

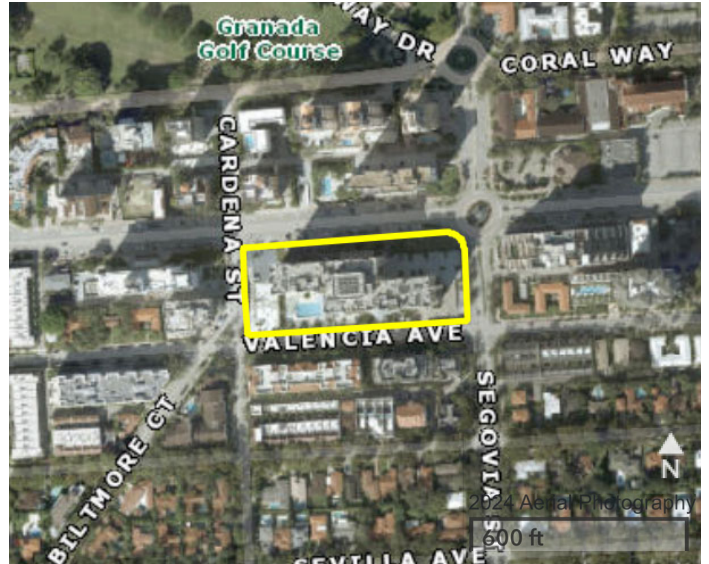


PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 04/06/2025

PROPERTY INFORMATION	
Folio	03-4117-025-0001 (Reference)
Property Address	0 , FL
Owner	REFERENCE ONLY
Mailing Address	
Primary Zone	5000 HOTELS & MOTELS - GENERAL
Primary Land Use	0000 REFERENCE FOLIO
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	0



ASSESSMENT INFORMATION			
Year	2024	2023	2022
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	2024	2023	2022
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHORT LEGAL DESCRIPTION
BILTMORE II CONDO
CORAL GABLES BILTMORE SEC
PB 20-28
ALL BLK 8
F/A/U 034117 08 1550

TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
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 Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidad.gov/info/disclaimer.asp>

City's Exhibit #1

- 1) 600 Biltmore Way - This is a 232-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>CONDOMINIUM ASSOC. (SUNBIZ PRINCIPAL AND MAILING ADDRESS)</u> BILTMORE II CONDOMINIUM ASSOCIATION, INC. 600 BILTMORE WAY CORAL GABLES, FL 33134-7541	<u>CONDOMINIUM ASSOC. (SUNBIZ REGISTERED AGENT ADDRESS)</u> BILTMORE II CONDOMINIUM ASSOCIATION, INC. KAYE BENDER REMBAUM, P.L. 1200 PARK CENTRAL BLVD S. POMPANO BEACH, FL 33064-2215
--	--

