Inspection Report is part of the Miami Dade County 40-Year Building Recertification “Infrared Thermography Inspection: requirement approved by the Regulatory and Economic Resources Department on November 18, 2021. This report provides complete documentation of thermal patterns detected in your electrical equipment. It uses a subjective evaluation to help you prioritize repairs to provide the greatest return from this inspection and your maintenance.

This Infrared Inspection Report meets the documentation requirements of the Infraspection Institute Guideline for Infrared Inspection of Electrical and Mechanical Systems, Copyright 2022.

Repair Priority Ratings

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

An industry accepted “Experienced Based Temperature Differential Table” is referenced for this report which provides temperature rise criteria and appropriate time-line suggested response actions for each severity level.

Severity	Temperature Range	Description
Minor	2 to 5 F°	Corrective measures should be taken at the next maintenance period
Important	>5 to 27 F°	Corrective measures required as scheduling permits
Serious	>27 to 56 F°	Corrective measures required ASAP
Critical	> 56 F°	Corrective measures required immediately

Overheating can cause premature deterioration and unplanned failure of your equipment. Overheating connectors, conductors, and components will never get better. In fact, the temperature and rate of deterioration will increase with time.

No one can predict when a failure will occur. As a result, we suggest that you use the Repair Priority Ratings as a guide for further investigation and take appropriate corrective measures as soon as possible.

Brady Infrared Inspections, Inc.

(772) 288-9884

BradyIR@bradyinfrared.com

www.bradyinfrared.com



Baseline Images

This infrared inspection included the collection of baseline thermal and visual images for each piece of equipment inspected. Three temperatures are reported for each piece of equipment:

1. Threshold Temperature: arbitrarily chosen and represents an "alarm" temperature where if measured on a component may be listed as a thermal problem. Please note that thermal problems can be documented with temperature less than the "Threshold Temperature."
2. Measured Temperature: This is the average recorded temperature for a specific piece of equipment and may not include circuits with highest load conditions.
3. Ambient Temperature: This is the temperature measured in the surrounding space of the component under consideration.

I hope you find the enclosed information responsive to your needs. It was a pleasure working with you on this project and thank you for supporting our services. *Your business is greatly appreciated!*

Sincerely,

A handwritten signature in black ink, appearing to be 'JB', written over a horizontal line.



James Brady
Level III Certified Infrared Thermographer #6099



Equipment List/Inventory

Brady Infrared



(772) 288-9884



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BradyInfrared.com



2845 SE Monroe Street
Stuart, FL 34997



Equipment List/Inventory

Deering Bay Condominium II - Units

(NI): Not Inspected
(No IR): Without IR Data

Total Equipment Count: 13

Equipment Inspected Count: 13

Status	Equipment Name	Operational Priority	Asset ID	Barcode	Trending
Location	Units				
Inspected	Unit #233 120/208V	Critical to Operations		119761	Trending
Inspected	Unit #234 120/208V 200A	Critical to Operations		119762	Trending
Inspected	Unit #228 120/208V 200A	Critical to Operations		119807	Trending
Inspected	Unit #217 120/208V 200A	Critical to Operations		119806	Trending
Inspected	Unit #241 120/208V 200A	Critical to Operations		119709	Trending
Inspected	Unit #282 120/208V 200A	Critical to Operations		119708	Trending
Inspected	Unit #261 120/208V 200A	Critical to Operations		119707	Trending
Inspected	Unit #231 120/208V 200A	Critical to Operations		119706	Trending
Inspected	Unit #215 120/208V 200A	Critical to Operations		119808	Trending
Inspected	Unit #235 120/208V 200A	Critical to Operations		119809	Trending
Inspected	Unit #236 120/208V 200A	Critical to Operations		119810	Trending
Location	Units\Unit #274				
Inspected	Unit #274 120/240V 200A	Critical to Operations		119763	Trending
Inspected	Unit #274 Sub Panel 120/208V 200A	Critical to Operations			Trending

Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Inspection History

Brady Infrared



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BradyInfrared.com



2845 SE Monroe Street
Stuart, FL 34997



Inspection History

Deering Bay Condominium II - Units

(NI): Not Inspected
(No IR): Without IR Data

Equipment Name

11/29/2023

Location Units

Unit #233 120/208V	Inspected
Unit #234 120/208V 200A	Inspected
Unit #228 120/208V 200A	Inspected
Unit #217 120/208V 200A	Inspected
Unit #241 120/208V 200A	Inspected
Unit #282 120/208V 200A	Inspected
Unit #261 120/208V 200A	Inspected
Unit #231 120/208V 200A	Inspected
Unit #215 120/208V 200A	Inspected
Unit #235 120/208V 200A	Inspected
Unit #236 120/208V 200A	Inspected

Location Units\Unit #274

Unit #274 120/240V 200A	Inspected
Unit #274 Sub Panel 120/208V 200A	Inspected

Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Brady Infrared



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2845 SE Monroe Street
Stuart, FL 34997



Equipment Trending

Deering Bay Condominium II - Units

Name: Unit #233 120/208V

[Show in Inventory](#)

Location: Units

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Siemens

Inspection Frequency:

Asset ID:

Barcode: 119761

Notes:

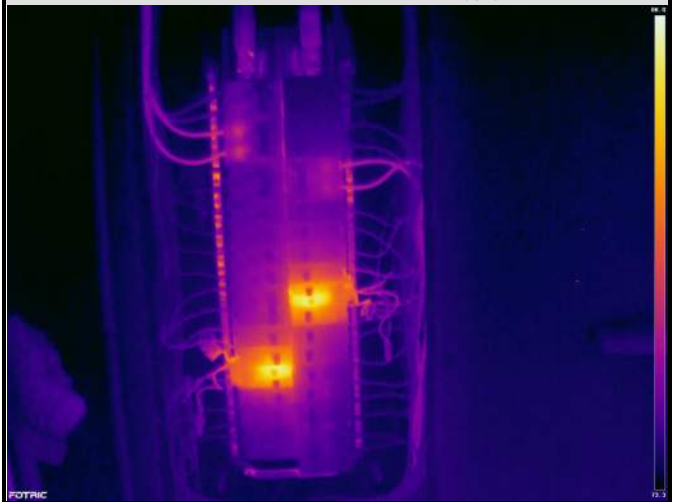
Primary Inspection Point

DSC00020.JPG



11/30/2023 10:32:42 AM

FOTRIC_20231130_0016.jpg

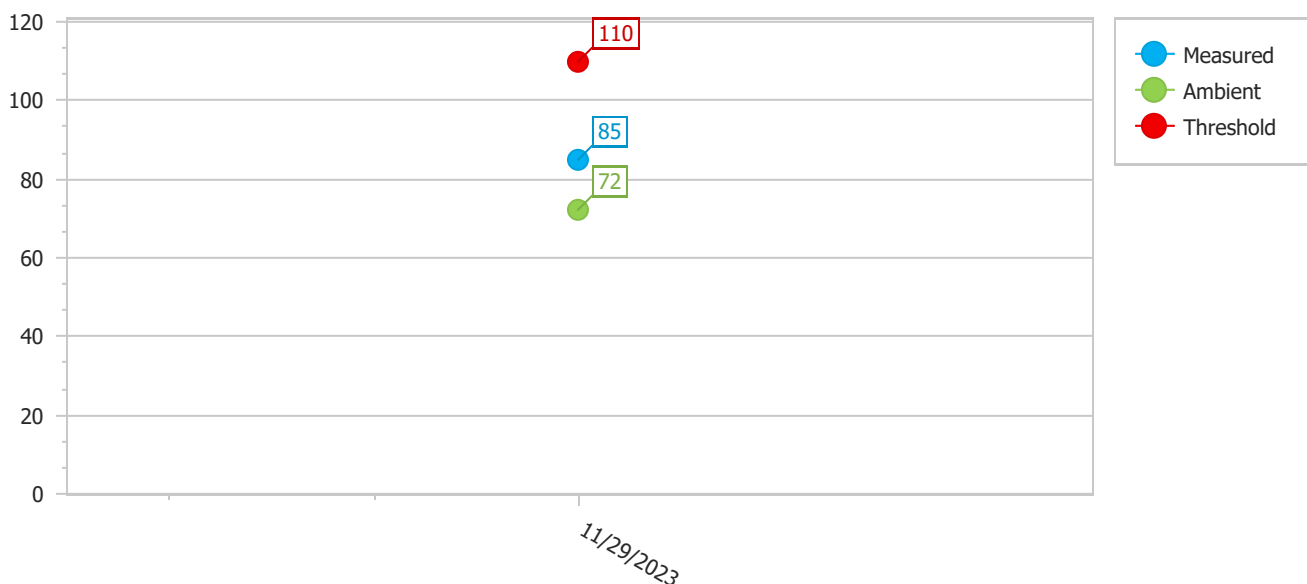


Ambient Temp: 72 °F

Measured Temp: 85 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

Page 9/34



Equipment Trending

Deering Bay Condominium II - Units

Name: Unit #234 120/208V 200A

[Show in Inventory](#)

Location: Units

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Siemens

Inspection Frequency:

Asset ID:

Barcode: 119762

Notes:

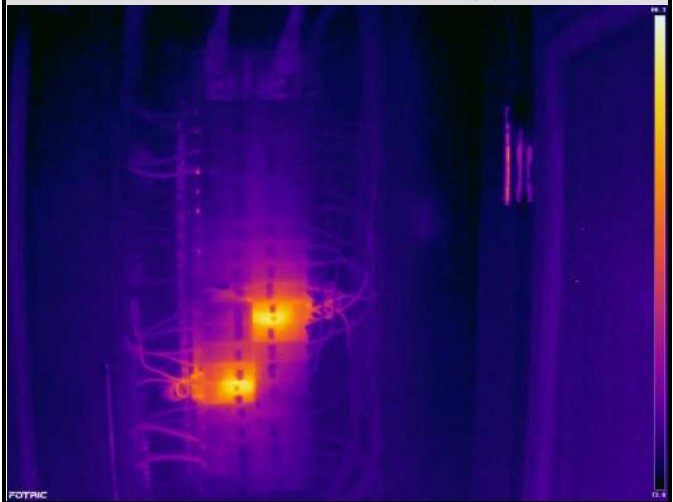
Primary Inspection Point

DSC00022.JPG



11/30/2023 10:45:50 AM

FOTRIC_20231130_0018.jpg

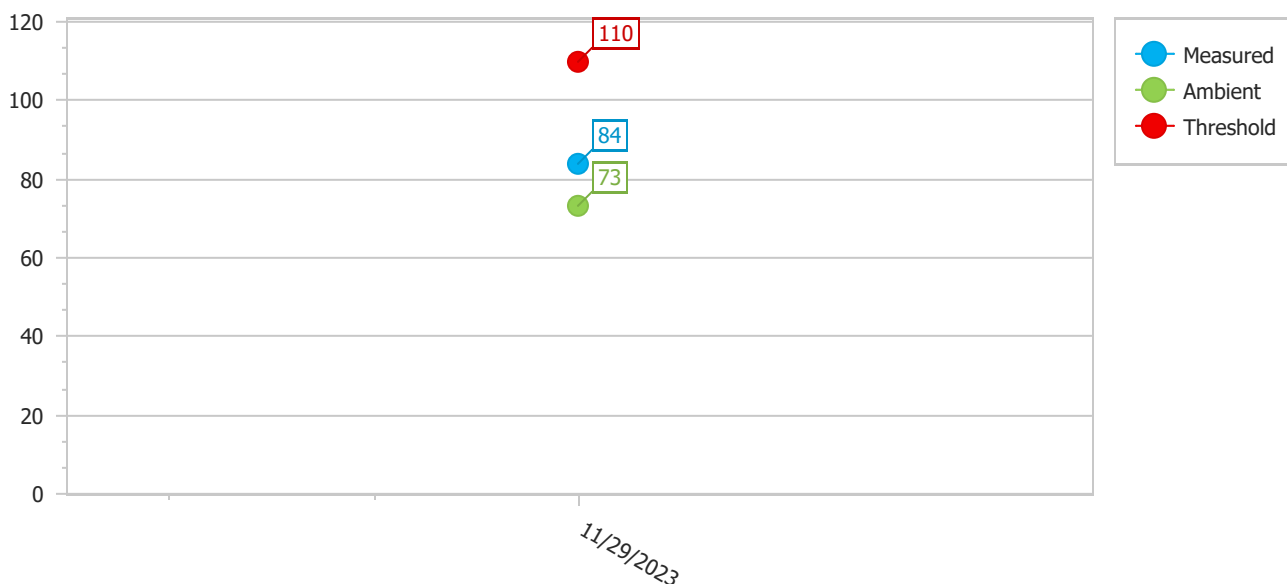


Ambient Temp: 73 °F

Measured Temp: 84 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II - Units

Name: Unit #274 120/240V 200A

[Show in Inventory](#)

Location: Units\Unit #274

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Siemens

Inspection Frequency:

Asset ID:

Barcode: 119763

Notes:

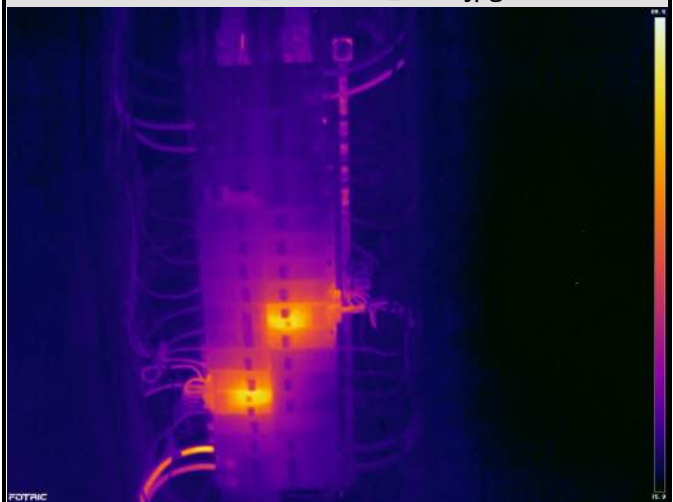
Primary Inspection Point

DSC00023.JPG



11/30/2023 10:54:31 AM

FOTRIC_20231130_0020.jpg

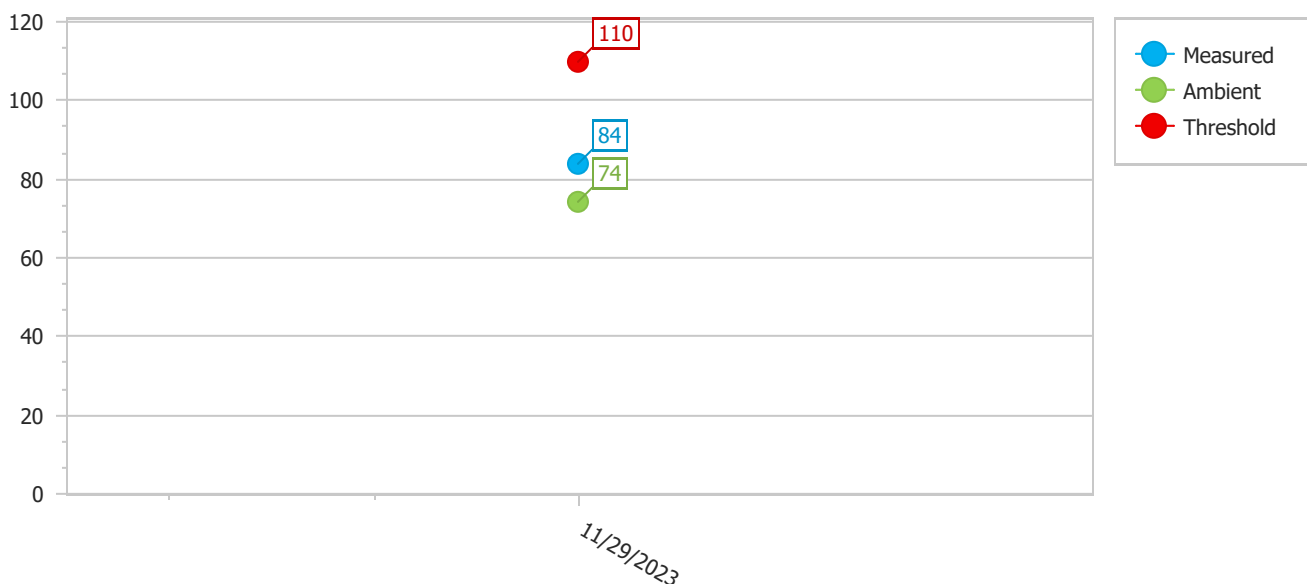


Ambient Temp: 74 °F

Measured Temp: 84 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II - Units

Name: Unit #274 Sub Panel 120/208V 200A

[Show in Inventory](#)

Location: Units\Unit #274

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Siemens

Inspection Frequency:

Asset ID:

Barcode:

Notes:

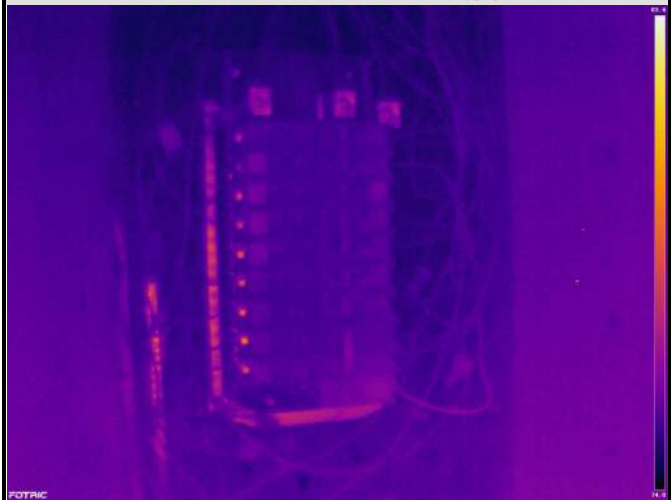
Primary Inspection Point

DSC00024.JPG



11/30/2023 10:54:43 AM

FOTRIC_20231130_0022.jpg

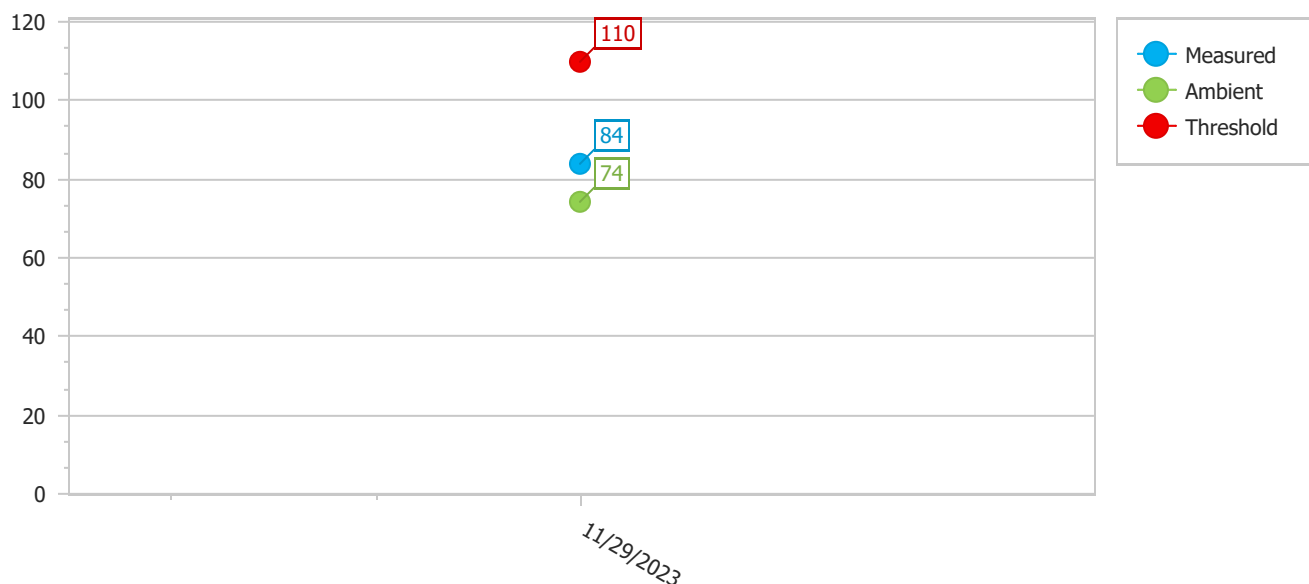


Ambient Temp: 74 °F

Measured Temp: 84 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II - Units