ENERGOV

Permit Numbe ↗	Permit Type	Permit Work...	Permit Status	Application ...	Expiration D...	Final Date	Description	Main Address	Unit Num
BLDB-22-01-0349	FBC Building (Commercial)	Interior Flooring	Finald	01/26/2022	12/26/2022	06/28/2022	- Removal of Laminate floor and replace with porcelain tile, Applying primer on entire unit, installation of sound proof. porcelain and Baseboard	600 BILTMORE WAY	711
BLDB-22-02-0401	FBC Building (Commercial)	Interior Flooring	Cancelled	02/07/2022	08/09/2022	02/14/2024	**CANCELLED PER REQUEST** Replace all interior flooring. Approximately 1400 sq. ft.	600 BILTMORE WAY	416
BLDB-22-06-0822	FBC Building (Commercial)	Interior Build-Out/ Interior Alteration/Remodel	Finald	06/21/2022	05/22/2023	11/21/2022	LAMINATE FLOORING KITCHEN CABINETS AND SOUNDPROOFING	600 BILTMORE WAY	1016
BLDB-22-07-0899	FBC Building (Commercial)	Interior Flooring	Finald	07/21/2022	07/31/2023	01/31/2023	REMOVE EXISTING FLOOR, INSTAL NEW LAMINATE FLOOR, WALLS CEILING AND BASEBOARD, PAINT	600 BILTMORE WAY	816
BLDB-22-10-1116	FBC Building (Commercial)	Interior Build-Out/ Interior Alteration/Remodel	Cancelled	10/10/2022		10/27/2022	**cancelled log-in incorrectly***Existing Swimming pool resurfacing, new tile and plaster.		
BLDB-22-10-1159	FBC Building (Commercial)	Addition/ Exterior Renovations	In Review	10/27/2022			Existing swimming pool resurfacing - New tile & plaster	600 BILTMORE WAY	
BLDB-23-03-1509	FBC Building (Commercial)	Addition/ Exterior Renovations	Issued	03/14/2023	06/11/2026		CONCRETE RESTORATION TO BUILDING FACADE	600 BILTMORE WAY	
BLDB-25-10-3756	FBC Building (Commercial)	Windows/Doors/Garage Doors/Shutters/Awnings/Canopy	Finald	10/22/2025	10/06/2026	04/09/2026	RETROFIT OF (56) WINDOWS TO IMPACT RATED PRODUCTS IN COMMON AREAS	600 BILTMORE WAY	
BLDR-22-10-2457	FBC Residential	Addition/ Exterior Renovations	Cancelled	10/27/2022		10/28/2022	**cancelled log-in incorrectly***Existing swimming pool resurfacing, new tile and plaster.		
ELEC-22-03-0278	Electrical Commercial	Interior Build-Out/ Interior Alteration/Remodel	Finald	03/08/2022	04/24/2023	10/26/2022	Installation of a new electrical panel and feeder for a future charging station at the property parking.	600 BILTMORE WAY COMMON AREAS	
ELEC-22-07-0608	Electrical Commercial	Interior Build-Out/ Interior Alteration/Remodel	Finald	07/12/2022	03/01/2023	09/02/2022	LAMINATE FLOORING KITCHEN CABINETS AND SOUNDPROOFING	600 BILTMORE WAY	1016
ELEC-23-03-1193	Electrical Commercial	Other	Finald	03/20/2023	10/20/2025	04/22/2025	Services to automatically repower (8) garage sump pumps from Bldg normal power source to existing emergency power source. Replace existing panel FDP while transferring non-safety to life loads to a new electrical panel served through a new automatic transfer switch (ATS) in compliance with present code requirements.	600 Biltmore Way	
MECB-22-01-0078	Mechanical Commercial	HVAC Changeout	Finald	01/12/2022	10/17/2022	04/20/2022	AC Change Out (3 tons/ 1 kw)	600 BILTMORE WAY	414
MECB-22-01-0080	Mechanical Commercial	HVAC Changeout	Finald	01/12/2022	10/17/2022	04/20/2022	AC CHANGE OUT (3 TONS/ 1 KW)	600 BILTMORE WAY	314

City's Exhibit #3



The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY

CORAL GABLES, FLORIDA 33134

May 12, 2017

Biltmore II Condominium Association, Inc.
c/o David H. Rogel
Becker & Poliakoff, P.A.
121 Alhambra Plaza, 10th Floor
Coral Gables, Florida 33134

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

ADDRESS: 600 Biltmore Way
PROPERTY FOLIO #: 03-4117-025-0001

Dear Property Owner/Manager:

This Office is in receipt of your structural and electrical report stating that the above structure has been examined and found to be structurally and electrically safe for its continued occupancy.

Based on acceptance of this report, we herewith grant this LETTER OF RECERTIFICATION for the above subject premises in accordance with Section 8-11(f) of the Code of Miami-Dade County.

The expiration date of this approval, as stated in said Code, is 10 years from 2013. This recertification letter does not exclude the building from subsequent inspections as deemed necessary by the Building Official, as specified in the Florida Building Code.

As a routine matter, and in order to avoid possible misunderstanding, nothing in this letter should be construed directly, or indirectly as a guarantee of the safety of any portion of this structure. However, based on the term stated in Section 8-11(f) of said Code, continued occupancy of the building will be permitted in accordance with the minimum procedural guidelines for the recertification structural/electrical report on file with this office.

Yours truly,



Manuel Z. Lopez, P.E.
Building Official

City's Exhibit #4



The City of Coral Gables

Development Services Department
CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

4/29/2022

VIA CERTIFIED MAIL

7021 2720 0001 4958 8790

BILTMORE II CONDO
BECKER & POLIAKOFF, P.A.
121 ALHAMBRA PLAZA, 10TH FLOOR
CORAL GABLES, FL 33134

RE: 600 BILTMORE WAY
FOLIO # 341170250010

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

Notice of Required Inspection for Recertification of 40 Years or Older Building

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address will be forty (40) years old, or older, in **2023** having been built in 1973.

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

The Architect or Engineer may obtain the required Form, "*Minimum Inspection Procedural Guidelines for Building Recertification*," from the following link: <https://www.miamidade.gov/global/economy/building/40-year-recertification.page> The Recertification Report fee of \$500.00 *and* additional document and filing fees shall be submitted to the Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, Florida, 33134.

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

Thank you for your prompt attention to this matter.

Manuel Z. Lopez, P.E.
Building Official



CITY OF CORAL GABLES
Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FL 33134

1/30/2023

VIA CERTIFIED MAIL

7021 1970 0000 4015 6049

BILTMORE II CONDOMINIUM ASSOCIATION, INC.
BECKER & POLIAKOFF C/O ROGEL DAVID H
121 ALHAMBRA PLAZA, 10TH FLOOR
CORAL GABLES, FL 33134

RE: 600 BILTMORE WAY
FOLIO # 03-4117-025-0001

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

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address is thirty (30) years old, or older, having been built in 1973. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a qualified individual must inspect said building and a **completed** Recertification Report ("Report") must be submitted by you to this Department within **ninety (90) calendar days** from the **date of this letter**. A completed Report includes 1) Cover letters stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form 5) Parking Lot Guardrails Requirements Form, and 6) (For threshold buildings only) Self-qualification letters from the inspecting engineers with accompanying DBPR proof of specialization. Submittal of the Report does not constitute recertification; it must be **approved** and the Letter of Recertification must be issued by this Department.

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

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

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

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

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

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

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

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

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

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

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

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

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

Please contact Douglas Ramirez at dramirez@coralgables.com regarding any questions concerning building recertification.

Thank you for your prompt attention to this matter.



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



CITY OF CORAL GABLES
Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FL 33134

4/30/2023

VIA CERTIFIED MAIL

BILTMORE II CONDOMINIUM ASSOCIATION, INC.
BECKER & POLIAKOFF C/O ROGEL DAVID H
121 ALHAMBRA PLAZA, 10TH FLOOR
CORAL GABLES, FL. 33134

7022 2410 0002 9151 6127

**RE: 600 BILTMORE WAY
FOLIO # 0**

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

Dear Property Owner:

In a certified letter dated 1/30/2023, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). The letter informed you it was necessary to submit to this Department a completed Report prepared by a qualified individual within ninety (90) calendar days certifying the structure meets the requirements for recertification.

Please be advised the submittal of the Report is overdue and the **structure has been deemed unsafe** due to non-compliance. This may result in the revocation of the Certificate of Occupancy, as well as being subject to other penalties as provided in the Code. A completed Report includes 1) Cover letters stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form 5) Parking Lot Guardrails Requirements Form, and 6) (For threshold buildings only) Self-qualification letters from the inspecting engineers with accompanying DBPR proof of specialization. Submittal of the Report does not constitute recertification; it must be **approved** and the Letter of Recertification must be issued by this Department.

See original notice for additional information.

Failure to submit the completed Report within thirty (30) calendar days from the date of this letter will result in forwarding the matter to the City's Construction Regulation Board for further review and determination. A \$600.00 administrative fee will be imposed at that time. The Board may impose additional fines of \$250.00 for each day the violation continues, may enter an order of demolition, and may assess all costs of the proceedings along with the cost of demolition and any other required action.

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

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

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

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

Please govern yourself accordingly.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Manuel Z. Lopez', with a stylized flourish at the end.

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

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 24-7096
RECT-23-06-0191

vs.

Certified Mail Return Receipt & Via USPS Regular Mail
9589 0710 5270 1749 3960 62

Biltmore II Condominium Association Inc.
600 Biltmore Way
Coral Gables, FL 33134-7541
Respondent.

NOTICE OF INTENT TO LIEN AND HEARING

Date: June 4, 2026

Re: 600 Biltmore Way, Coral Gables, FL 33134, All of Block 8 Biltmore II Condo Coral Gables Biltmore Sec PB 20-28 and 03-4117-025-0001 (Property").