Name: Unit #228 120/208V 200A

[Show in Inventory](#)

Location: Units

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Siemens

Inspection Frequency:

Asset ID:

Barcode: 119807

Notes:

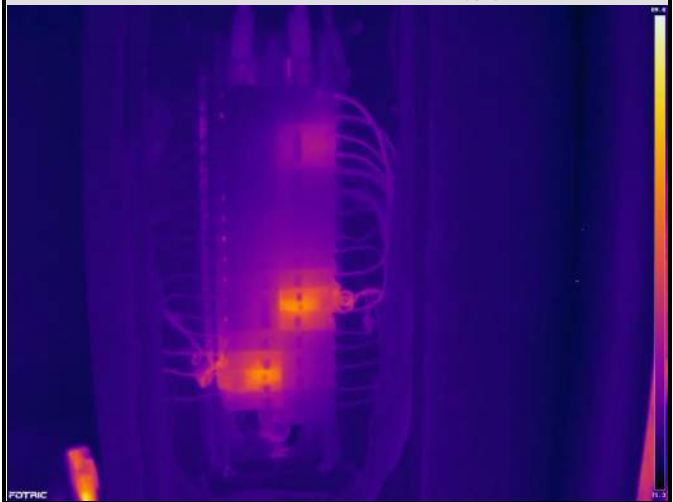
Primary Inspection Point

DSC00066.JPG



11/30/2023 1:58:27 PM

FOTRIC_20231130_0102.jpg

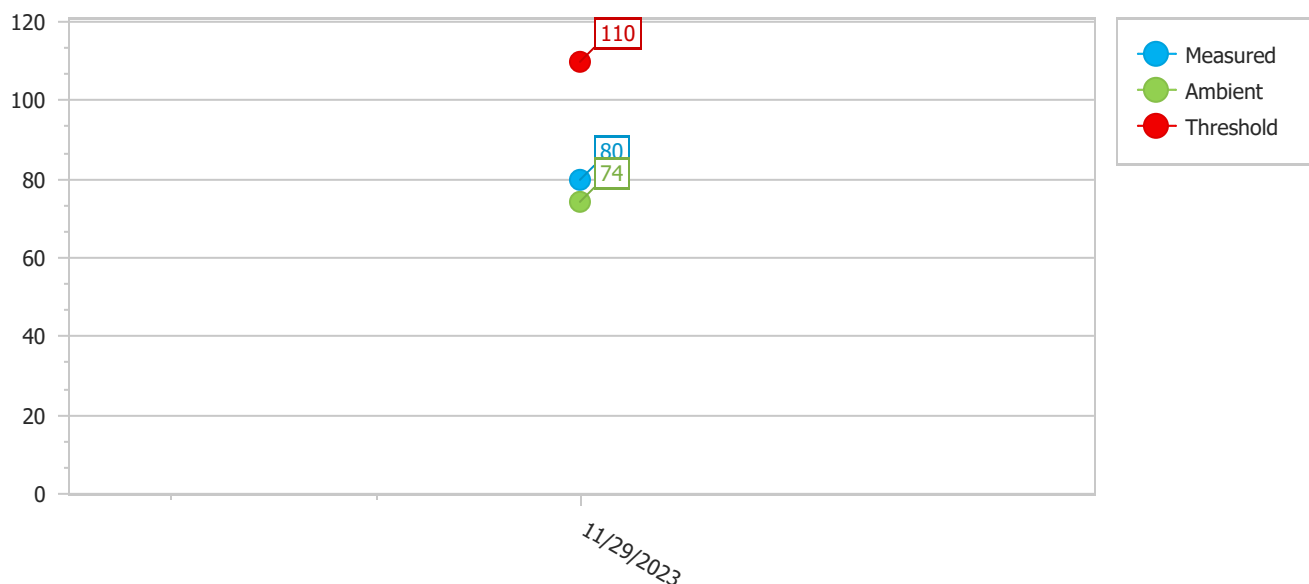


Ambient Temp: 74 °F

Measured Temp: 80 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II - Units

Name: Unit #217 120/208V 200A

[Show in Inventory](#)

Location: Units

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Siemens

Inspection Frequency:

Asset ID:

Barcode: 119806

Notes:

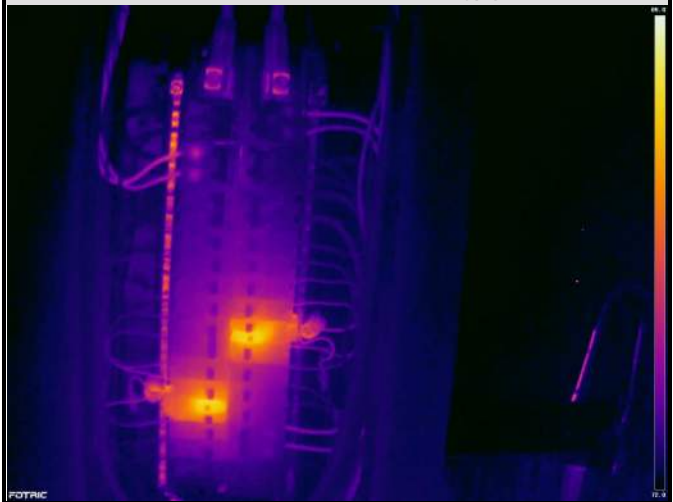
Primary Inspection Point

DSC00063.JPG



11/30/2023 1:48:23 PM

FOTRIC_20231130_0100.jpg

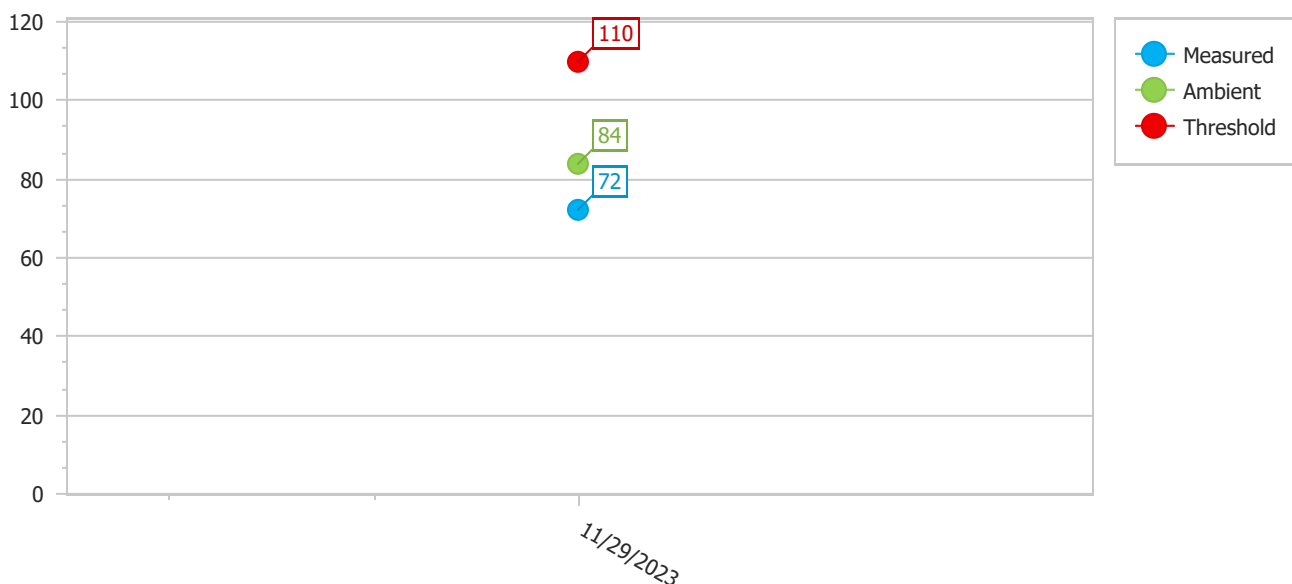


Ambient Temp: 84 °F

Measured Temp: 72 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II - Units

Name: Unit #241 120/208V 200A

[Show in Inventory](#)

Location: Units

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Siemens

Inspection Frequency:

Asset ID:

Barcode: 119709

Notes:

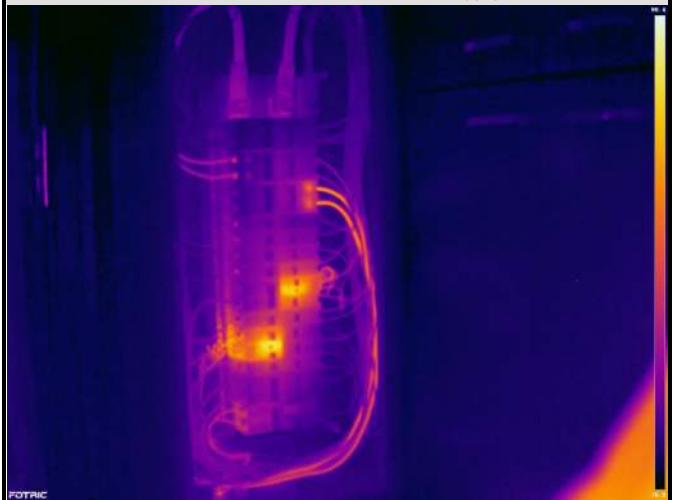
Primary Inspection Point

DSC00613.JPG



11/29/2023 10:35:38 AM

FOTRIC_20231129_0008.jpg

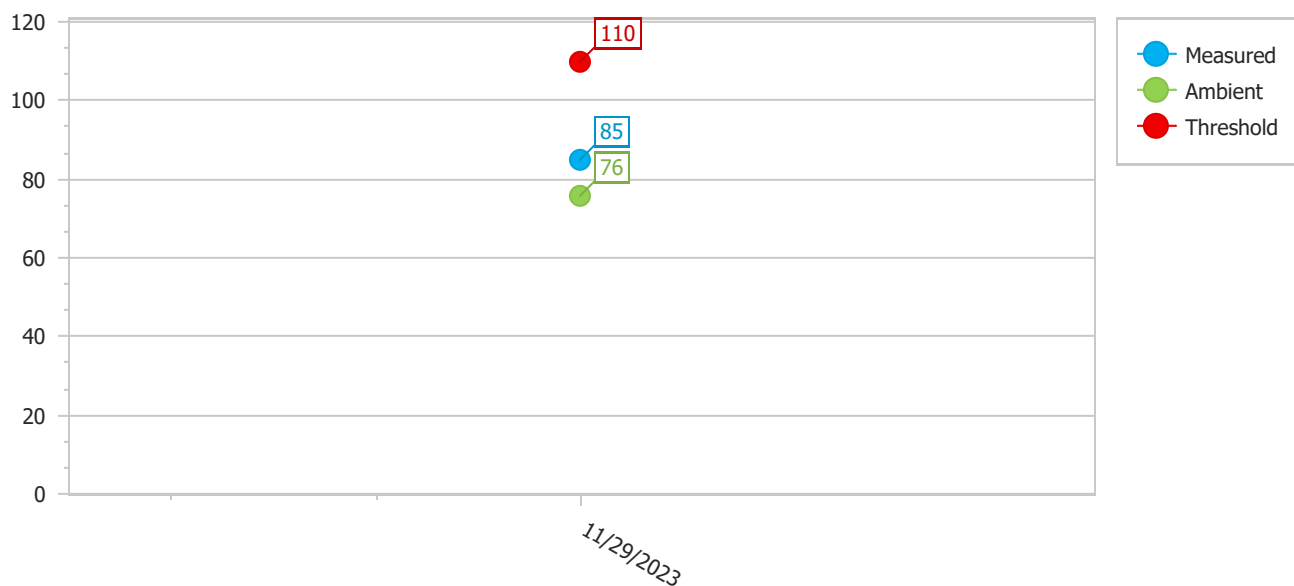


Ambient Temp: 76 °F

Measured Temp: 85 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II - Units

Name: Unit #282 120/208V 200A

[Show in Inventory](#)

Location: Units

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Siemens

Inspection Frequency:

Asset ID:

Barcode: 119708

Notes:

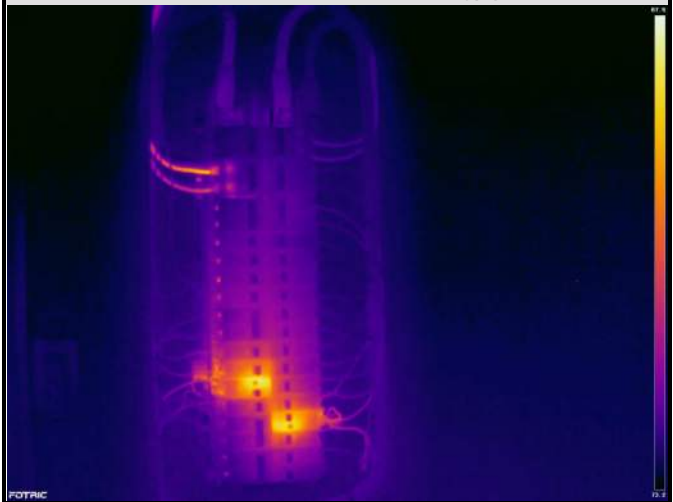
Primary Inspection Point

DSC00611.JPG



11/29/2023 10:26:42 AM

FOTRIC_20231129_0006.jpg

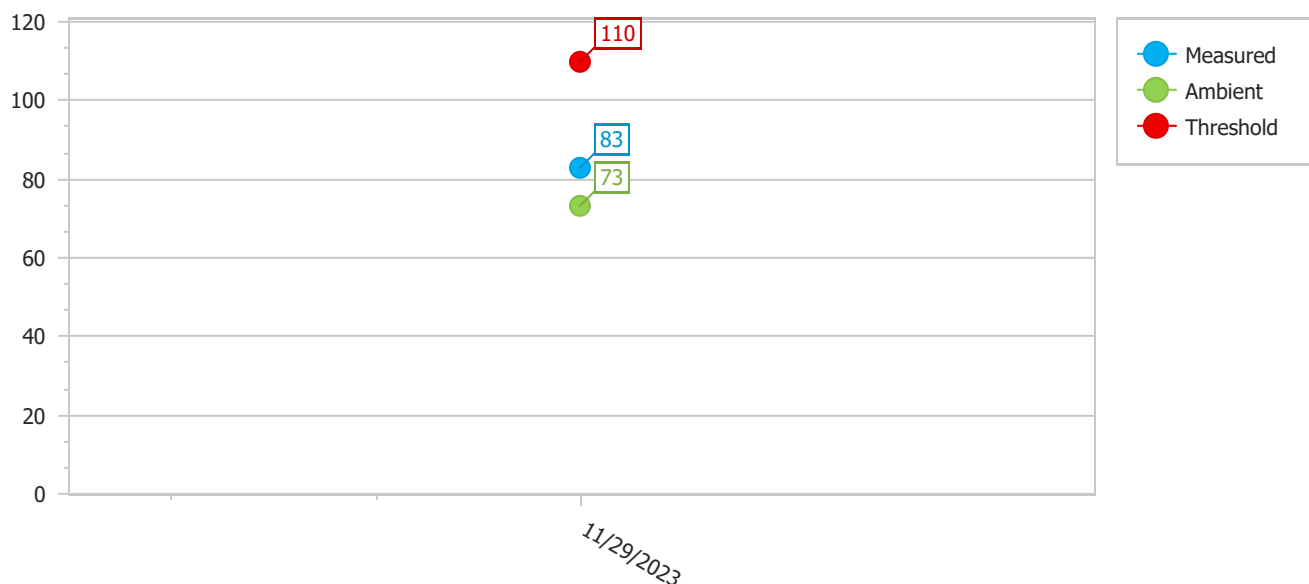


Ambient Temp: 73 °F

Measured Temp: 83 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II - Units

Name: Unit #261 120/208V 200A

[Show in Inventory](#)

Location: Units

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Siemens

Inspection Frequency:

Asset ID:

Barcode: 119707

Notes:

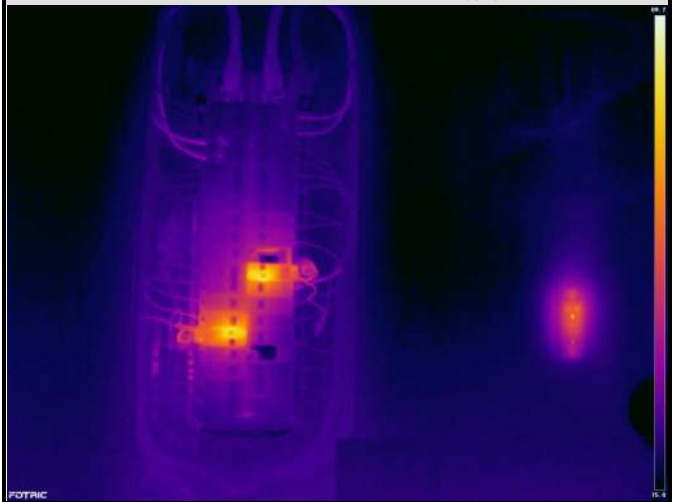
Primary Inspection Point

DSC00609.JPG



11/29/2023 10:10:27 AM

FOTRIC_20231129_0004.jpg

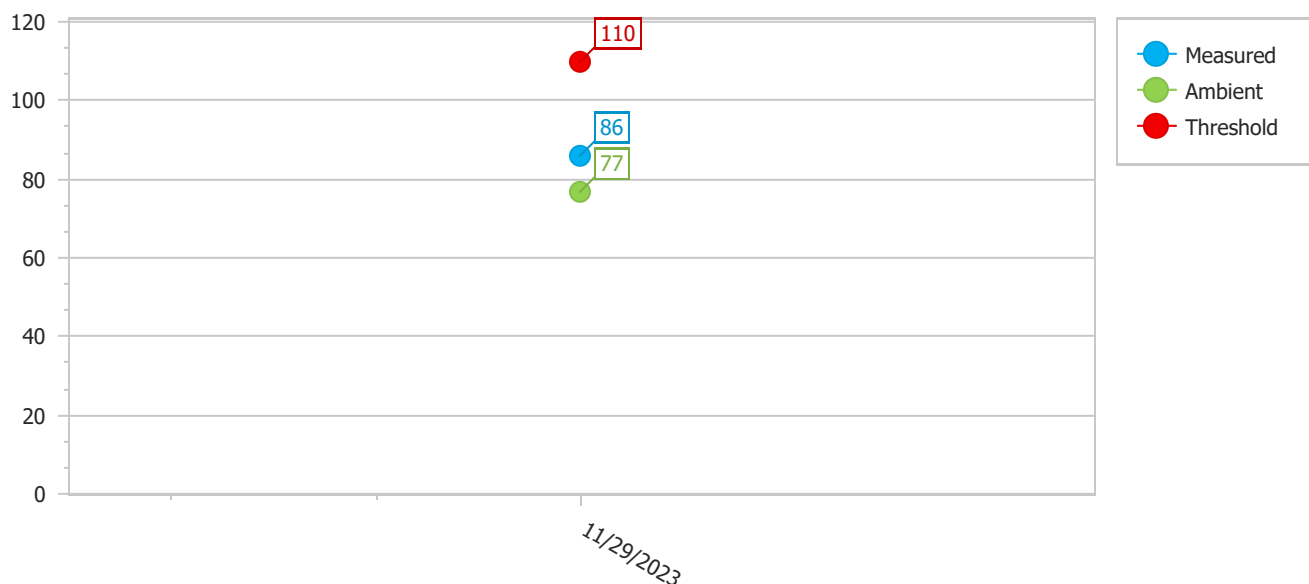


Ambient Temp: 77 °F

Measured Temp: 86 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II - Units

Name: Unit #231 120/208V 200A

[Show in Inventory](#)

Location: Units

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Siemens

Inspection Frequency:

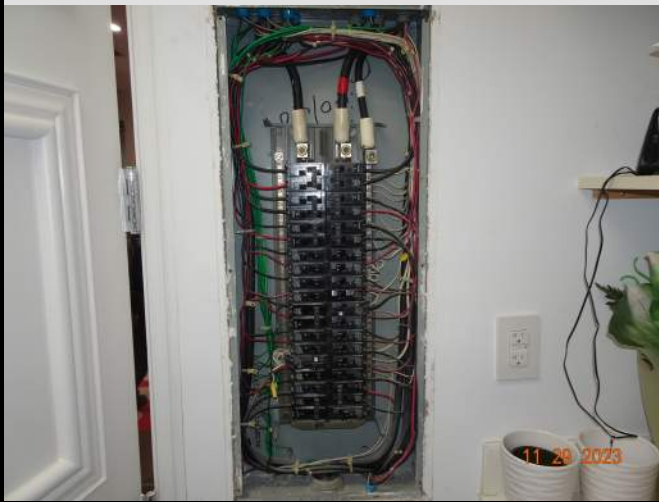
Asset ID:

Barcode: 119706

Notes:

Primary Inspection Point

DSC00607.JPG



11/29/2023 10:00:33 AM

FOTRIC_20231129_0002.jpg

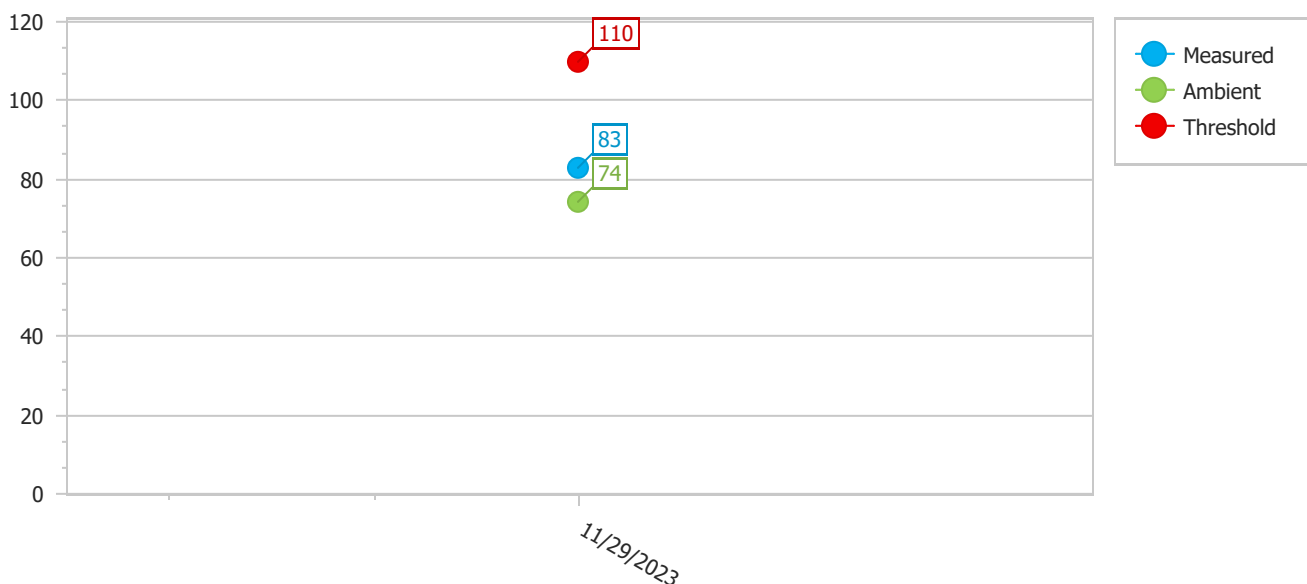


Ambient Temp: 74 °F

Measured Temp: 83 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II - Units

Name: Unit #215 120/208V 200A

[Show in Inventory](#)

Location: Units

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Siemens

Inspection Frequency:

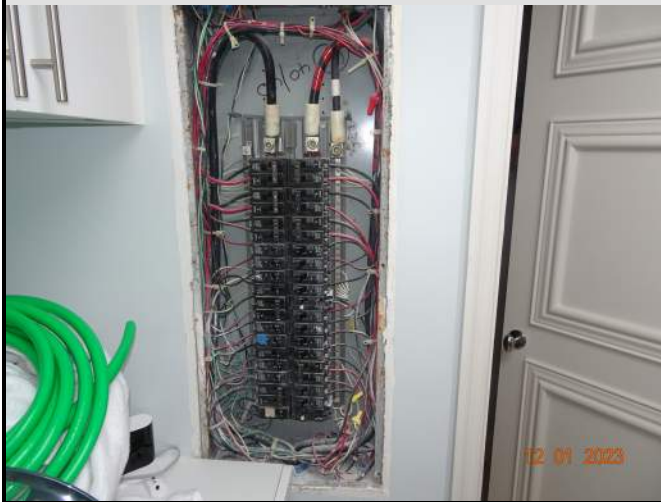
Asset ID:

Barcode: 119808

Notes:

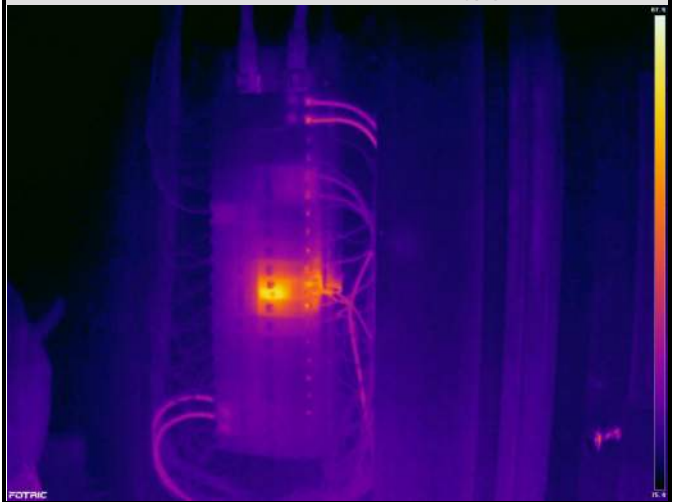
Primary Inspection Point

DSC00067.JPG



12/1/2023 9:55:40 AM

FOTRIC_20231201_0002.jpg

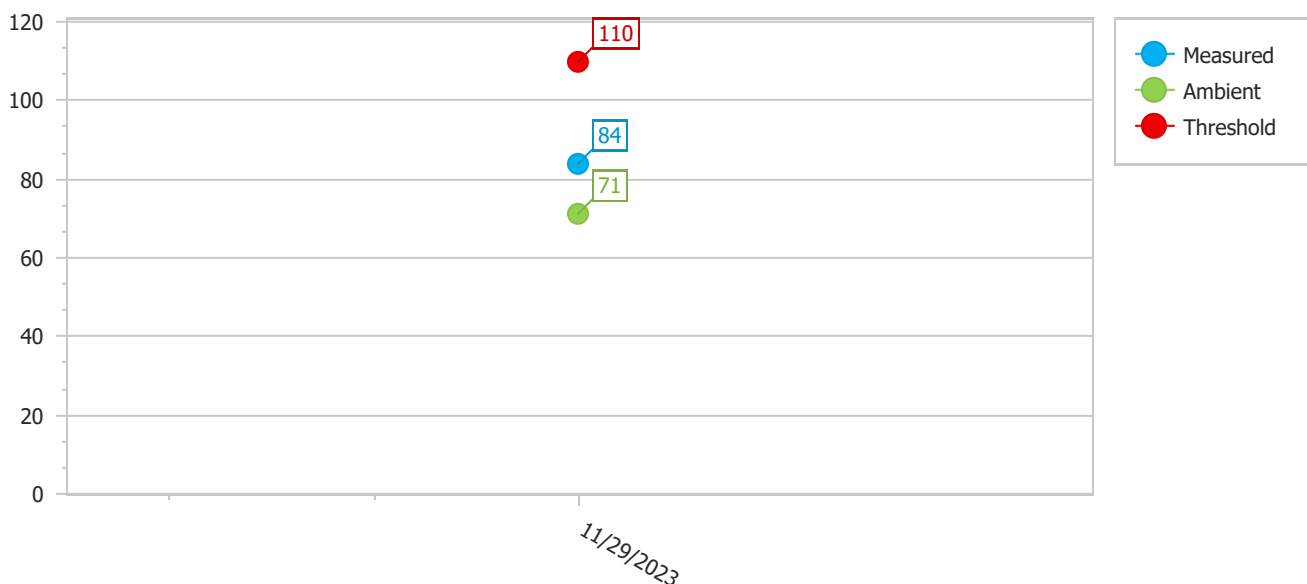


Ambient Temp: 71 °F

Measured Temp: 84 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II - Units

Name: Unit #235 120/208V 200A

[Show in Inventory](#)

Location: Units

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Siemens

Inspection Frequency:

Asset ID:

Barcode: 119809

Notes:

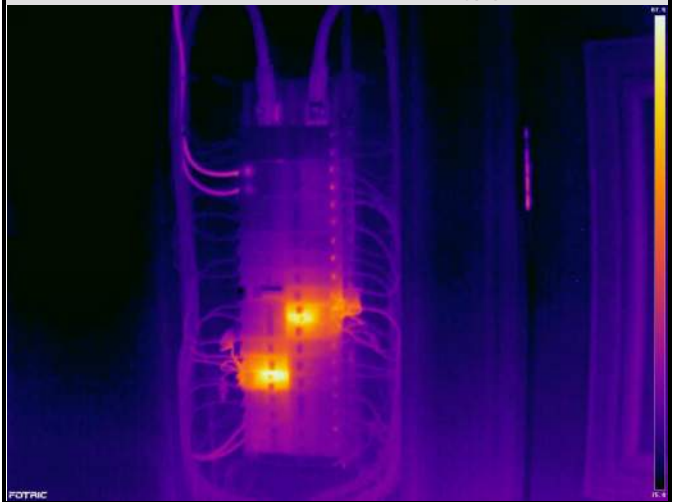
Primary Inspection Point

DSC00069.JPG



12/1/2023 10:03:01 AM

FOTRIC_20231201_0004.jpg

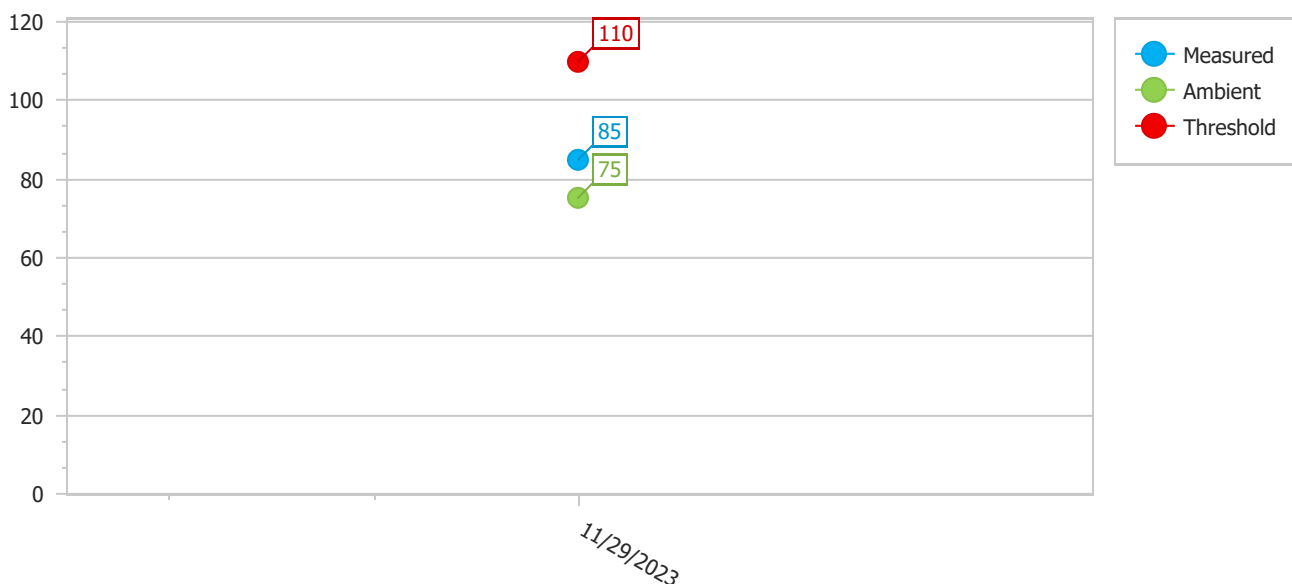


Ambient Temp: 75 °F

Measured Temp: 85 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Equipment Trending

Deering Bay Condominium II - Units

Name: Unit #236 120/208V 200A

[Show in Inventory](#)

Location: Units

Status: Inspected

Operational Priority: Critical to Operations

Manufacturer: Siemens

Inspection Frequency:

Asset ID:

Barcode: 119810

Notes:

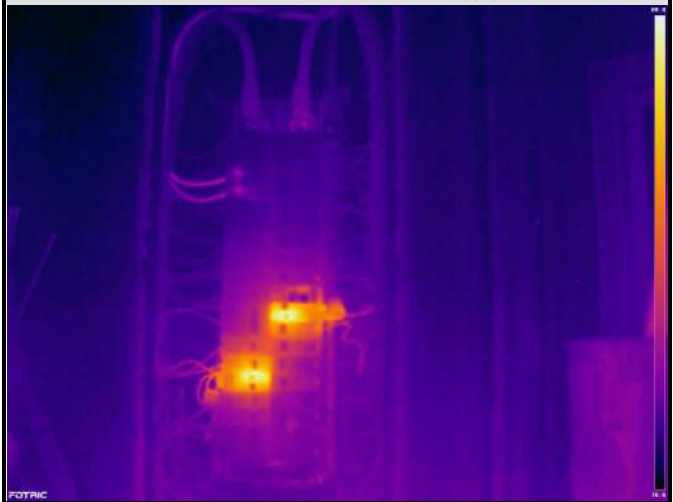
Primary Inspection Point

DSC00071.JPG



12/1/2023 10:11:39 AM

FOTRIC_20231201_0006.jpg

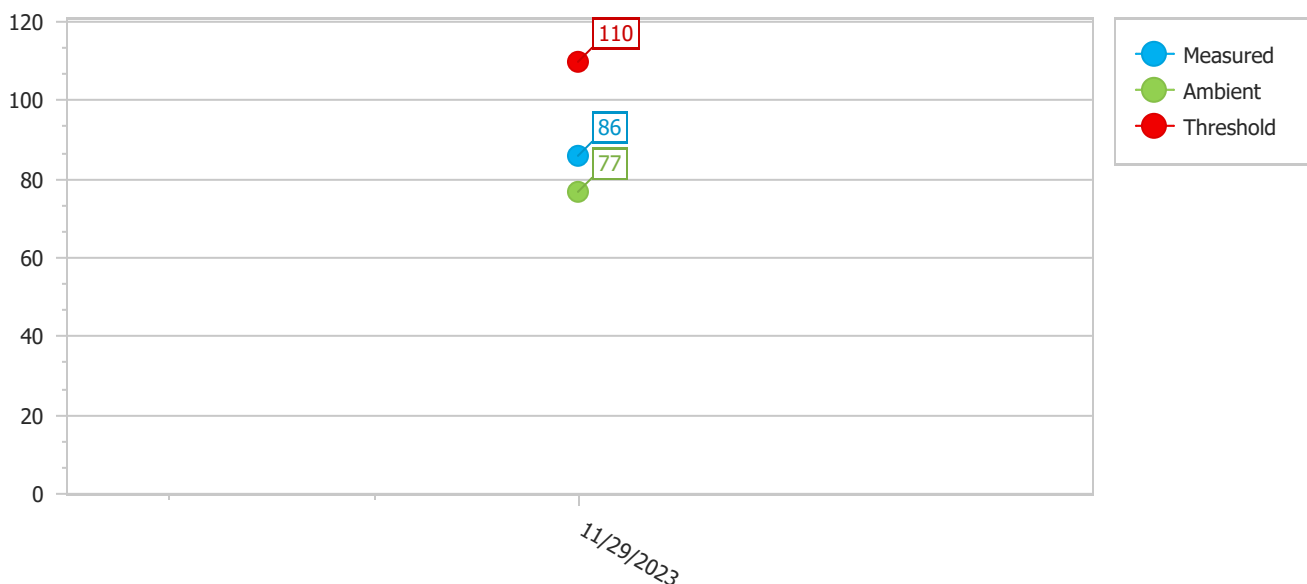


Ambient Temp: 77 °F

Measured Temp: 86 °F

Temp Threshold: 110 °F

Inspection History by Temperature Readings (Last 10 Inspections)



Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Problem Summary

Brady Infrared



(772) 288-9884



BradyIR@BradyInfrared.com



BradyInfrared.com



2845 SE Monroe Street
Stuart, FL 34997

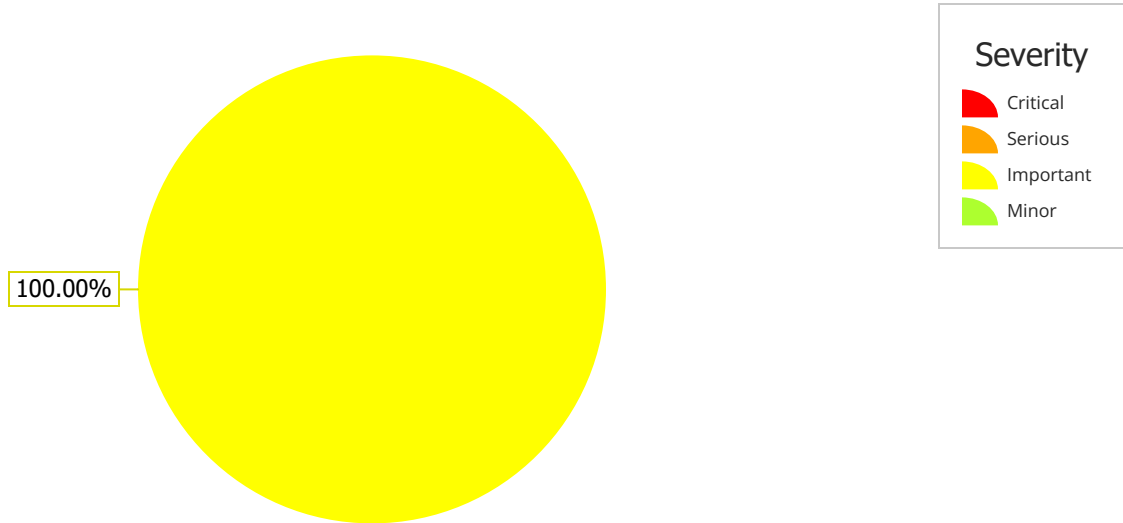


Problem Summary

Deering Bay Condominium II - Units

Inspection Date	Critical	Serious	Important	Minor
Friday, December 1, 2023	0	0	8	0

Total Site Problem History by Severity



Problem History by Severity Over Time (Last 10 Inspections)





Visual Problem Detail

Brady Infrared



(772) 288-9884



BradyIR@BradyInfrared.com



BradyInfrared.com



2845 SE Monroe Street
Stuart, FL 34997



Visual Problem Detail

Deering Bay Condominium II - Units

V15

Problem ID
V15

Item Name: **Unit #233 120/208V (Primary Inspection Point)**

Location: **Units**

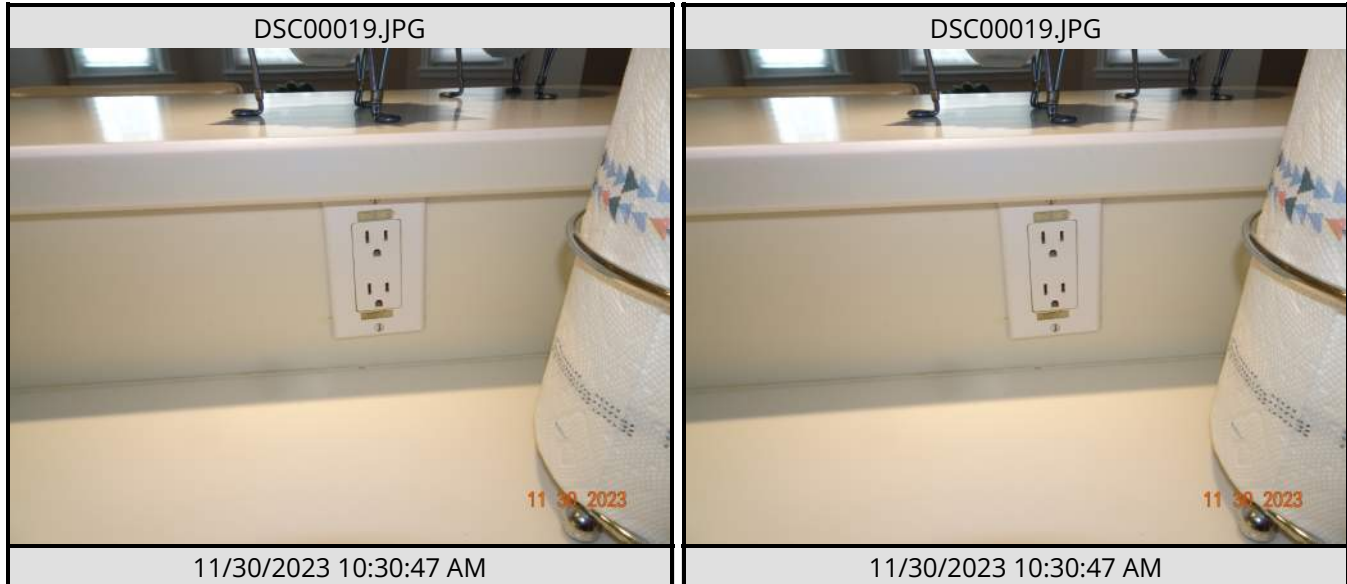
Priority: **Critical to Operations**

[Equipment Trend](#)