On May 19, 2024, the City's Construction Regulation Board entered an order in this matter imposing a deadline for compliance and providing for the accrual of fines for each day that the non-compliance continues and for payment of administrative and investigative costs, as applicable ("Order"). According to our records, the property has not been recertified & you did not comply with the deadline in the Order or pay the costs. Moreover, fines have accrued that also have not been paid. Therefore, the City intends to record a certified copy of the Order in the Public Records of Miami-Dade County, Florida, which will constitute a lien.

The amount currently due is \$ 3,750.00, which may be accruing additional fines on a daily basis and may include administrative and investigative costs.

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Fairchild Tropical Boardroom, 427 Biltmore Way, Coral Gables, Florida 33134, on June 15, 2026, at 2:00 p.m. The hearing shall be strictly limited to determining whether and when you corrected the code violations and paid the civil penalties and costs, if any, as required by the Order of the Board previously entered in this case. The Board may also issue an order, having the force of law, commanding whatever steps are necessary to bring a violation into compliance, to enforce Article III of Chapter 105, of the City Code, or as otherwise authorized by Section 101-57 of the City Code. Any applicable fines shall continue to accrue while the hearing is pending and, if you are not successful at the hearing, fines will have accrued retroactive to the deadline in the Order. You shall also be liable for the reasonable costs of the administrative hearing, if you are unsuccessful at the hearing.

Please note that, as provided in the Board's Order and notwithstanding the pending hearing, **the Building Official may take further enforcement action, to immediately, and without further order from the Board, order that the structure BE VACATED, boarded, secured, and posted (including, but not limited to, requesting the electric utility to terminate service to the Structure) to prevent further occupancy and the City may DEMOLISH the Structure.** The City may sell as salvage or require the demolition contractor to dispose of the contents of the Structure. The Board may also enter an order of demolition and assess all costs of the proceedings and demolition and other required action for which the City shall have a lien against the Owner and the Property. Until the Structure is recertified in compliance the terms of the Board's Order, the City shall not issue any further development approvals for the Property, including, but not limited to, building permits, unless the development approval is

City's Exhibit #6

the terms of the Board's Order.

You have the right to be represented by an attorney and may present and question witnesses and evidence; however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that if someone other than an attorney will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing. Requests for continuance must be made in writing to Analyn Hernandez, Secretary to the Board, at City of Coral Gables, Development Services Department, 427 Biltmore Way, Coral Gables, FL 33134, ahernandez2@coralgables.com, tel: (305) 460-5250. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 2:30 p.m. and the main number is (305) 460-5245, ext. 0. Your immediate attention to this matter would be appreciated. Please call me to discuss your options regarding fines associated with this case.

Sincerely,

Analyn Hernandez

Analyn Hernandez
Secretary to the Board

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:

Biltmore II Condo Association Inc, Kaye Bender Rembaum, P.L., Registered Agent, 1200 Park Central Blvd, South Pompano Beach, FL 33064 9589 0710 5270 1749 3960 79



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

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

I, BRAYAN SEIVA, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 600 BILTMORE WAY, ON 6/4/26 AT
5:45 PM.

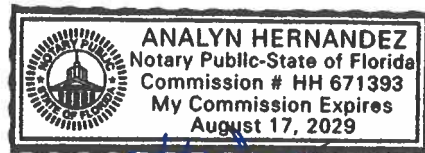
Brayan Seiva
Employee's Printed Name

[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 4 day of June, in the year 2026, by
Brayan Seiva who is personally known to me.

My Commission Expires: Aug. 17, 2029



[Signature]
Notary Public

City's Exhibit #7

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

CITY OF CORAL GABLES,
Petitioner,

Case No. 24-7096
RECT-23-06-0191

vs.

Certified Mail Return Receipt & Via USPS Regular Mail
9589 0710 5270 1749 3960 62

Biltmore II Condominium Association Inc.
600 Biltmore Way
Coral Gables, FL 33134-7541
Respondent.