Barcode: **119761**

Manufacturer: **Siemens**

Asset ID:



Problem Summary

☐ **Recurring Problem**

From Inspection: **Wednesday, November 29, 2023**

Severity: **Important**

Status: **Open**

Safety Risk: **Yes**

Production Risk: **Yes**

Environmental Conditions

Environment:

Windspeed:

Wind Direction:

Description:

No GFCI

Consequences:

Loss of equipment

Cause:

Improper installation

Repair Procedure:

Install GFCI

Inspection Date: **12/01/2023**

Report Generated: **12/15/2023**

Page **25/34**



Visual Problem Detail

Deering Bay Condominium II - Units

V16

Problem ID
V16

Item Name: **Unit #234 120/208V 200A (Primary Inspection Point)**

Location: **Units**

Priority: **Critical to Operations**

[Equipment Trend](#)

Barcode: **119762**

Manufacturer: **Siemens**

Asset ID:



Problem Summary

☐ **Recurring Problem**

From Inspection: **Wednesday, November 29, 2023**

Severity: **Important**

Status: **Open**

Safety Risk: **Yes**

Production Risk: **Yes**

Environmental Conditions

Environment:

Windspeed:

Wind Direction:

Description:

No GFCI

Consequences:

Loss of equipment

Cause:

Improper installation

Repair Procedure:

Install GFCI

Inspection Date: **12/01/2023**

Report Generated: **12/15/2023**

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Visual Problem Detail

Deering Bay Condominium II - Units

V17

Problem ID
V17

Item Name: **Unit #228 120/208V 200A (Primary Inspection Point)**

Location: **Units**

Priority: **Critical to Operations**

[Equipment Trend](#)

Barcode: **119807**

Manufacturer: **Siemens**

Asset ID:



Problem Summary

☐ **Recurring Problem**

From Inspection: **Wednesday, November 29, 2023**

Severity: **Important**

Status: **Open**

Safety Risk: **Yes**

Production Risk: **Yes**

Environmental Conditions

Environment:

Windspeed:

Wind Direction:

Description:

No GFCI

Consequences:

Loss of equipment

Cause:

Improper installation

Repair Procedure:

Install GFCI

Inspection Date: **12/01/2023**

Report Generated: **12/15/2023**

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Visual Problem Detail

Deering Bay Condominium II - Units

V18

Problem ID
V18

Item Name: **Unit #241 120/208V 200A (Primary Inspection Point)**

Location: **Units**

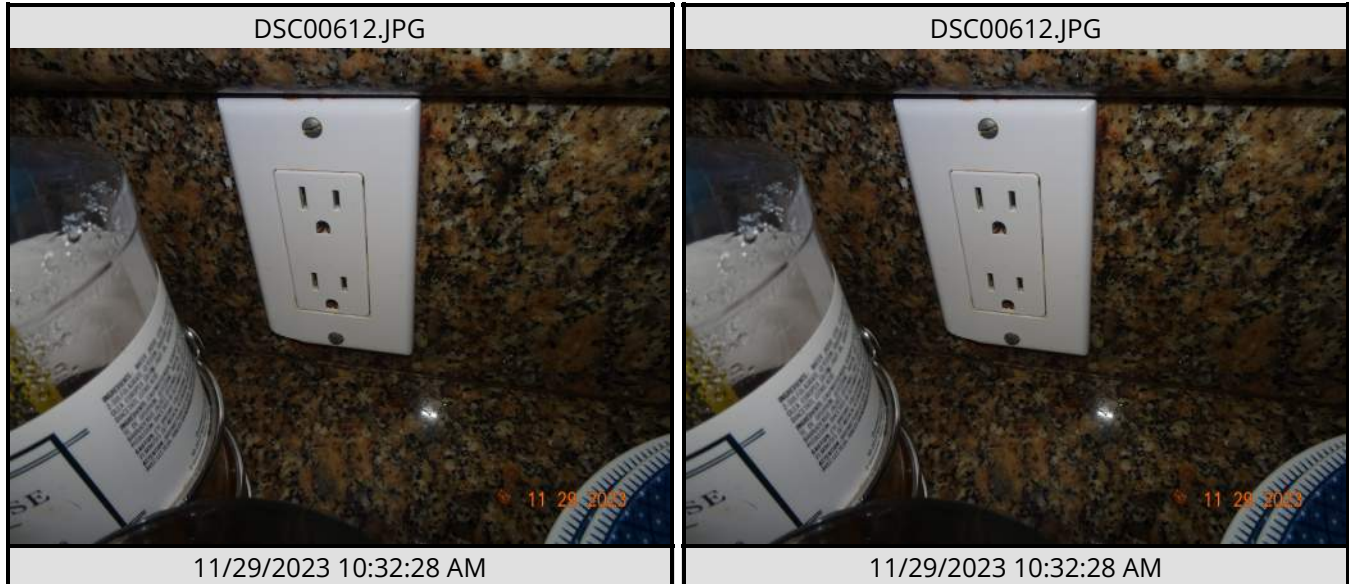
Priority: **Critical to Operations**

[Equipment Trend](#)

Barcode: **119709**

Manufacturer: **Siemens**

Asset ID:



Problem Summary

☐ **Recurring Problem**

From Inspection: **Wednesday, November 29, 2023**

Severity: **Important**

Status: **Open**

Safety Risk: **Yes**

Production Risk: **Yes**

Environmental Conditions

Environment:

Windspeed:

Wind Direction:

Description:

No GFCI

Consequences:

Loss of equipment

Cause:

Improper installation

Repair Procedure:

Install GFCI

Inspection Date: **12/01/2023**

Report Generated: **12/15/2023**

Page **28/34**



Visual Problem Detail

Deering Bay Condominium II - Units

V19

Problem ID
V19

Item Name: **Unit #282 120/208V 200A (Primary Inspection Point)**

Location: **Units**

Priority: **Critical to Operations**

[Equipment Trend](#)

Barcode: **119708**

Manufacturer: **Siemens**

Asset ID:

DSC00610.JPG



11/29/2023 10:24:34 AM

DSC00610.JPG



11/29/2023 10:24:34 AM

Problem Summary

☐ **Recurring Problem**

From Inspection: **Wednesday, November 29, 2023**

Severity: **Important**

Status: **Open**

Safety Risk: **Yes**

Production Risk: **Yes**

Environmental Conditions

Environment:

Windspeed:

Wind Direction:

Description:

No GFCI

Consequences:

Loss of equipment

Cause:

Improper installation

Repair Procedure:

Install GFCI

Inspection Date: **12/01/2023**

Report Generated: **12/15/2023**

Page **29/34**



Visual Problem Detail

Deering Bay Condominium II - Units

V20

Problem ID
V20

Item Name: **Unit #231 120/208V 200A (Primary Inspection Point)**

Location: **Units**

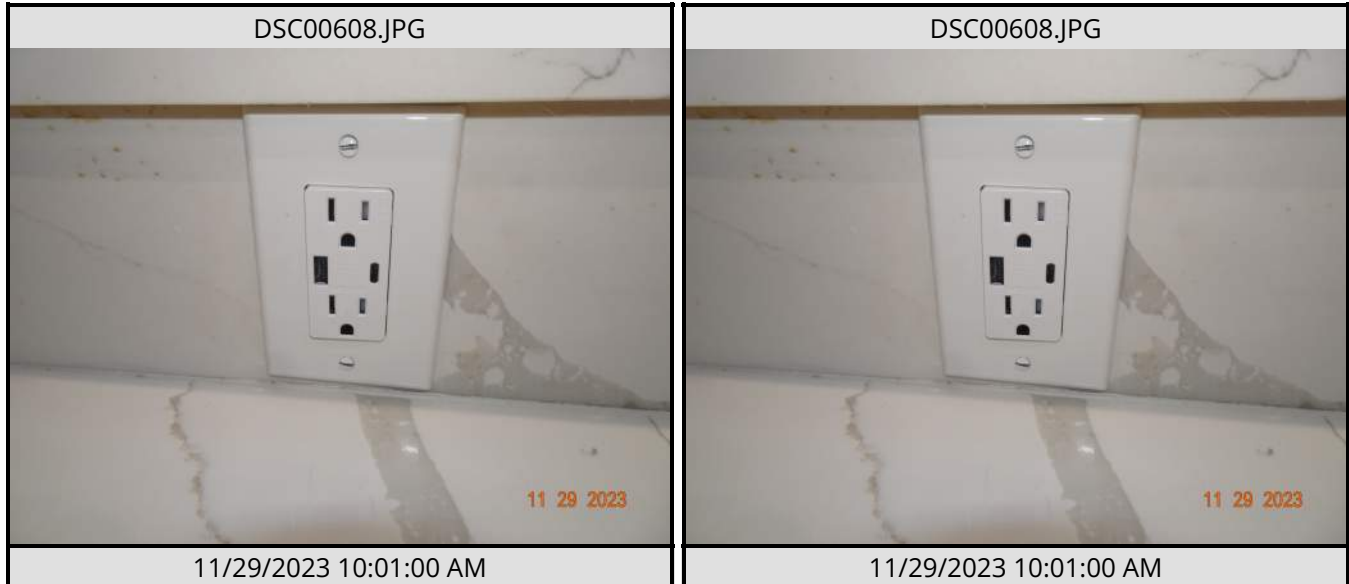
Priority: **Critical to Operations**

[Equipment Trend](#)

Barcode: **119706**

Manufacturer: **Siemens**

Asset ID:



Problem Summary

☐ **Recurring Problem**

From Inspection: **Wednesday, November 29, 2023**

Severity: **Important**

Status: **Open**

Safety Risk: **Yes**

Production Risk: **Yes**

Environmental Conditions

Environment:

Windspeed:

Wind Direction:

Description:

No GFCI

Consequences:

Loss of equipment

Cause:

Improper installation

Repair Procedure:

Install GFCI

Inspection Date: **12/01/2023**

Report Generated: **12/15/2023**

Page **30/34**



Visual Problem Detail

Deering Bay Condominium II - Units

V21

Problem ID
V21

Item Name: **Unit #235 120/208V 200A (Primary Inspection Point)**

Location: **Units**

Priority: **Critical to Operations**

[Equipment Trend](#)

Barcode: **119809**

Manufacturer: **Siemens**

Asset ID:



Problem Summary

☐ **Recurring Problem**

From Inspection: **Wednesday, November 29, 2023**

Severity: **Important**

Status: **Open**

Safety Risk: **Yes**

Production Risk: **Yes**

Environmental Conditions

Environment:

Windspeed:

Wind Direction:

Description:

No GFCI

Consequences:

Loss of equipment

Cause:

Improper installation

Repair Procedure:

Install GFCI

Inspection Date: **12/01/2023**

Report Generated: **12/15/2023**

Page **31/34**



Visual Problem Detail

Deering Bay Condominium II - Units

V22

Problem ID
V22

Item Name: **Unit #236 120/208V 200A (Primary Inspection Point)**

Location: **Units**

Priority: **Critical to Operations**

[Equipment Trend](#)

Barcode: **119810**

Manufacturer: **Siemens**

Asset ID:



Problem Summary

☐ **Recurring Problem**

From Inspection: **Wednesday, November 29, 2023**

Severity: **Important**

Status: **Open**

Safety Risk: **Yes**

Production Risk: **Yes**

Environmental Conditions

Environment:

Windspeed:

Wind Direction:

Description:

No GFCI

Consequences:

Loss of equipment

Cause:

Improper installation

Repair Procedure:

Install GFCI

Inspection Date: **12/01/2023**

Report Generated: **12/15/2023**

Page **32/34**



Report Summary

Brady Infrared



(772) 288-9884



BradyIR@BradyInfrared.com



BradyInfrared.com



2845 SE Monroe Street
Stuart, FL 34997



Report Summary

Deering Bay Condominium II - Units

Customer Information

End User(s): Deering Bay Condominium II
Work Order Number:
Site Address: 13635 Deering Bay Drive
Coral Gables, FL 33158

Inspection Information

Inspection Dates: 11/29/2023 - 12/1/2023
Report Generated: 12/15/2023
Inspection Type: Electrical Systems IR
Inspection Purpose:
Items Inspected: See Equipment Inventory
Weather Data: Noted in problem documentation when significant

Thermographer

Name: Jim Brady
Certification: Level III
Certification Number: 6099

Cameras Used

Make and Model	Serial Number
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Camera Details	
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FLIR T650sc	55912195
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FLIR E96	90201239
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Fotric 348A	Z1S2KXM1120
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Internal Visual Inspection Report

Prepared By

Brady Infrared

Deering Bay Condominium II



Site: 13635 Deering Bay Drive
Coral Gables, FL 33158

December 1, 2023



(772) 288-9884



BradyIR@BradyInfrared.com



BradyInfrared.com



2845 SE Monroe Street
Stuart, FL 34997



Miami Dade County 40-Year Building Recertification Infrared Thermography Inspection

This Infrared Inspection Report is part of the Miami Dade County 40-Year Building Recertification “Infrared Thermography Inspection: requirement approved by the Regulatory and Economic Resources Department on November 18, 2021. This report provides complete documentation of thermal patterns detected in your electrical equipment. It uses a subjective evaluation to help you prioritize repairs to provide the greatest return from this inspection and your maintenance.

This Infrared Inspection Report meets the documentation requirements of the Infraspection Institute Guideline for Infrared Inspection of Electrical and Mechanical Systems, Copyright 2022.

Repair Priority Ratings

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

An industry accepted “Experienced Based Temperature Differential Table” is referenced for this report which provides temperature rise criteria and appropriate time-line suggested response actions for each severity level.

Severity	Temperature Range	Description
Minor	2 to 5 F°	Corrective measures should be taken at the next maintenance period
Important	>5 to 27 F°	Corrective measures required as scheduling permits
Serious	>27 to 56 F°	Corrective measures required ASAP
Critical	> 56 F°	Corrective measures required immediately

Overheating can cause premature deterioration and unplanned failure of your equipment. Overheating connectors, conductors, and components will never get better. In fact, the temperature and rate of deterioration will increase with time.

No one can predict when a failure will occur. As a result, we suggest that you use the Repair Priority Ratings as a guide for further investigation and take appropriate corrective measures as soon as possible.

Brady Infrared Inspections, Inc.

(772) 288-9884

BradyIR@bradyinfrared.com

www.bradyinfrared.com



Baseline Images

This infrared inspection included the collection of baseline thermal and visual images for each piece of equipment inspected. Three temperatures are reported for each piece of equipment:

1. Threshold Temperature: arbitrarily chosen and represents an "alarm" temperature where if measured on a component may be listed as a thermal problem. Please note that thermal problems can be documented with temperature less than the "Threshold Temperature."
2. Measured Temperature: This is the average recorded temperature for a specific piece of equipment and may not include circuits with highest load conditions.
3. Ambient Temperature: This is the temperature measured in the surrounding space of the component under consideration.

I hope you find the enclosed information responsive to your needs. It was a pleasure working with you on this project and thank you for supporting our services. *Your business is greatly appreciated!*

Sincerely,

A handwritten signature in black ink, appearing to be 'JB' or 'James Brady', written over a horizontal line.



James Brady
Level III Certified Infrared Thermographer #6099



Equipment List/Inventory

Brady Infrared



(772) 288-9884



BradyIR@BradyInfrared.com



BradyInfrared.com



2845 SE Monroe Street
Stuart, FL 34997



Equipment List/Inventory

Deering Bay Condominium II

(NI): Not Inspected
(No IR): Without IR Data

Total Equipment Count: 99

Equipment Inspected Count: 97

Status	Equipment Name	Operational Priority	Asset ID	Barcode
Location East Tower\Main Electrical Room\Distribution Panel				
Inspected	MHE 1200A	Critical to Operations		119730
Inspected	MHD 400A	Critical to Operations		119731
Location East Tower\Main Electrical Room\Electrical Panel 120/208V				
Inspected	HEB 250A	Critical to Operations		119732
Inspected	HB 250A	Critical to Operations		119733
Location East Tower\Main Electrical Room\Disconnect				
Inspected	Meter CTR "B" Main 1200A	Critical to Operations		119734
Location East Tower\Main Electrical Room\Meter Breaker				
Inspected	293, 283, 273, 263 200A	Critical to Operations		119735
Inspected	253, 243, 233, 223 200A	Critical to Operations		119736
Inspected	254, 244, 234, 224 200A	Critical to Operations		119737
Inspected	294, 284, 274, 264 200A	Critical to Operations		119738
Inspected	283 200A	Critical to Operations		119739
Location East Tower\Main Electrical Room\Disconnect/EV				
Inspected	Unit #243 Parking #50 60A	Critical to Operations		119740
Inspected	Unit #274 Parking #31 20A	Critical to Operations		119741
Inspected	Unit #224 Dr.PHA EV Charger 50A	Critical to Operations		119742

Inspection Date: 12/01/2023

Report Generated: 12/15/2023



Equipment List/Inventory

Deering Bay Condominium II

(NI): Not Inspected
(No IR): Without IR Data

Status	Equipment Name	Operational Priority	Asset ID	Barcode
Location East Tower\Main Electrical Room\Contactor				
Inspected	Lobby Lights	Critical to Operations		119743
Inspected	Planter Lights	Critical to Operations		119744
Location East Tower\Main Electrical Room\Timer				
Inspected	East Hallway	Critical to Operations		119745
Inspected	East Landscape	Critical to Operations		119746
Location East Tower\Main Electrical Room\Gutter Box				
Inspected	NO ID	Critical to Operations		119747
Location East Tower\Fire/Dom Pump Room\Disconnect				
Inspected	NO ID 40A	Critical to Operations		119748
Inspected	NO ID 30A	Critical to Operations		119749
Location East Tower\Fire/Dom Pump Room\ATS				
Not Insp, No Access	Fire Pump ATS 1200A	Critical to Operations		119750
Location East Tower\Fire/Dom Pump Room\Control Panel				
Inspected	NO ID	Critical to Operations		119751
Location East Tower\Fire/Dom Pump Room\Jbox				
Inspected	Domestic Water Controller	Critical to Operations		119752
Location East Tower\Emergency Generator Room\ATS				
Not Insp, No Load	Generator ATS	Critical to Operations		119753



Equipment List/Inventory

Deering Bay Condominium II

(NI): Not Inspected
(No IR): Without IR Data

Status	Equipment Name	Operational Priority	Asset ID	Barcode
Location East Tower\Elevator Room\Disconnect				
Inspected	East Tower "A" 100A	Critical to Operations		119755
Inspected	East Tower "B" 100A	Critical to Operations		119756
Inspected	A Elevator Lights 30A	Critical to Operations		119757
Inspected	B Elevator Lights 30A	Critical to Operations		119758
Inspected	A/C 60A	Critical to Operations		119759
Location East Tower\Elevator Room\Electrical Panel 120/208V				
Inspected	NO ID 225A	Critical to Operations		119754
Location East Tower\Elevator Room\Gutter Box				
Inspected	NO ID	Critical to Operations		119760
Location East Tower\East Tower Roof\Disconnect				
Inspected (No IR Data)	NO ID	Critical to Operations		
Location West Tower\Main Electrical Room\Electrical Panel 120/208V				
Inspected	HED 250A	Critical to Operations		119765
Inspected	HD 250A	Critical to Operations		119766
Location West Tower\Main Electrical Room\Disconnect				
Inspected	Meter CTR "D" Main 600A	Critical to Operations		119767
Location West Tower\Main Electrical Room\Meter Breaker				
Inspected	247, 237, 227, 217 175A	Critical to Operations		119768
Inspected	228, 218, 257 175A	Critical to Operations		119769



Equipment List/Inventory

Deering Bay Condominium II

(NI): Not Inspected
(No IR): Without IR Data

Status	Equipment Name	Operational Priority	Asset ID	Barcode
Location West Tower\Main Electrical Room\Meter Breaker				
Inspected	258, 248, 238 175A	Critical to Operations		119770
Location West Tower\Main Electrical Room\Contactor				
Inspected	Landscape/Planter Lights	Critical to Operations		119771
Inspected	Corridor/Lobby Lights	Critical to Operations		119772
Location West Tower\Main Electrical Room\Timer				
Inspected	Landscape Lights	Critical to Operations		119773
Inspected	Lobby Lights	Critical to Operations		119774
Location West Tower\Main Electrical Room\Gutter Box				
Inspected	NO ID	Critical to Operations		119775
Location West Tower\Elevator Room\Electrical Panel 120/208V				
Inspected	NO ID	Critical to Operations		119776
Location West Tower\Elevator Room\Disconnect				
Inspected	Elevator #1 100A	Critical to Operations		119777
Inspected	Elevator #2 100A	Critical to Operations		119778
Inspected	Lights/Fans Elevator B 30A	Critical to Operations		119779
Inspected	Lights/Fans Elevator A 30A	Critical to Operations		119780
Inspected	A/C 60A	Critical to Operations		119782
Location West Tower\Elevator Room\Gutter Box				
Inspected	NO ID	Critical to Operations		119781



Equipment List/Inventory

Deering Bay Condominium II

(NI): Not Inspected
(No IR): Without IR Data

Status	Equipment Name	Operational Priority	Asset ID	Barcode
Location West Tower\Garage\Disconnect				
Inspected	SS 70823 30A	Critical to Operations		119811
Inspected	NO ID 30A	Critical to Operations		119812
Location West Tower\Garage\Timer				
Inspected	Promenade Lights	Critical to Operations		119813
Location South Tower\Main Electrical Room\Electrical Panel 120/208V				
Inspected	HA 250A	Critical to Operations		119710
Inspected	HEA 250A	Critical to Operations		119711
Location South Tower\Main Electrical Room\Disconnect				
Inspected	Meter CTR "A" Main 1000A	Critical to Operations		119712
Inspected	Unit #231 Battery Charger Spot #70 20A	Critical to Operations		119717
Location South Tower\Main Electrical Room\Meter Breaker				
Inspected	282, 272, 262, 252 200A	Critical to Operations		119713
Inspected	242, 232, 222, 212 200A	Critical to Operations		119714
Inspected	261, 251, 241 200A	Critical to Operations		119715
Inspected	231, 221, 211 200A	Critical to Operations		119716
Location South Tower\Main Electrical Room\Contactor				
Inspected	NO ID 20A	Critical to Operations		119718
Inspected	NO ID 20A	Critical to Operations		119719



Equipment List/Inventory

Deering Bay Condominium II

(NI): Not Inspected
(No IR): Without IR Data

Status	Equipment Name	Operational Priority	Asset ID	Barcode
Location South Tower\Main Electrical Room\Timer				
Inspected	South Landscape Timer	Critical to Operations		119720
Inspected	South Hallway Timer	Critical to Operations		119721
Location South Tower\Garage\Disconnect				
Inspected	WheelChair Lift South 30A	Critical to Operations		119722
Location South Tower\Elevator Room\Electrical Panel 120/208V				
Inspected	NO ID 225A	Critical to Operations		119723
Location South Tower\Elevator Room\Disconnect				
Inspected	Elevator #1 A 100A	Critical to Operations		119724
Inspected	Elevator #2 B 100A	Critical to Operations		119725
Inspected	A Car #1 Light/Fan 30A	Critical to Operations		119726
Inspected	B Car #2 Lights/Fan 30A	Critical to Operations		119727
Inspected	A/C	Critical to Operations		119728
Location South Tower\Elevator Room\Gutter Box				
Inspected	NO ID	Critical to Operations		119729
Location North Tower\Main Electrical Room\Electrical Panel 120/208V				
Inspected	HC 250A	Critical to Operations		119783
Inspected	HEC 250A	Critical to Operations		119784
Location North Tower\Main Electrical Room\Enclosed Breaker				
Inspected	HOA Lights, AC, Digital Meter 100A	Critical to Operations		119785



Equipment List/Inventory

Deering Bay Condominium II

(NI): Not Inspected
(No IR): Without IR Data

Status	Equipment Name	Operational Priority	Asset ID	Barcode
Location	North Tower\Main Electrical Room\Enclosed Breaker			
Inspected	285 Unit 50A	Critical to Operations		119795
Inspected	245 Unit 60A	Critical to Operations		119796
Inspected	265 Unit 60A	Critical to Operations		119797
Location	North Tower\Main Electrical Room\Contactor			
Inspected	Corridor Lights	Critical to Operations		119786
Inspected	Landscape Lights	Critical to Operations		119787
Location	North Tower\Main Electrical Room\Timer			
Inspected	North Hallway Timer	Critical to Operations		119788
Inspected	North Landscape Timer	Critical to Operations		119789
Location	North Tower\Main Electrical Room\Disconnect			
Inspected	Meter CTR "C" Main 1000A	Critical to Operations		119790
Location	North Tower\Main Electrical Room\Meter Breaker			
Inspected	266, 256, 246 200A	Critical to Operations		119791
Inspected	285, 236, 226, 216 200A	Critical to Operations		119792
Inspected	275, 265, 255, 245 200A	Critical to Operations		119793
Inspected	235, 225, 215 200A	Critical to Operations		119794
Location	North Tower\Main Electrical Room\Gutter Box			
Inspected	NO ID	Critical to Operations		119798



Equipment List/Inventory

Deering Bay Condominium II

(NI): Not Inspected
(No IR): Without IR Data

Status	Equipment Name	Operational Priority	Asset ID	Barcode
Location North Tower\Elevator Room\Electrical Panel 120/208V				
Inspected	NO ID 200A	Critical to Operations		119799
Location North Tower\Elevator Room\Disconnect				
Inspected	North Tower Car #2 B 100A	Critical to Operations		119800
Inspected	North Tower Car #1 A 100A	Critical to Operations		119801
Inspected	Lights/ Fans Elevator B 30A	Critical to Operations		119802
Inspected	Lights/ Fans Elevator A 30A	Critical to Operations		119803
Inspected	A/C 60A	Critical to Operations		119804
Location North Tower\Elevator Room\Gutter Box				
Inspected	NO ID	Critical to Operations		119805
Location North Tower\Fire Room\Electrical Panel 120/208V				
Inspected	HES	Critical to Operations		119814
Location North Tower\Fire Room\Timer				
Inspected	Ramp Lights Timer	Critical to Operations		119815
Inspected	Entrance Ramp Timer	Critical to Operations		119816



Problem Summary: Visual

Brady Infrared



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2845 SE Monroe Street
Stuart, FL 34997

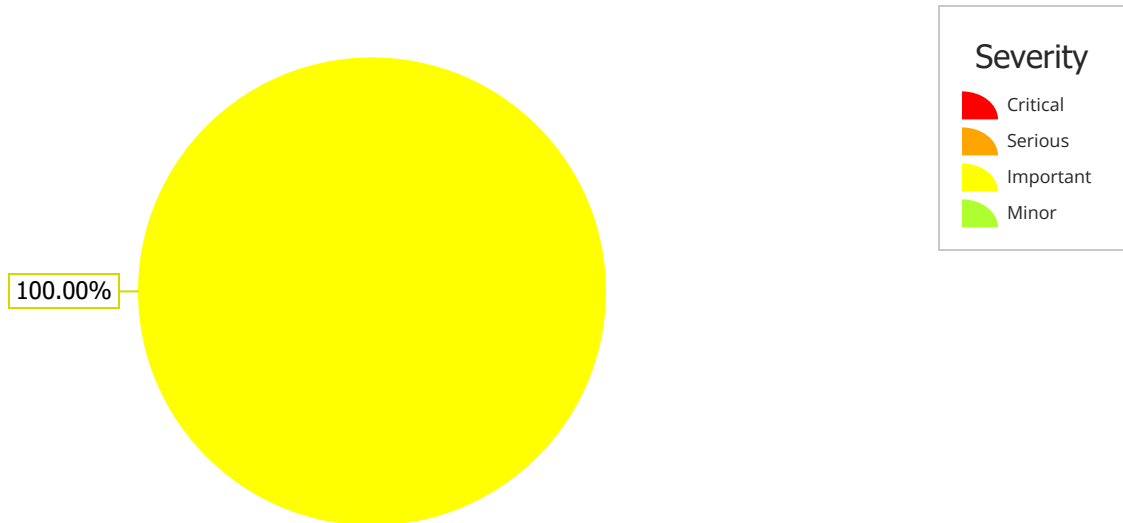


Problem Summary: Visual

Deering Bay Condominium II

Inspection Date	Critical	Serious	Important	Minor
Friday, December 1, 2023	0	0	12	0

Total Site Problem History by Severity



Problem History by Severity Over Time (Last 10 Inspections)





Visual Problem Detail

Brady Infrared



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2845 SE Monroe Street
Stuart, FL 34997



Visual Problem Detail

Deering Bay Condominium II

V1

Problem ID
V1

Item Name: **HES (Primary Inspection Point)**

Location: North Tower\Fire Room\Electrical Panel 120/208V

Priority: Critical to Operations

Barcode: 119814

Manufacturer: Siemens

Asset ID:

DSC00076.JPG



12/1/2023 10:44:22 AM

DSC00077.JPG



12/1/2023 10:44:30 AM

Problem Summary

☐ Recurring Problem

From Inspection: Wednesday, November 29, 2023

Severity: **Important**

Status: Open

Safety Risk: Yes

Production Risk: Yes

Environmental Conditions

Environment:

Windspeed:

Wind Direction:

Description:

Ckt. 7 - FACP breaker needs breaker lock

Consequences:

Loss of equipment

Cause:

Improper installation

Repair Procedure:

Install breaker lock

Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Visual Problem Detail

Deering Bay Condominium II

V2

Problem ID
V2

Item Name: **NO ID (Primary Inspection Point)**

Location: East Tower\Elevator Room\Gutter Box

Priority: Critical to Operations

Barcode: 119760

Manufacturer:

Asset ID:

DSC00008.JPG



11/30/2023 10:07:46 AM

DSC00009.JPG



11/30/2023 10:07:56 AM

Problem Summary

☐ Recurring Problem

From Inspection: Wednesday, November 29, 2023

Severity: **Important**

Status: Open

Safety Risk: Yes

Production Risk: Yes

Environmental Conditions

Environment:

Windspeed:

Wind Direction:

Description:

Corrosion

Consequences:

Loss of equipment

Cause:

Worn components

Repair Procedure:

Replace of corroded parts

Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Visual Problem Detail

Deering Bay Condominium II

V3

Problem ID
V3

Item Name: **NO ID (Primary Inspection Point)**

Location: East Tower\East Tower Roof\Disconnect

Priority: Critical to Operations

Barcode:

Manufacturer:

Asset ID:



Problem Summary

☐ Recurring Problem

From Inspection: Wednesday, November 29, 2023

Severity: **Important**

Status: Open

Safety Risk: Yes

Production Risk: Yes

Environmental Conditions

Environment:

Windspeed:

Wind Direction:

Description:

Missing panel cover

Consequences:

Unwanted access to panel

Cause:

Improper installation

Repair Procedure:

Install panel cover

Inspection Date: 12/01/2023

Report Generated: 12/15/2023

Page 18/29



Visual Problem Detail

Deering Bay Condominium II

V4

Problem ID

V4

Item Name: **NO ID (Primary Inspection Point)**

Location: East Tower\East Tower Roof\Disconnect

Priority: Critical to Operations

Barcode:

Manufacturer:

Asset ID:



Problem Summary

☐ Recurring Problem

From Inspection: Wednesday, November 29, 2023

Severity: **Important**

Status: Open

Safety Risk: Yes

Production Risk: Yes

Environmental Conditions

Environment:

Windspeed:

Wind Direction:

Description:

Corrosion

Consequences:

Loss of equipment

Cause:

Worn components

Repair Procedure:

Replace of corroded parts

Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Visual Problem Detail

Deering Bay Condominium II

V5

Problem ID
V5

Item Name: **NO ID (Primary Inspection Point)**

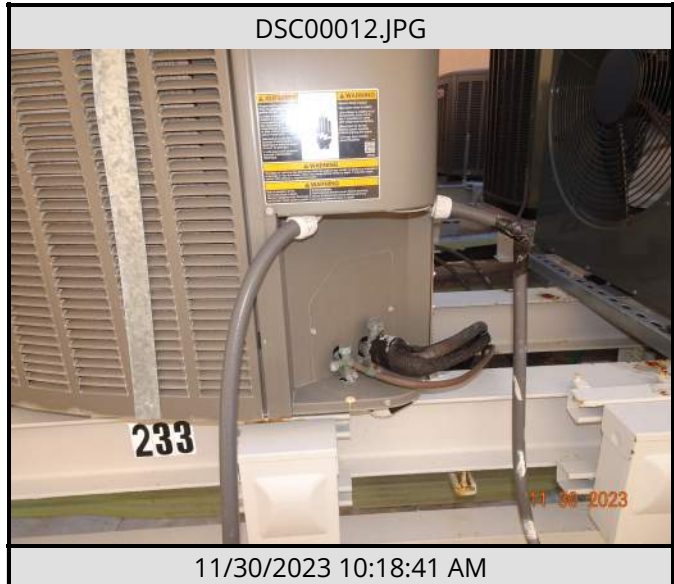
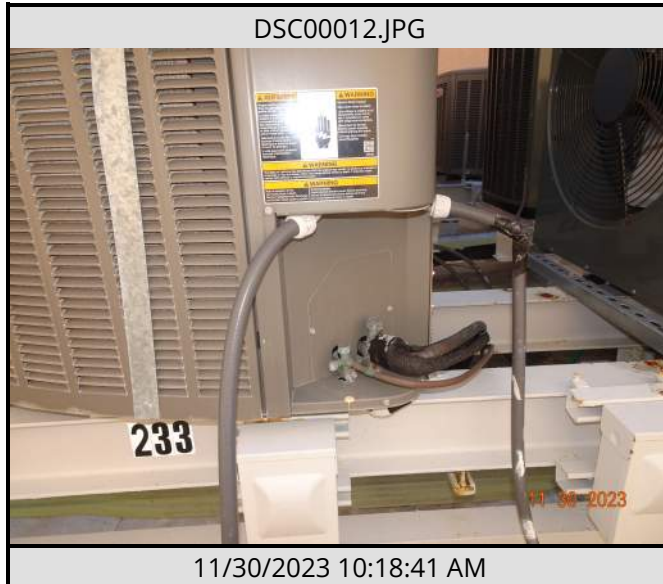
Location: East Tower\East Tower Roof\Disconnect

Priority: Critical to Operations

Barcode:

Manufacturer:

Asset ID:



Problem Summary

☐ Recurring Problem

From Inspection: Wednesday, November 29, 2023

Severity: **Important**

Status: Open

Safety Risk: Yes

Production Risk: Yes

Environmental Conditions

Environment:

Windspeed:

Wind Direction:

Description:

Tape used to seal conduit

Consequences:

Loss of equipment

Cause:

Improper installation

Repair Procedure:

Shall be replaced with listed materials

Inspection Date: 12/01/2023

Report Generated: 12/15/2023

Page 20/29



Visual Problem Detail

Deering Bay Condominium II

V6

Problem ID

V6

Item Name: **NO ID (Primary Inspection Point)**

Location: East Tower\East Tower Roof\Disconnect

Priority: Critical to Operations

Barcode:

Manufacturer:

Asset ID:

DSC00014.JPG



11/30/2023 10:19:28 AM

DSC00015.JPG



11/30/2023 10:19:39 AM

Problem Summary

☐ Recurring Problem

From Inspection: Wednesday, November 29, 2023

Severity: **Important**

Status: Open

Safety Risk: Yes

Production Risk: Yes

Environmental Conditions

Environment:

Windspeed:

Wind Direction:

Description:

Exposed wiring

Consequences:

Loss of equipment

Cause:

Improper installation

Repair Procedure:

Shall be listed or wire reworked into conduit and raceway system

Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Visual Problem Detail

Deering Bay Condominium II

V7

Problem ID

V7

Item Name: **NO ID (Primary Inspection Point)**

Location: East Tower\East Tower Roof\Disconnect

Priority: Critical to Operations

Barcode:

Manufacturer:

Asset ID:

DSC00016.JPG



11/30/2023 10:20:26 AM

DSC00016.JPG



11/30/2023 10:20:26 AM

Problem Summary

☐ Recurring Problem

From Inspection: Wednesday, November 29, 2023

Severity: **Important**

Status: Open

Safety Risk: Yes

Production Risk: Yes

Environmental Conditions

Environment:

Windspeed:

Wind Direction:

Description:

Tape used to hold receptacle together

Consequences:

Loss of equipment

Cause:

Improper installation

Repair Procedure:

Shall be replaced with listed materials

Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Visual Problem Detail

Deering Bay Condominium II

V9

Problem ID
V9

Item Name: **NO ID (Primary Inspection Point)**

Location: East Tower\East Tower Roof\Disconnect

Priority: Critical to Operations

Barcode:

Manufacturer:

Asset ID:

DSC00017.JPG



11/30/2023 10:22:01 AM

DSC00018.JPG



11/30/2023 10:22:11 AM

Problem Summary

☐ Recurring Problem

From Inspection: Wednesday, November 29, 2023

Severity: **Important**

Status: Open

Safety Risk: Yes

Production Risk: Yes

Environmental Conditions

Environment:

Windspeed:

Wind Direction:

Description:

Corrosion

Consequences:

Loss of equipment

Cause:

Improper installation

Repair Procedure:

Replace of corroded parts

Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Visual Problem Detail

Deering Bay Condominium II

V10

Problem ID
V10

Item Name: **NO ID (Primary Inspection Point)**

Location: East Tower\Main Electrical Room\Gutter Box

Priority: Critical to Operations

Barcode: 119747

Manufacturer:

Asset ID:



Problem Summary

☐ Recurring Problem

From Inspection: Wednesday, November 29, 2023

Severity: **Important**

Status: Open

Safety Risk: Yes

Production Risk: Yes

Environmental Conditions

Environment:

Windspeed:

Wind Direction:

Description:

Corrosion

Consequences:

Loss of equipment

Cause:

Improper installation

Repair Procedure:

Replace of corroded parts

Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Visual Problem Detail

Deering Bay Condominium II

V12

Problem ID
V12

Item Name: **HEB 250A (Primary Inspection Point)**

Location: East Tower\Main Electrical Room\Electrical Panel 120/208V

Priority: Critical to Operations

Barcode: 119732

Manufacturer: Siemens

Asset ID:

DSC00636.JPG



11/29/2023 1:19:34 PM

DSC00637.JPG



11/29/2023 1:19:45 PM

Problem Summary

☐ Recurring Problem

From Inspection: Wednesday, November 29, 2023

Severity: **Important**

Status: Open

Safety Risk: Yes

Production Risk: Yes

Environmental Conditions

Environment:

Windspeed:

Wind Direction:

Description:

Missing KO seal

Consequences:

Unwanted access to panel

Cause:

Improper installation

Repair Procedure:

Install KO seal

Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Visual Problem Detail

Deering Bay Condominium II

V13

Problem ID
V13

Item Name: **HB 250A (Primary Inspection Point)**

Location: East Tower\Main Electrical Room\Electrical Panel 120/208V

Priority: Critical to Operations

Barcode: 119733

Manufacturer: Siemens

Asset ID:

DSC00639.JPG



11/29/2023 1:20:41 PM

DSC00643.JPG



11/29/2023 1:36:12 PM

Problem Summary

☐ Recurring Problem

From Inspection: **Wednesday, November 29, 2023**

Severity: **Important**

Status: **Open**

Safety Risk: **Yes**

Production Risk: **Yes**

Environmental Conditions

Environment:

Windspeed:

Wind Direction:

Description:

Missing KO seals (4)

Consequences:

Unwanted access to panel

Cause:

Improper installation

Repair Procedure:

Install KO seals

Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Visual Problem Detail

Deering Bay Condominium II

V14

Problem ID
V14

Item Name: **Domestic Water Controller (Primary Inspection Point)**

Location: East Tower\Fire\Dom Pump Room\Jbox

Priority: Critical to Operations

Barcode: 119752

Manufacturer:

Asset ID:

DSC00656.JPG



11 29 2023

11/29/2023 2:02:15 PM

DSC00657.JPG



11 29 2023

11/29/2023 2:02:20 PM

Problem Summary

☐ Recurring Problem

From Inspection: Wednesday, November 29, 2023

Severity: **Important**

Status: Open

Safety Risk: Yes

Production Risk: Yes

Environmental Conditions

Environment:

Windspeed:

Wind Direction:

Description:

Missing KO seals (2)

Consequences:

Unwanted access to panel

Cause:

Improper installation

Repair Procedure:

Install KO seals

Inspection Date: 12/01/2023

Report Generated: 12/15/2023

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Report Summary

Brady Infrared



(772) 288-9884



BradyIR@BradyInfrared.com



BradyInfrared.com



2845 SE Monroe Street
Stuart, FL 34997



Report Summary

Deering Bay Condominium II

Customer Information

End User(s): Deering Bay Condominium II
Work Order Number:
Site Address: 13635 Deering Bay Drive
Coral Gables, FL 33158

Inspection Information

Inspection Dates: 11/29/2023 - 12/1/2023
Report Generated: 12/15/2023
Inspection Type: Electrical Systems IR
Inspection Purpose:
Items Inspected: See Equipment Inventory
Weather Data: Noted in problem documentation when significant

Thermographer

Name: Jim Brady
Certification: Level III
Certification Number: 6099

Cameras Used

Make and Model

Serial Number

Camera Details

FLIR T650sc	55912195
FLIR E96	90201239
Fotric 348A	Z1S2KXM1120



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

Case No. _____

Folio No. Multiple Owners in common

Property Address: 13631 Deering Bay Dr, Coral Gables, FL 33158

Bldg. No. _____, Sq. Footage: 175,800

Building Description: Building Complex

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

2. On 02/06, 2025, at 6:45 ☐ AM / ☒ PM,
I measured the level of illumination in the parking lot(s) serving the above-referenced building.