NOTICE OF INTENT TO LIEN AND HEARING

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Please note that, as provided in the Board's Order and notwithstanding the pending hearing, the Building Official may take further enforcement action, to immediately, and without further order from the Board, order that the structure BE VACATED, boarded, secured, and posted (including, but not limited to, requesting the electric utility to terminate service to the Structure) to prevent further occupancy and the City may DEMOLISH the Structure. The City may sell as salvage or require the demolition contractor to dispose of the contents of the Structure. The Board may also enter an order of demolition and assess all costs of the proceedings and demolition and other required action for which the City shall have a lien against the Owner and the Property. Until the Structure is recertified in compliance with the terms of the Board's Order, the City shall not issue any further development approvals for the Property, including, but not limited to, building permits, unless the development approval is required to comply with

6/4/26, 5:45 PM

City's Exhibit #8



6/4/26, 5:46 PM





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

Detail by Entity Name

Florida Not For Profit Corporation
BILTMORE II CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number 737310
FEI/EIN Number 59-1700590
Date Filed 11/16/1976
State FL
Status ACTIVE

Principal Address

600 BILTMORE WAY
CORAL GABLES, FL 33134

Mailing Address

600 BILTMORE WAY
CORAL GABLES, FL 33134

Registered Agent Name & Address

KAYE BENDER REMBAUM, P.L.
1200 PARK CENTRAL BOULEVARD SOUTH
POMPANO BEACH, FL 33064

Name Changed: 06/20/2025

Address Changed: 06/20/2025

Officer/Director Detail

Name & Address

Title PRESIDENT

LACAYO, RONALD
600 BILTMORE WAY
CORAL GABLES, FL 33134

Title Secretary

City's Exhibit #09

MARTINEZ-MOLINA, ALEIDA
600 BILTMORE WAY
CORAL GABLES, FL 33134

Title VP

MCKINLEY, TERRENCE
600 BILTMORE WAY
CORAL GABLES, FL 33134

Title Treasurer

HERNANDEZ, MARTHA
600 BILTMORE WAY
CORAL GABLES, FL 33134

Title Director

GIACOSA, ROSIE
600 Biltmore Way
CORAL GABLES, FL 33134

Title Director

MORE, JOSE
600 Biltmore Way
CORAL GABLES, FL 33134

Title Director

KLOCK, SUSAN
600 Biltmore Way
CORAL GABLES, FL 33134

Annual Reports

Report Year	Filed Date
2024	02/28/2024
2025	03/11/2025
2026	03/25/2026

Document Images

[03/25/2026 -- ANNUAL REPORT](#)

View image in PDF format

[06/20/2025 -- Reg. Agent Change](#)

View image in PDF format

[03/11/2025 -- ANNUAL REPORT](#)

View image in PDF format

02/28/2024 -- ANNUAL REPORT	View image in PDF format
03/07/2023 -- ANNUAL REPORT	View image in PDF format
04/06/2022 -- ANNUAL REPORT	View image in PDF format
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PROPERTY APPRAISER OF MIAMI-DADE COUNTY

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	Folio ↑	Sub-Division	Owner	Address
1	03-4117-025-0010	BILTMORE II CONDO	CLEOFE M RODRIGUEZ	600 BILTMORE WAY UNIT: 201 - CORAL GABLES
2	03-4117-025-0020	BILTMORE II CONDO	PEDRO N MORALES - INGRID I MORALES	600 BILTMORE WAY UNIT: 202 - CORAL GABLES
3	03-4117-025-0030	BILTMORE II CONDO	CELITA LAMAR TRS - CELITA LAMAR REVOCABLE TRUST	600 BILTMORE WAY UNIT: 203 - CORAL GABLES
4	03-4117-025-0040	BILTMORE II CONDO	XAVIER R PLAZA MOREIRA - MARIA CRISTINA BEJARANO DUENAS	600 BILTMORE WAY UNIT: 204 - CORAL GABLES
5	03-4117-025-0050	BILTMORE II CONDO	NANCY E HESTER	600 BILTMORE WAY UNIT: 205 - CORAL GABLES
6	03-4117-025-0060	BILTMORE II CONDO	VICTOR M URUCUYO &W MARILYN P	600 BILTMORE WAY UNIT: 206 - CORAL GABLES
7	03-4117-025-0070	BILTMORE II CONDO	ADILIA ANDONIE - NIDIA CORDOBA	600 BILTMORE WAY UNIT: 207 - CORAL GABLES
8	03-4117-025-0080	BILTMORE II CONDO	DRUMPLES PROPERTIES LLC	600 BILTMORE WAY UNIT: 208 - CORAL GABLES
9	03-4117-025-0090	BILTMORE II CONDO	RONALD LACAYO - PAMELA FRANCO	600 BILTMORE WAY UNIT: 209 - CORAL GABLES
10	03-4117-025-0100	BILTMORE II CONDO	JOHN ELIAS CALLES TRS - THE IVETTE M CALLES REVOCBLE TR	600 BILTMORE WAY UNIT: 210 - CORAL GABLES