3. Maximum 3.77 foot candle
Minimum 0.28 foot candle
Maximum to Minimum Ratio 13.46 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 the Miami-Dade County Code.



Digitally signed
by Jose R
Martinez
Date: 2025.02.28
14:08:55 -05'00'

Signature and Seal of Architect or Engineer

Jose R Martinez, PE

Print Name

02-28-2025

Date



CERTIFICATION OF COMPLIANCE WITH PARKING LOT GUARDRAILS

Re: Case No. _____ FYear _____
Property Address: 13637 Deering Bay Drive, coral gables, FL, 33158, Bldg. No.: _____, Sq. Ft.: _____
Building Description: DEERING BAY CONDO II _____

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

On August 15 2023, 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.

Data showing compliance of existing guardrail located at the perimeter of the property adjacent to body of water, with FHA (Federal Highway Administration) crashworthiness requirements is not available for review.

☐ 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.



Signature and Seal of Architect or Engineer

Ashar Anwaar

Print Name

Date

12-20-24

This item has been digitally signed and sealed by Ashar Anwaar 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.

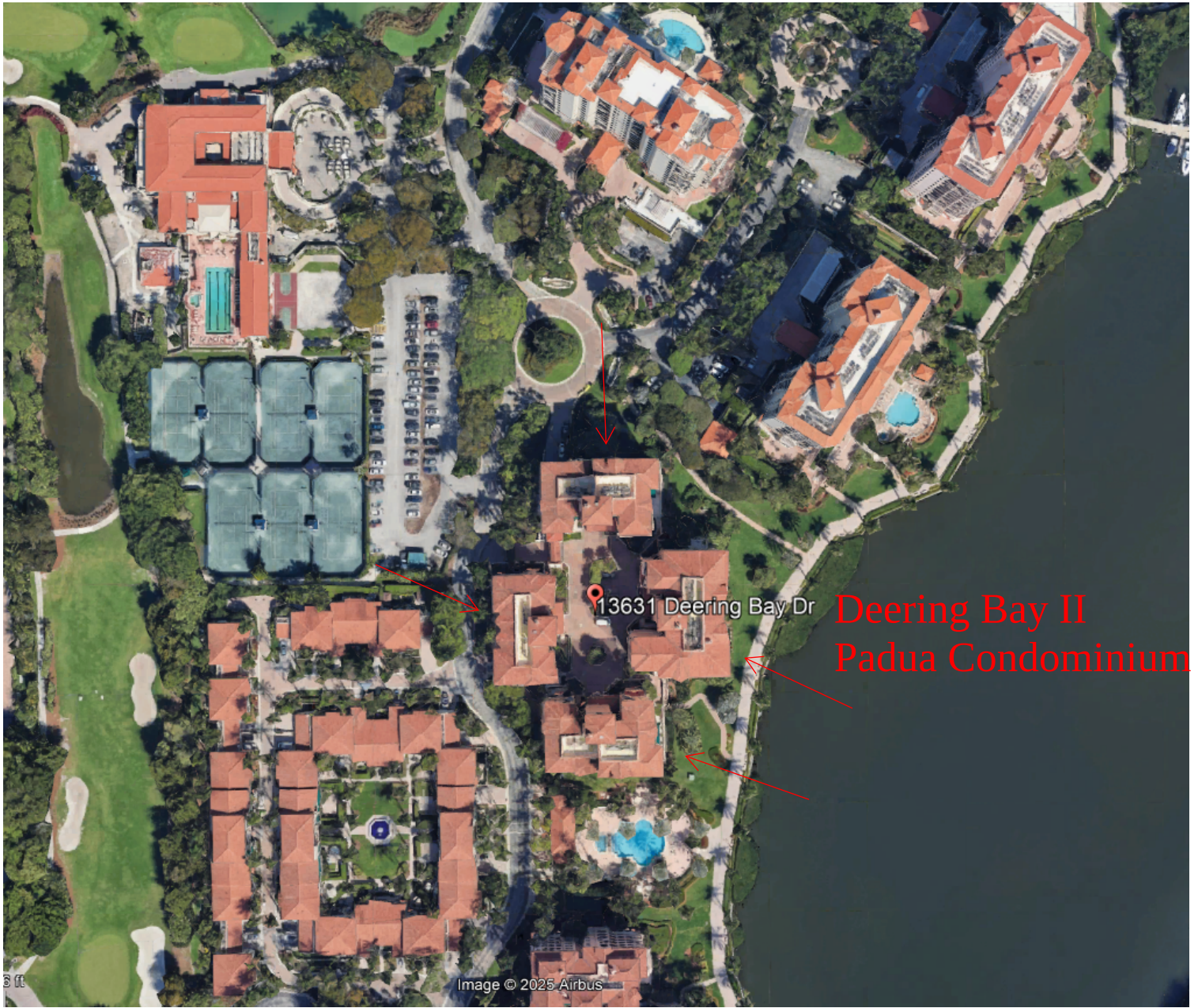


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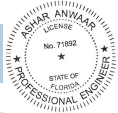
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	Folio ↑	Sub-Division	Owner	Address
1	03-5024-011-0001	DEERING BAY CONDO II	REFERENCE ONLY	13637 DEERING BAY DR - CORAL GABLES
2	03-5024-011-0010	DEERING BAY CONDO II	EDMUND COSENTINO - KARLENE ANN COSENTINO	13637 DEERING BAY DR UNIT: 211 - CORAL GABLES
3	03-5024-011-0020	DEERING BAY CONDO II	SANTIAGO E ROMERO ALLU TRS - THE SANTIAGO ROMERO ALLU &	13637 DEERING BAY DR UNIT: 221 - CORAL GABLES
4	03-5024-011-0030	DEERING BAY CONDO II	MAURO R GUERRA	13637 DEERING BAY DR UNIT: 231 - CORAL GABLES
5	03-5024-011-0040	DEERING BAY CONDO II	BRICKELL ONE LLC	13637 DEERING BAY DR UNIT: 241 - CORAL GABLES
6	03-5024-011-0050	DEERING BAY CONDO II	4RM INVESTMENTS LLC	13637 DEERING BAY DR UNIT: 251 - CORAL GABLES
7	03-5024-011-0060	DEERING BAY CONDO II	R&E ISLAND HOLDINGS LTD	13637 DEERING BAY DR UNIT: 261 - CORAL GABLES
8	03-5024-011-0070	DEERING BAY CONDO II	JACK KAPLAN &W - SHIRLEY KAPLAN	13637 DEERING BAY DR UNIT: 212 - CORAL GABLES
9	03-5024-011-0080	DEERING BAY CONDO II	ROLANDO VAZQUEZ TRS - ROLANDO VAZQUEZ REV TR	13637 DEERING BAY DR UNIT: 222 - CORAL GABLES
10	03-5024-011-0090	DEERING BAY CONDO II	PETER C LOMBARDO TRS - PETER C LOMBARDO REV	13637 DEERING BAY DR UNIT: 232 - CORAL GABLES

11	03-5024-011-0100	DEERING BAY CONDO II	GEOFFREY JAMES - LINDA JAMES	13637 DEERING BAY DR UNIT: 242 - CORAL GABLES
12	03-5024-011-0110	DEERING BAY CONDO II	TERRY M REISMAN &W - MARCIA M REISMAN	13637 DEERING BAY DR UNIT: 252 - CORAL GABLES
13	03-5024-011-0120	DEERING BAY CONDO II	JASON MATTHEW ZELLNER LE - MARCIA S ZELLNER LE	13637 DEERING BAY DR UNIT: 262 - CORAL GABLES
14	03-5024-011-0130	DEERING BAY CONDO II	13637 DEERING BAY DR UNIT 272 LLC	13637 DEERING BAY DR UNIT: 272 - CORAL GABLES
15	03-5024-011-0140	DEERING BAY CONDO II	ARTHUR I GILBERT	13637 DEERING BAY DR UNIT: 282 - CORAL GABLES



Digitally signed by Ashar Anwaar
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Anwaar, C=Pakistan, & email=Contacting
Engineer, Inc.,
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Date: 2025.04.22 11:58:11 -0400



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be verified on any electronic copies.

Ashar S. Anwaar, P.E.

Associate, Structural Engineering



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Number of years with this firm: 24

Number of years with other firms: 10

Education

M.S., Civil Engineering,
Florida International
University, 2005,
B.S., Mechanical Engineering,
University of Engineering,
Lahore, Pakistan, 1989

Licenses/Registrations

PE: Professional
Engineer,
FL 71892, 2010
SI: Special Inspector
(10/15/2020)
FRSE: Florida Board
Recognized Structural
Engineer
(09/05/2023)

Honors and Awards

Honorary Lifetime Member,
Pakistan Engineering Council,
Four year Merit Scholarship,
Fauji Foundation

Software

AutoCAD
Microsoft Word
Excel
WordPerfect

Memberships

*American
Concrete
Institute
*Florida
Engineering
Society
Association
*American
Council of
Engineering
Companies
*Florida
Structural
Engineers
Association

Mr. Anwaar serves as a structural engineer with Pistorino & Alam Consulting Engineers, Inc. He has over 24 years of experience with special skills and training in structural analysis and design of low, mid and high-rise residential, commercial and public buildings and other structures including but not limited to seawalls, steel structures, wood structures, post tension concrete etc. Also included in his expertise is design and construction of numerous private and governmental facilities, offices, site improvements, mushroom enclosures, food processing factories, and water treatment plants.

Mr. Anwaar's current responsibilities include supervising, coordinating, and scheduling engineering and professional staff services and providing Expert Witness testimony. He also serves as project manager for various public and private projects designing new buildings and structures and designing waterproofing, painting, guardrails, doors and windows and structural repairs for existing buildings as well as verifying the design of existing structures. Mr. Anwaar supervises and distributes project criterion, performs engineering analysis and design, value engineering, cost estimates, prepares design drawings, technical specifications and contract documents for structural and civil engineering projects. He provides engineering services during the construction phase, pre-bid meetings, assistance during the permitting process, field inspections, reviews payment requisitions, reviews shop drawings and submittals, change orders, requests for information (RFI), punch lists, prepares reports, feasibility studies with evaluation and recommendations, structural investigations, inspections, evaluation, cost estimates and reports for existing structures, recommendations as well as designing repairs and modifications with recommendations for code compliance and life safety.

Mr. Anwaar's representative project experience includes:

LAKE OF THE MEADOWS CONDOMINIUM BUILDINGS (106 BUILDINGS), MIAMI, FLORIDA. Project manager for structural investigations of existing single and two-story residential buildings, assisted the Homeowner's Condominium Association during litigation with developer and insurance company, designed repairs, prepared drawings, technical specifications, bid documents, assisted during bidding, contract and selection process, provided engineering services during the construction phase of more than 422 residential units.

Also performed field inspections during construction, prepared repair cost estimates, reviewed construction schedules, monitored construction progress, led weekly construction meetings, and prepared meeting agendas, minutes of the meeting, review and approval of payment requisitions and negotiations with contractors.

DELVISTA TOWERS CONDOMINIUM BUILDING (27-STORY BUILDING WITH 433 LUXURY RESIDENTIAL APARTMENT UNITS), AVENTURA, FLORIDA. Project manager for forensic structural investigations to verify the damage caused by a hurricane to the existing structural systems. This project included the replacement of existing doors and windows damaged during the hurricane, structural analysis checking the original design of damaged members identified during condition survey, determining the cause of problems, field investigations to check quality of in-

place construction, preparation of condition surveys, and estimation of repair quantities for budget estimate, preparation of repair drawings, bid documents, evaluation of bids, assistance to owner during selection of contractor, coordination with County's Building Officials, shoring of the structural members with inadequate structural capacity, design of permanent repairs, field inspections during construction, repair cost estimates, negotiations with contractors, assistance to the Owner and attorneys during negotiations with insurance company. Coordination with Building Official for permitting, inspections, and investigations.

NINE ISLAND AVENUE CONDOMINIUM BUILDING-(25 story high building with 216 luxury residential apartment units)- The scope of work included preparation of specifications for structural repairs at the parking garage and pool deck, replacement of waterproofing system of the pool deck and planters located at the pool deck. Also included in scope of work was preparation of specifications for painting of the buildings and performing project managerial duties for field inspections to check quality of in-place construction, preparation of condition surveys and estimation of repair quantities for budget estimate, preparation of repair drawings, bid documents, evaluation of bids, assistance to owner during selection of contractor, coordination with County's Building Officials, shoring of the structural members with inadequate structural capacity, design of permanent repairs, field inspections during construction, repair cost estimates, negotiations with contractors, assistance to the Owner and attorneys during negotiations with contractors. Coordination with Building Official for permitting, inspections and investigations.

ICON AT BRICKELL MASTER ASSOCIATION-(58 story high buildings with 681 luxury residential apartment units in 561 Units in Tower-II)- The scope of work included preparation of specifications for structural repairs at pool deck, replacement of waterproofing system of the pool deck and planters located at the pool deck.

OCEAN CLUB LAKE TOWER-(12 story high building with 75 luxury residential apartment units)- The scope of work included preparation of specifications for structural repairs at the parking garage and pool deck, replacement of waterproofing system at the lobby level deck and planters located at the lobby level. Also included in scope of work were performing project managerial duties for field inspections to check quality of in-place construction, preparation of condition surveys and estimation of repair quantities for budget estimate, preparation of repair drawings, bid documents, evaluation of bids, assistance to owner during selection of contractor, coordination with County's Building Officials, shoring of the structural members with inadequate structural capacity, design of permanent repairs, field inspections during construction, repair cost estimates, negotiations with contractors, assistance to the Owner and attorneys during negotiations with contractors. Coordination with Building Official for permitting, inspections and investigations.

PAVILLION CONDOMINIUM BUILDING-(19 story high building with 351 luxury residential apartment units)- The scope of work included preparation of specifications for structural repairs at the building residential tower, parking garage and pool deck and preparation of specifications for painting of the entire building. Also included in scope of work were performing project managerial duties for field inspections to check quality of in-place construction, preparation of condition surveys and estimation of repair quantities for budget estimate, preparation of repair drawings, bid documents, evaluation of bids, assistance to owner during selection of contractor, coordination with County's Building Officials, shoring of the structural members with inadequate structural capacity, design of permanent repairs, field inspections during construction, repair cost estimates, negotiations with contractors, assistance to the Owner and attorneys during negotiations with contractors. Coordination with Building Official for permitting, inspections and investigations.

GORLIN & SPEAR CONDOMINIUM BUILDINGS-(Gorlin & Spear: 12 story high buildings with 29 and 60 luxury residential apartment units in each building respectively)-The scope of work included review of various protocols regarding repairs required at the post tension system, stucco and tiles. Scope of work also included assistance to Association attorneys for settlement of 558 related issues and performing project managerial duties for field inspections during construction, negotiations with Developer for, assistance to the Owner and attorneys during negotiations with contractors. Coordination with Building Official for permitting, inspections and investigations.

METROPOLIS AT DADELAND-I & II CONDOMINIUM BUILDINGS

(28 story high buildings with 397 residential apartment units)- The scope of work included preparation of specifications for structural repairs at the residential tower building, parking garage and pool deck and preparation of specifications for painting of the entire building. Also included in scope of work were performing project managerial duties for field inspections to check quality of in-place construction, preparation of condition surveys and estimation of repair quantities for budget estimate, preparation of repair drawings, bid documents, evaluation of bids, assistance to owner during selection of contractor, coordination with County's Building Officials, shoring of the structural members with inadequate structural capacity, design of permanent repairs, field inspections during construction, repair cost estimates, negotiations with contractors, assistance to the Owner and attorneys during negotiations with contractors. Coordination with Building Official for permitting, inspections and investigations.

JADE BEACH CONDOMINIUM BUILDING

(51 story high building with 248 residential apartment units)- The scope of work included preparation of specifications for structural repairs at the residential tower building, parking garage and pool deck and preparation of specifications for painting of the entire building. Also included in scope of work were performing project managerial duties for field inspections to check quality of in-place construction, preparation of condition surveys and estimation of repair quantities for budget estimate, preparation of repair drawings, bid documents, evaluation of bids, assistance to owner during selection of contractor, coordination with County's Building Officials, shoring of the structural members with inadequate structural capacity, design of permanent repairs, field inspections during construction, repair cost estimates, negotiations with contractors, assistance to the Owner and attorneys during negotiations with contractors. Coordination with Building Official for permitting, inspections and investigations.

THE RITZ CARLTON RESIDENCES AT SINGER ISLAND

(27 story high two buildings with 242 residential apartment units and 100 resort units)- The scope of work included preparation of specifications for structural repairs at the residential tower buildings & parking garage. Also included in scope of work were performing project managerial duties for field inspections to check quality of in-place construction, preparation of condition surveys and estimation of repair quantities for budget estimate, preparation of repair drawings, bid documents, evaluation of bids, assistance to owner during selection of contractor, coordination with County's Building Officials, shoring of the structural members with inadequate structural capacity, design of permanent repairs, field inspections during construction, repair cost estimates, negotiations with contractors, assistance to the Owner and attorneys during negotiations with contractors. Coordination with Building Official for permitting, inspections and investigations.

SEAWALL REPAIR PROJECTS:

Manager for forensic underwater structural investigations. In this role, Mr. Anwaar briefed divers on how to perform the condition survey of the underwater seawall support system, evaluated the structure based upon the condition survey. Designed and executed repairs involving sheet piling in front of the existing seawall, demolition of existing cap beam, and encapsulation of sheet piles into the new reinforced cap beam. He also designed the reinforced concrete foundation, pile caps and helical screw steel piles, reviewed divers' report, determined the cause of structural deficiencies, designed repairs, briefed contractors during pre-bid meeting, evaluated bid, and assisted owners during selection of the contractor. Some of the seawall projects are listed below:

1. ***Seawall along the West perimeter of Waverly at South Beach Condominiums located at South Beach, Florida.*** The scope of work included evaluation of the seawall, preparing an inspection protocol for the divers, review of the divers report, design of repairs, bidding, selection of contractor, inspections during construction phase and issuance of certification of completion to the Building Department.
2. ***Seawall and Dock along the West perimeter of South Bay Club Condominiums located at South Beach, Florida.*** The scope of work included evaluation of the seawall, preparing an inspection protocol for the divers, review of the divers report, design of repairs, bidding, selection of contractor, inspections during construction phase and issuance of certification of completion to the Building Department.
3. ***Seawall and Dock along the East perimeter of Gables Waterways Towers Condominiums located at Coral Gables, Florida.*** The scope of work included evaluation of the seawall and docks, preparing an inspection protocol for the divers, review of the divers report, design of repairs, bidding, selection of contractor, inspections during construction phase and issuance of certification of completion to the Building Department.
4. ***Seawall along the North perimeter of Brickell on the River North Condominiums located at Downtown Miami, Florida.*** The scope of work included evaluation of the seawall, identification of deficiencies and issuance of report of findings.
5. ***Seawall along the East perimeter of Icon Brickell-I & II Condominiums located at Downtown Miami, Florida.*** The scope of work included evaluation of the seawall, identification of deficiencies and report of findings.
6. ***Seawall along the perimeter of Aqua Allison Island Condominiums located at Miami Beach, Florida.*** The scope of work included evaluation of the seawall, preparing an inspection protocol for the divers, review of the divers report, design of repairs, bidding, selection of contractor.

MARTIN LUTHER KING PARKING GARAGE (THREE-STORY BUILDING), MIAMI, FLORIDA. As project manager, investigated the parking garage structure to determine the cause of unusual cracks in the post-tensioned beams, column and beam connection, rail walls, and structural slabs. The project also included field investigations to locate problem areas, structural analysis of existing conditions, evaluation of existing guardrail system and other building components for code compliance, determining the problems' cause, repair recommendations, repair cost estimates, and additional maintenance cost. Prepared repair drawings, bid documents, briefed contractors at the pre-bid meeting, evaluated bids, and assisted owner during selection of contractor. Performed field inspections during construction, repair cost estimates, negotiated with contractors, and reviewed and approved payment requisitions. Coordinated with Building Official for permitting, inspections, and investigations.

BRISTOL TOWER CONDOMINIUM BUILDING- (40 story high building with 147 luxury residential apartment units)- The scope of work included preparation of specifications for structural repairs, removal and replacement of guardrail system & painting of the buildings including but not limited to doors, windows, guardrails and building. Also included in scope of work were project managerial duties for forensic structural investigations to verify the existing structural systems (post tension slabs and reinforced concrete columns), replacement of existing guardrails located at the balconies, preparation of repair drawings, structural analysis to check the original design of members identified during condition survey, field investigations to check quality of in-place construction, determine cause of problems, coordination with County's Building Officials, shoring of the structural members with inadequate structural capacity, design of permanent repairs, field inspections during construction, repair cost estimates, negotiations with contractors, assistance to the Owner and attorneys during arbitration proceedings. Coordination with Building Official for permitting, inspections and investigations.

Similar investigation, design and construction phase services were provided for Waverly at South Beach Condominium Building (30 story high building with 309 luxury residential apartment units).

TEN ARAGON CONDOMINIUM BUILDING-(16 story high building with 184 luxury residential apartment units)- The scope of work included preparation of specifications for structural repairs and replacement of waterproofing system at the parking deck located at fourth level of the building. Also included in scope of work were performing project managerial duties for field inspections to check quality of in-place construction, preparation of condition surveys and estimation of repair quantities for budget estimate, preparation of repair drawings, bid documents, evaluation of bids, assistance to owner during selection of contractor, coordination with County's Building Officials, shoring of the structural members with inadequate structural capacity, design of permanent repairs, field inspections during construction, repair cost estimates, negotiations with contractors, assistance to the Owner and attorneys during negotiations with contractors. Coordination with Building Official for permitting, inspections and investigations.

SANDSPOINTE CONDOMINIUM BUILDING-(28 floors and 227 residential units)-The scope of work included preparation of specifications for structural repairs of the building and parking garage, removal and replacement of waterproofing system of the deck and planters located at pool deck & painting of the building including but not limited to doors, windows , guardrails and building.

SOUTHBAY CLUB CONDOMINIUM BUILDING-(10 story high building with 347 luxury residential apartment units)- The scope of work included preparation of specifications for structural repairs of the building and parking garage, replacement of waterproofing system of the pool deck and planters located at the pool deck and at the entrance of the building. Also included in scope of work was preparation of specifications for painting of the buildings and performing project managerial duties for field investigations to check quality of in-place construction, preparation of condition surveys and estimation of repair quantities for budget estimate, preparation of repair drawings, bid documents, evaluation of bids, assistance to owner during selection of contractor, coordination with County's Building Officials, shoring of the structural members with inadequate structural capacity, design of permanent repairs, field inspections during construction, repair cost estimates, negotiations with contractors, assistance to the Owner and attorneys during negotiations with contractors. Coordination with Building Official for permitting, inspections and investigations.

PARKING GARAGE NO. 7 AT MIAMI INTERNATIONAL AIRPORT – Project manager for investigation of parking garage structure. Structural investigation to determine the cause of unusual cracks in the post tensioned beams, column and beam connection, railwalls, structural slabs, effects of poor quality concrete of reinforced concrete columns and other structural components. Also included were field investigations to locate the problem areas, structural analysis of the existing conditions, evaluation for code compliance, determine cause of problems, recommendations for repairs, coordination with contractor's consultants and engineer of record and review

of repair design and criteria, cost estimate for repairs and additional maintenance cost.

SOUTH MIAMI METRORAIL STATION PARKING GARAGE – Condition survey of 5-story parking garage at South Miami Metrorail station and issuance of recommendations. This garage is extension to an existing parking garage. New garage has 670 car parking spaces. Triangular site and attachment to existing structure required innovative design.

Similar investigation services were provided for four story parking garage (Dadeland Parking Garage) located in Miami, Florida.

ASH STORAGE BUILDING – Feasibility study, design, bidding and construction phase services for Ash Storage and other buildings at Montenay Power Corporation. Included are ash storage tank, overhead crane, control room, steel hoppers and traffic flow layout, and meeting with Governmental authorities for inspections and permitting. The buildings are up to seven stories high and are constructed primarily with structural steel framing.

INVESTIGATION STUDIES AND REPORTS - Inspections, investigations and reports have been prepared for numerous existing condominium buildings for their existing structural capacity and compliance with applicable building codes. Also included are various types of existing and new buildings and other structures. Reports have been made for existing buildings for code compliance and for safety, fire and public health. Investigation reports have also been made for structural failures. Clients served include various public agencies, insurance companies, law firms, contractors, condominium owners associations and governmental agencies.

A. **Chapter 558 Florida Statutes:** Evaluation of Structural and Architectural items for compliance with the Building Codes and other accredited industry standards. Issuance of recommendations for repairs for each defect identified during the evaluation process. Following are the list of projects related to issues governed by Chapter 558 Florida Statutes:

- Brickell on the River North Building
- Brickell on the River South Building
- Brickell on the River Parking Garage Building
- Aventura Marina Condominium Building
- 1000 Ocean Condominium Building
- Metropolis at Dadeland Tower-I Condominium Building
- Metropolis at Dadeland Tower-II Condominium Building
- Metropolis at Dadeland Parking Garage
- One Bal Harbour Condominium Building with Parking Garage
- Icon at Brickell Tower-I Condominium Building
- Icon at Brickell Tower-II Condominium Building
- Jade Beach Condominium Building

- Icon at Brickell Parking Garage Building
- Ten Aragon Condominium Building with Parking Garage
- Regalia on the Ocean Condominiums
- Bellini at Williams Island Condominiums
- Tiffany House Condominiums
- Ritz Carlton at Singer Island Condominiums
- Trump Hollywood Condominiums
- Nine at Mary Brickell Condominiums
- Fendi Chateau Residences

B. Provided services for the following projects as a Structural Engineer in USA

BAYVIEW-7 (Seven story high luxury condominium building located at Fisher Island in Miami) - Construction administration, limited analysis and design check, field inspections during construction. Structure consisted of cast-in-place reinforced concrete frame with infill masonry block walls.

Similar construction phase services were provided for Country Club Villas II, Pembroke Villas, Miami Stadium Apartment and residences at Pembroke Gardens.

TEN (Ten story high luxury condominium building located in Downtown Miami)- Structural design of the building utilizing reinforced concrete beams, columns and slabs as main framing system, infill masonry block walls and shear walls. Also included is modeling of the building in a three dimensional computer program (ETABS) to analyze structural response of the building when subjected to lateral loads.

CONTINIUM AT SOUTH BEACH -(Forty story high luxury condominium building located at ocean front in Miami)- Review of structural design of the building constructed with reinforced concrete beams, columns and slabs as main framing system, infill masonry block walls and shear walls. Also included is modeling of the building in a three dimensional computer program (ETABS) to analyze structural response of the building when subjected to lateral loads.

CAROL CITY PARK RECREATIONAL BUILDING- Structural design of the building utilizing reinforced masonry block walls as main framing system, continuous wall footings and isolated column footings. Also included was design of connections of prefabricated wood roof trusses to reinforced concrete beams.

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LICENSEE DETAILS

4:49:40 PM 12/27/2024

Licensee Information

Name:	SHAIKH, ASHAR ANWAAR (Primary Name)
Main Address:	19230 NW 22ND STREET PEMBROKE PINES Florida 33029
County:	BROWARD

License Information

License Type:	Professional Engineer
Rank:	Prof Engineer
License Number:	71892
Status:	Current,Active
Licensure Date:	09/24/2010
Expires:	02/28/2027

Special Qualifications

Qualification Effective

Structural 1	09/24/2010
Special Inspector	10/15/2020
Advanced Building Code Course Credit	05/29/2018
7th Edition, Florida Building Code	12/08/2020
8th Edition, Florida Building Code	12/19/2023
FL Board Recognized Structural Engineer	09/05/2023

Alternate Names

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March 8, 2024

Thirty-Year Structural Report

Condition Survey of Buildings

for

Deering Bay II Condominium Association



Prepared for

"Deering Bay II Condominium Association"

Pistorino & Alam (P & A) Project No. 21-420-G



PISTORINO & ALAM
CONSULTING ENGINEERS, INC

7171 S.W. 62nd Ave., Fourth Floor • Miami, Florida 33143
(305) 669-2700 • Fax: (305) 669-2165

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1.0 - EXECUTIVE SUMMARY

The firm of Pistorino & Alam Consulting Engineers (P&A) was retained by the Deering Bay II Condominium Association to perform a condition assessment of the structural components that exhibit signs of distress at balconies, common areas, building façades, parking garage for the purposes of 30-year recertification and issue recommendations to the Association. The property is located at 13633 Deering Bay Drive, Coral Gables, FL 33158.

This structural report provides a comprehensive assessment of various areas within the building, including the attics, units, common areas such as staircases, utility rooms, parking garage and the building facade. The report outlines critical observations and concerns identified through visual inspection and supported by accompanying photographs. The evaluation is based upon visual observations and limited acoustic emission (tap sound and/or chain drag) testing at accessible structural components. Field visits were made and during the investigations typical construction deficiencies were identified and photographed. The following is a summary of our findings and recommendations:

1. Attics:

In the attics, issues such as corroded rebar in tie beam, water stains in overhead sheathing, damaged wood trusses, cracking and gap in wooden support components were observed at multiple locations across different towers.

2. Residential Units:

The unit balconies exhibit deficiencies including but not limited to cracks in columns, damaged concrete, corroded anchor fasteners in the floor slab and the walls.

3. Parking Garage:

Deficiencies noted in the parking garage include water intrusion through expansion joint, multiple cracks in concrete floor slab and corrosion stains at multiple locations.

4. Common Areas:

Common areas like staircases and utility rooms also present concerns such as water intrusion, cracks in walls and floors, spalling and missing concrete, corroded rebars and exposed nails.

In general, the buildings appear to be well maintained, and at the time of field investigation we did not observe any areas of excessive structural distress requiring emergency repairs.

The construction deficiencies identified above, although few and minor, are a result of the aging process in a harsh, corrosive environment. It is recommended that repairs to construction deficiencies identified in this report be designed and performed as soon as possible to maintain the structural integrity of the residential towers, parking garage and common areas. These recommendations should be read in conjunction with recommendation at other sections of this report.

2.0 - GENERAL:

Padua (Condo II) at Deering Bay Condominium complex is located at 13637 Deering Bay Drive, Coral Gables, Florida 33158 (East Tower 2). The complex consists of 4 (four) residential towers ranging in height from 6 floors in Tower 4, to 10 floors in Tower 2. Towers 1 (South Tower 13637) and 3 (North Tower 13633) have 7 levels on the west side and additional 2 levels on the east side for a total of 9 floors, and fourteen (14) condominium units each. Tower 1 contains eighteen (18) condominium units. Tower 4 (West Tower 13631) contains ten (10) condominium units, for a total of fifty-six (56) residential units, all constructed over a parking garage structure with a landscaped plaza courtyard on the second level and additional parking under Tower 2 at the plaza deck level.

The buildings' foundation system consists of cast-in-place grade beams and pile caps supported by piles. Elevated structures consist of post-tensioned concrete floor slabs supported by cast-in-place reinforced concrete columns and shear walls. The exterior walls of the buildings are constructed by utilizing in-fill masonry walls, in between tie-columns with textured stucco and painted finish. Sliding glass doors and windows are present in the exterior walls and the terrace and balcony guardrails are aluminum picket railings.

This evaluation is generally based upon visual observation of the exposed structural components only, checking of the original design of the structural components or evaluation of the hidden structural components is not included in the scope of work.

3.0 - DATA REVIEWED:

Architectural and Structural drawings of the buildings were provided to P&A by the Deering Bay II Condominium Association. The applicable sections of Architectural and Structural drawings were reviewed. Architectural drawings were prepared by Arc-Tech Associates Incorporated. Structural drawings were prepared by Crouse Honderich Mosbat Consulting Engineers, Inc.

4.0- EVALUATION CRITERIA:

The purpose of this study was to perform a condition survey of the structural elements at the balcony slabs, common areas (courtyard plaza deck), and parking garage of the building and identify the areas that show signs of distress and recommend repairs, if required. Evaluation of the existing structural condition of the structural elements is primarily based

on visual observations and limited acoustic emission testing. As a part of the condition survey, inspections from the unit interior were performed at all 56 residential units with balconies, with a particular emphasis on the condition of the balconies since these are exposed to the elements and is typically where the first signs of building distress manifests itself.

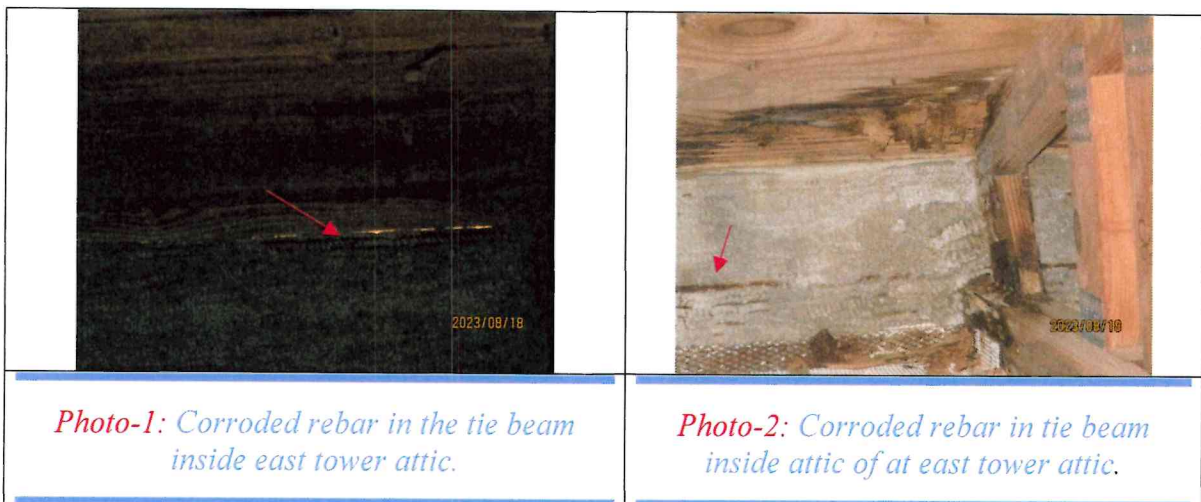
5.0– FIELD OBSERVATIONS:

The following typical conditions were observed during the field visits.

5.1 Attics:

1. A corroded rebar is visible in the tie beam at multiple locations inside the east tower attic. Refer to photographs #1 and #2.
2. Water stains are observed at multiple locations in the overhead sheathing and on the tie beam inside the attic of the east and north tower attics. Refer to photographs #3, and #4.
3. Damaged top chord is visible inside in the west tower attic. Refer to photograph #5.
4. A gap is observed between the truss top chord and the plywood sheathing at the overhead roof in the west tower attic. Refer to photograph #6.
5. Cracked web support members are visible at multiple locations inside the south tower attic. Refer to photograph #7.
6. Cracked top chord support members were observed inside the west and east tower attics. Refer to photographs #8 and #9.
7. Inadequately installed nails missing the top chord of the truss at multiple locations inside the north tower attic are visible. Refer to photograph #10.

Please see below photographs showing the conditions described above:



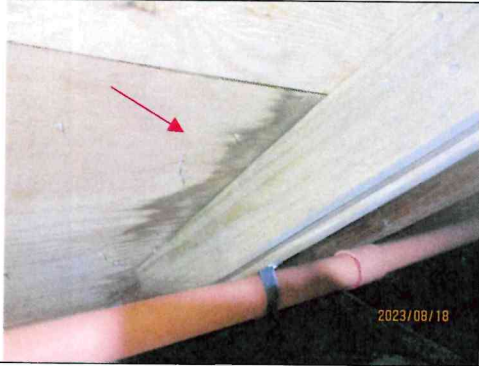
	
<i>Photo-3: Water intrusion stains on the tie beam inside attic at east tower.</i>	<i>Photo-4: Water stains at overhead sheathing inside attic of north tower.</i>
	
<i>Photo-5: Damaged top chord inside west tower attic.</i>	<i>Photo-6: Gap in between truss top chord and the plywood sheathing inside west tower attic.</i>



Photo-7: Cracked web support member inside south tower attic.

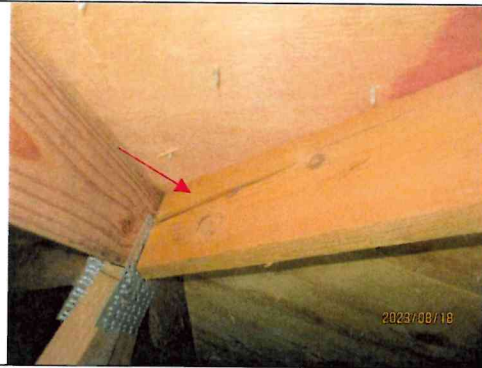


Photo-8: Cracked top chord support member inside west tower attic.

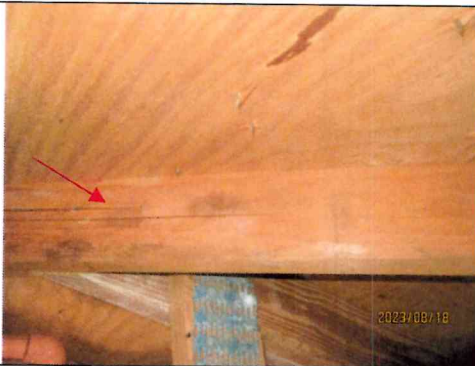


Photo-9: Cracked top chord support member inside west tower attic inside east tower attic.



Photo-10: Nails are not inserted in the top chord of truss inside north tower attic.

5.2– Residential Units:

1. Cracks are visible in the columns on the balconies of Unit 293, Unit 285 and Unit 294. Refer to photographs #11, #12, and #13.
2. A crack was observed in the tile adjacent to the shutter on the balcony of Unit 243 and Unit 258. Refer to photographs #14 and #15.
3. At multiple locations, damaged concrete was observed below the sliding glass door frame in the balconies of Unit 293, Unit 244, Unit 243, and Unit 293. Refer to photographs #16, #17, #18, #19, and #20.
4. Water ponding was observed adjacent to the accordion shutters bottom track of Unit 294 and Unit 235. Refer to photographs #21 and #22.
5. A damaged soffit was observed on the roof of Unit 294. Refer to photograph #23.
6. Corroded shutter fasteners are anchored to the floor slab in the balconies of Unit 244, Unit 257, and Unit 261. Refer to photographs #24, #25, and #26.
7. Corroded shutter fasteners are anchored to the wall on the balconies of Unit 252 and Unit 258. Refer to photographs #27 and #28.