11	03-4117-025-0110	BILTMORE II CONDO	ALEJANDRINA A MARTINEZ & - ALEIDA MARTINEZ MOLINA	600 BILTMORE WAY UNIT: 211 - CORAL GABLES
12	03-4117-025-0120	BILTMORE II CONDO	CONCEPCION ARROYAVE	600 BILTMORE WAY UNIT: 212 - CORAL GABLES
13	03-4117-025-0130	BILTMORE II CONDO	LOURDES NEUGART MD	600 BILTMORE WAY UNIT: 213 - CORAL GABLES
14	03-4117-025-0140	BILTMORE II CONDO	ZARIA G WALTER	600 BILTMORE WAY UNIT: 214 - CORAL GABLES
15	03-4117-025-0150	BILTMORE II CONDO	RAMON CRESPO - MARIA CRISTINA CRESPO	600 BILTMORE WAY UNIT: 215 - CORAL GABLES
16	03-4117-025-0160	BILTMORE II CONDO	JORGE LUIS ORTEGA LE - BLANCA ROSA ORTEGA LE	600 BILTMORE WAY UNIT: 216 - CORAL GABLES
17	03-4117-025-0170	BILTMORE II CONDO	CATHERINE HONTAS GARCIA TRS - THE CATHERINE HONTAS GARCIA	600 BILTMORE WAY UNIT: 217 - CORAL GABLES
18	03-4117-025-0180	BILTMORE II CONDO	AURORA INVESTMENT PROPERTIES LLC	600 BILTMORE WAY UNIT: 218 - CORAL GABLES
19	03-4117-025-0190	BILTMORE II CONDO	LISA ROBERTSON	600 BILTMORE WAY UNIT: 219 - CORAL GABLES
20	03-4117-025-0200	BILTMORE II CONDO	PAUL SUSZ - CLEMENCIA SUSZ	600 BILTMORE WAY UNIT: 220 - CORAL GABLES
21	03-4117-025-0210	BILTMORE II CONDO	MARIA DE LOURDES RIVERO LE - JUAN ENRIQUE ENJAMIO LE	600 BILTMORE WAY UNIT: 301 - CORAL GABLES
22	03-4117-025-0220	BILTMORE II CONDO	SUSAN M KLOCK TRS - SUSAN M KLOCK REVOCABLE TRUST	600 BILTMORE WAY UNIT: 302 - CORAL GABLES
23	03-4117-025-0230	BILTMORE II CONDO	EDUARDO A PEREZ TRS - EDUARDO A PEREZ REV LVG TRUST	600 BILTMORE WAY UNIT: 303 - CORAL GABLES

24	03-4117-025-0240	BILTMORE II CONDO	YASSER JANE O RAHMAN	600 BILTMORE WAY UNIT: 304 - CORAL GABLES
25	03-4117-025-0250	BILTMORE II CONDO	JOSEPH J MAURO &W - DANJING HUANG	600 BILTMORE WAY UNIT: 305 - CORAL GABLES
26	03-4117-025-0260	BILTMORE II CONDO	ROSA ELENA POLO	600 BILTMORE WAY UNIT: 306 - CORAL GABLES
27	03-4117-025-0270	BILTMORE II CONDO	DOLORES BENET RAMOS	600 BILTMORE WAY UNIT: 307 - CORAL GABLES
28	03-4117-025-0280	BILTMORE II CONDO	JACQUELINE ALCALDE	600 BILTMORE WAY UNIT: 308 - CORAL GABLES
29	03-4117-025-0290	BILTMORE II CONDO	SUSAN L PINKERSON	600 BILTMORE WAY UNIT: 309 - CORAL GABLES
30	03-4117-025-0300	BILTMORE II CONDO	JUDY ANN CARTY	600 BILTMORE WAY UNIT: 310 - CORAL GABLES
31	03-4117-025-0310	BILTMORE II CONDO	CONSUELO BASCUAS	600 BILTMORE WAY UNIT: 311 - CORAL GABLES
32	03-4117-025-0320	BILTMORE II CONDO	DONALD E J STEWART TRS - DONALD E J STEWART REV LVG TR	600 BILTMORE WAY UNIT: 312 - CORAL GABLES
33	03-4117-025-0330	BILTMORE II CONDO	PATRICIA C JUNQUERA	600 BILTMORE WAY UNIT: 313 - CORAL GABLES
34	03-4117-025-0340	BILTMORE II CONDO	MARK T REEVES TRS - MARK T REEVES REV TRUST	600 BILTMORE WAY UNIT: 314 - CORAL GABLES
35	03-4117-025-0350	BILTMORE II CONDO	BEATRIZ MENDOZA ORLANSKY TRS - BEATRIZ MENDOZA ORLANSKY REV TR	600 BILTMORE WAY UNIT: 315 - CORAL GABLES