Please see below photographs showing the conditions described above:

	
<i>Photo-11: Crack in the column at balcony of Unit 293.</i>	<i>Photo-12: Crack in the column at balcony of Unit 285.</i>



Photo-13: Crack in the column at balcony of Unit 294.



Photo-14: Crack in the tile adjacent to the shutter in the balcony of Unit 243.



Photo-15: Crack in the tile adjacent to the shutter in the balcony of Unit 258.



Photo-16: Damaged concrete below the sliding glass door frame in the balcony of Unit 293.



Photo-17: Damaged concrete adjacent to the sliding glass door frame in the balcony of Unit 244.



Photo-18: Void in the concrete adjacent to the sliding glass door frame in the balcony of Unit 243.



Photo-19: Damaged concrete below the sliding glass door frame in the balcony of Unit 293.



Photo-20: Damaged concrete below the sliding glass door frame in the balcony of Unit 293.

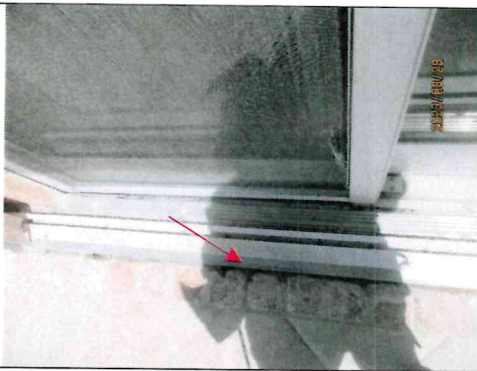


Photo-21: Water ponding adjacent to the shutter in the balcony of Unit 294.



Photo-22: Water ponding adjacent to the shutter in the balcony of Unit 235.



Photo-23: Damaged soffit in the roof of Unit 294.



Photo-24: Corroded shutter fasteners anchored to the floor slab in the balcony of Unit 244.



Photo-25: Corroded shutter fasteners anchored to the floor slab in the balcony of Unit 257.



Photo-26: Corroded shutter fasteners anchored to the floor slab in the balcony of Unit 261.



Photo-27: Corroded shutter fasteners anchored to the wall in the balcony of Unit 252.



Photo-28: Corroded shutter fasteners anchored to the wall in the balcony of Unit 258.

5.3 Parking Garage – Ground and Plaza level:

1. Water intrusion was observed in the expansion joint at the ground-level parking garage. Refer to photograph #29.
2. Water intrusion was observed in between the wall and the staircase joint at the ground-level parking garage. Refer to photograph #29.1.
3. Cracks were observed at multiple locations in the floor slab at the ground-level parking garage. Refer to photographs #30, #31, #32, #33, #34, and #35.
4. Corrosion stains are observed on the floor slab at the signboard post located at the ground-level parking garage. Refer to photograph #36.
5. Corrosion stains are observed on the wall at the staircase handrail located at the ground-level parking garage. Refer to photograph #37.
6. Corrosion stains possible water intrusion under the stairs at the ground-level parking garage. Refer to photograph #38.
7. Organic stains due to possible water intrusion were observed on the wall at the ground-level parking garage. Refer to photograph #39.

Please see below photographs showing the conditions described above:

	
<i>Photo-29: Water intrusion in the expansion joint at the ground level parking garage.</i>	<i>Photo-29.1: Water intrusion in between the wall and the staircase joint at the ground level parking garage.</i>



Photo-30: Crack in the floor slab at the ground level parking garage.



Photo-31: Crack in the floor slab at the ground level parking garage.



Photo-32: Crack in the floor slab at the ground level parking garage.



Photo-33: Cracks in the floor slab at the ground level parking garage.



Photo-34: Crack in the floor slab at the ground level parking garage.



Photo-35: Crack in the floor slab at the ground level parking garage.



Photo-36: Corrosion stains on the floor slab at the signboard post located at ground level parking garage.

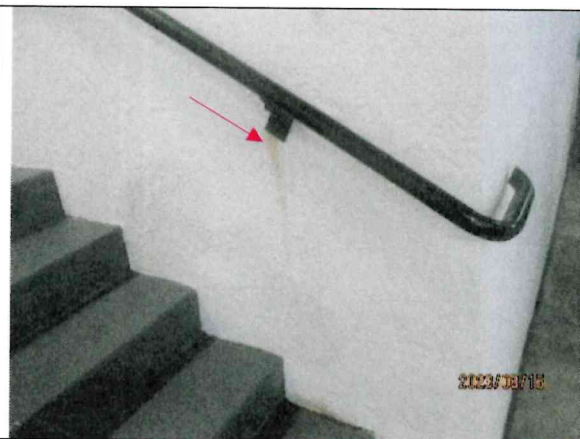
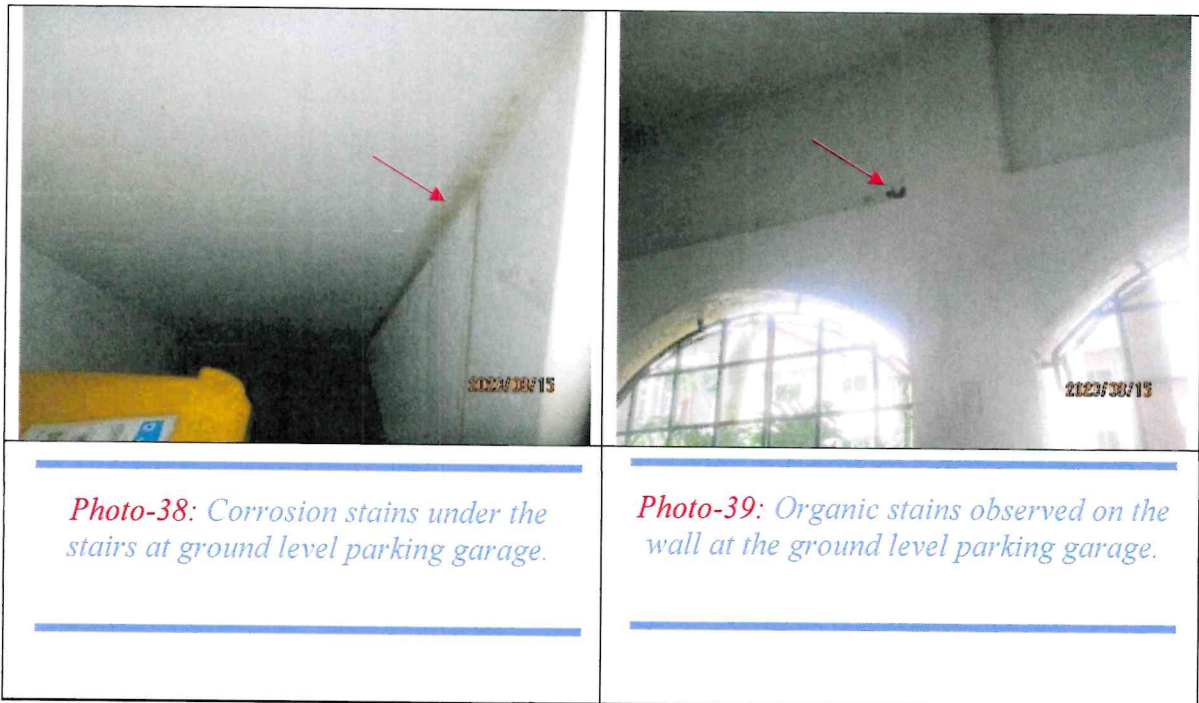


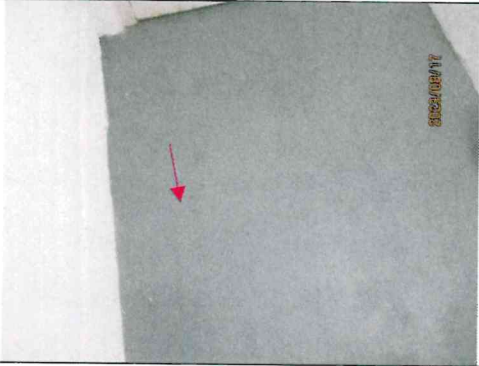
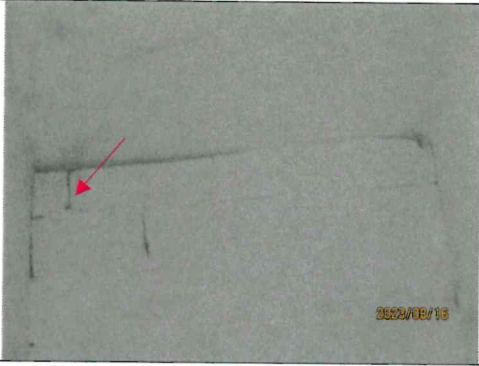
Photo-37: Corrosion stains on the wall at the staircase handrail located at ground level parking garage.

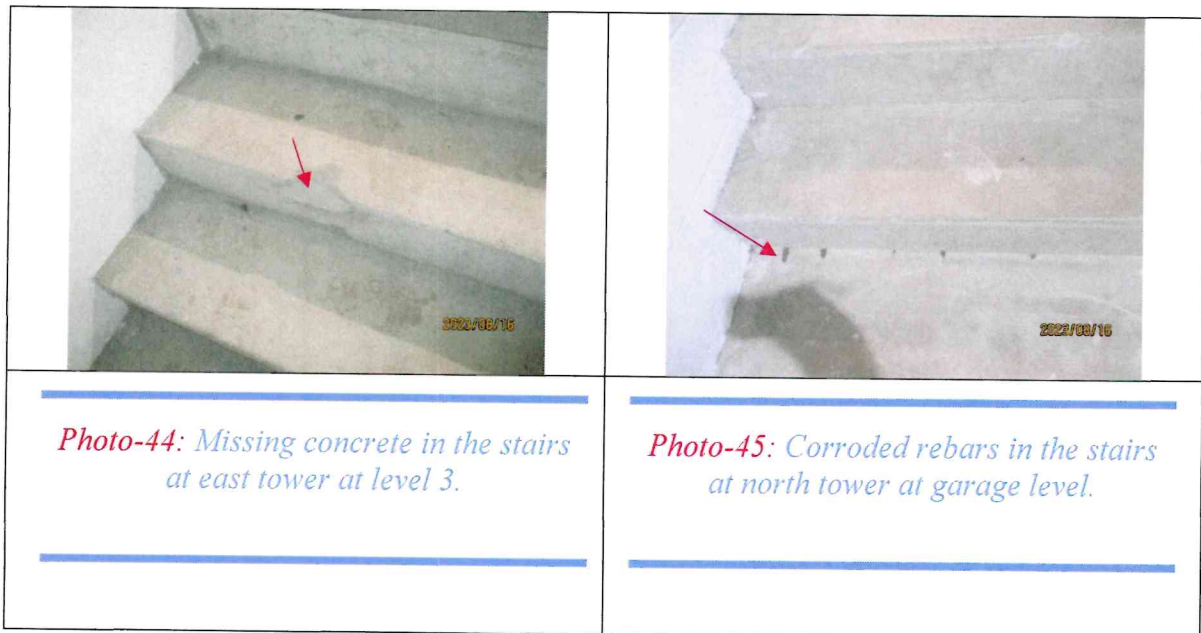


5.4– Common Areas - Staircases:

1. Spalling concrete is visible at the bottom of stair landing slab at the elevator room in the north tower. Refer to photograph #40.
2. Cracks were observed at the floor slab of the staircase, at garage level at the south and west towers. Refer to photographs #41 and #42.
3. Voids and cracks were observed in the C.M.U. wall at the north stair adjacent to the elevator machine room and on floor 4 of the east tower. Refer to photographs #43.
4. Missing concrete was observed in the stairs at the east tower at level 3. Refer to photograph #44.
5. Corroded rebars were observed in the stairs at the north tower at garage level. Refer to photograph #45.

Please see below photographs showing the conditions described above:

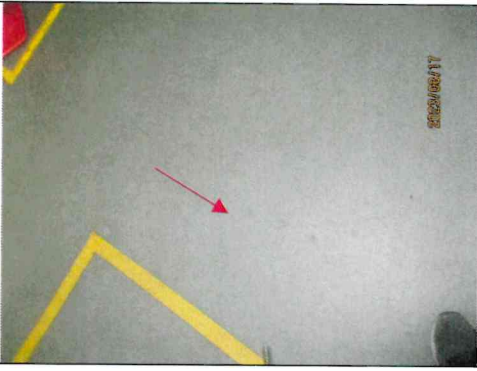
	
<i>Photo-40: Spalling concrete in the stair ceiling of elevator room floor at north tower.</i>	<i>Photo-41: Cracks in the slab at south tower at the garage floor.</i>
	
<i>Photo-42: Cracks in the slab at west tower at the garage floor.</i>	<i>Photo-43: Voids and crack in the C.M.U. wall at north stair adjacent to elevator machine room.</i>

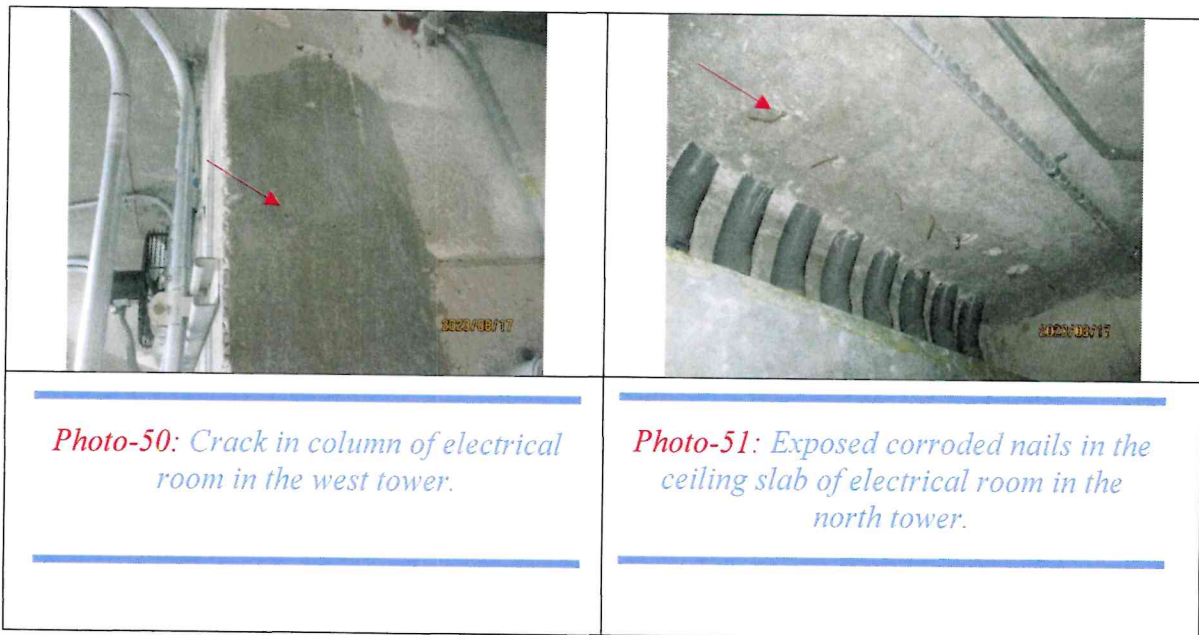


5.5– Common Areas – Utility Rooms:

1. Cracks were observed in the C.M.U. wall inside the trash room at the north, south, and east towers. Refer to photographs #46, #47, and #48.
2. A crack was observed in the floor slab of the electrical room located at the west tower. Refer to photograph #49.
3. A crack was observed in the column of the electrical room located at the west tower. Refer to photograph #50.
4. Exposed, corroded nails are observed in the ceiling slab of the electrical room located at the north tower. Refer to photograph #51.

Please see below photographs showing the conditions described above:

	
<i>Photo-46: Crack in the C.M.U. wall inside trash room of north tower.</i>	<i>Photo-47: Crack in the C.M.U. wall inside trash room of south tower.</i>
	
<i>Photo-48: Crack in C.M.U. wall inside trash room of east tower.</i>	<i>Photo-49: Crack in the floor slab of electrical room at west tower.</i>



5.6– Other Exterior Common Areas:

1. A crack was observed in a column located at the west towers. Refer to photograph #52.
2. A crack was observed in the column base at the east tower. Refer to photograph #53.
3. Cracks were observed in exterior stairs located at the north and east towers. Refer to Photographs #54, #55, and #56.
4. Cracks is visible in the cap beam at the wall in the north tower. Refer to photograph #57.
5. Cracks is visible in the cap beam at the wall in the north tower. Refer to photograph #58.
6. Cracks were observed in the guardrail cap at the east tower. Refer to photograph #59.
7. A crack was observed in the vertical portion of expansion joint at the east tower. Refer to photograph #60.
8. Water or organic stains from the curb were observed in the south, and east towers. Refer to photographs #61, and #62.

Please see below photographs showing the conditions described above:



Photo-52: Crack in column in the west tower.



Photo-53: Crack at column base in the east tower.

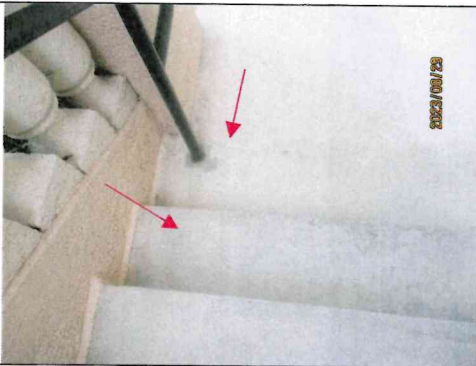


Photo-54: Crack in stairs in the north tower.



Photo-55: Crack in stairs in the north tower.

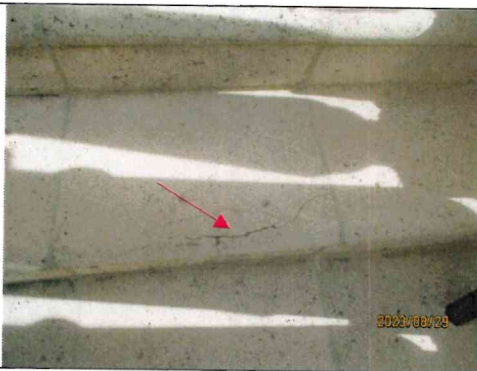


Photo-56: Crack in stair in the east tower.



Photo-57: Crack in cap beam at the wall in the north tower.



Photo-58: Crack in guardrail cap at the east tower.



Photo-59: Crack in floor tile at the east tower.



Photo-60: Crack in expansion joint at the east tower.



Photo-61: Water/organic stain from curb in the east tower.



Photo-62: Water/organic stain from curb in the south tower.



Photo-63: Photograph of East Elevation of East Tower.



Photo-64: Photograph of West Elevation of West Tower.



Photo-65: Photograph of North Elevation of South Tower.



Photo-66: Photograph of South Elevation of South Tower.

6.0 - RECOMMENDATIONS:

Repairs to deficiencies identified in this report must be designed and performed as soon as possible.

7.0 - SUFFICIENCY:

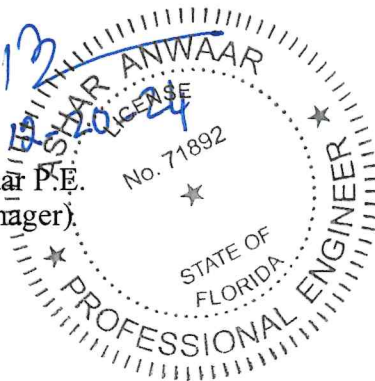
This report is limited to evaluation of the selected areas described in this report, based upon visual observations of the exposed structural components only. Adequacy of the original design is beyond the Scope of our Work. This report must not be used as a Repair Document, as substantial additional details and information must be furnished to the Contractor to perform adequate repairs.

Nothing in this report shall be construed directly or indirectly as a guarantee of any portion of the structure. To the best of our knowledge and ability, this report represents an accurate appraisal of the items set forth in this report, based upon careful evaluation of the observed conditions, to the extent reasonably possible.

Prepared by:

Pistorino & Alam Consulting Engineers, Inc.

Ashar Anwaar P.E.
(Project Manager)



This item has been digitally signed and sealed by Ashar Anwaar 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.