36	03-4117-025-0360	BILTMORE II CONDO	CHRISSOS CONDO LLC	600 BILTMORE WAY UNIT: 316 - CORAL GABLES
37	03-4117-025-0370	BILTMORE II CONDO	LUIYI INVESTMENTS SA	600 BILTMORE WAY UNIT: 317 - CORAL GABLES
38	03-4117-025-0380	BILTMORE II CONDO	PHILIP S GASSMAN TRS - PHILIP S GASSMAN AND LEIGH	600 BILTMORE WAY UNIT: 318 - CORAL GABLES
39	03-4117-025-0390	BILTMORE II CONDO	DALIA PUJALS	600 BILTMORE WAY UNIT: 319 - CORAL GABLES
40	03-4117-025-0400	BILTMORE II CONDO	PEDRO CARRASCO - ELSA CARRASCO	600 BILTMORE WAY UNIT: 320 - CORAL GABLES
41	03-4117-025-0410	BILTMORE II CONDO	AURORA INVESTMENTS PROPERTIES LLC	600 BILTMORE WAY UNIT: 401 - CORAL GABLES
42	03-4117-025-0420	BILTMORE II CONDO	REINHARD BENDITTE TRS - THE BENDITTE TRUST	600 BILTMORE WAY UNIT: 402 - CORAL GABLES
43	03-4117-025-0430	BILTMORE II CONDO	EVANGELINA FUENTES	600 BILTMORE WAY UNIT: 403 - CORAL GABLES
44	03-4117-025-0440	BILTMORE II CONDO	ELINA MAGALY SANTANA	600 BILTMORE WAY UNIT: 404 - CORAL GABLES
45	03-4117-025-0450	BILTMORE II CONDO	JESUS L HERNANDEZ - MARTHA M HERNANDEZ	600 BILTMORE WAY UNIT: 405 - CORAL GABLES
46	03-4117-025-0460	BILTMORE II CONDO	EDUARDO GARRIDO - CLAUDIA RIZZO	600 BILTMORE WAY UNIT: 406 - CORAL GABLES
47	03-4117-025-0470	BILTMORE II CONDO	MIGUEL MARIANO FREYRE GOMEZ	600 BILTMORE WAY UNIT: 407 - CORAL GABLES
48	03-4117-025-0480	BILTMORE II CONDO	VIVIAN HAYDAR TR	600 BILTMORE WAY UNIT: 408 - CORAL GABLES

49	03-4117-025-0490	BILTMORE II CONDO	JOSE L GONZALEZ &W - PILAR T GONZALEZ	600 BILTMORE WAY UNIT: 409 - CORAL GABLES
50	03-4117-025-0500	BILTMORE II CONDO	LAURA M NAVARRO	600 BILTMORE WAY UNIT: 410 - CORAL GABLES
51	03-4117-025-0510	BILTMORE II CONDO	C C J P INC - C/O CARMEN PASCUAL	600 BILTMORE WAY UNIT: 411 - CORAL GABLES
52	03-4117-025-0520	BILTMORE II CONDO	MARIE HARLEY	600 BILTMORE WAY UNIT: 412 - CORAL GABLES
53	03-4117-025-0530	BILTMORE II CONDO	JOSE LUIS FIGUEROA AVELLANA - MARY MARGARET FIGUEROA	600 BILTMORE WAY UNIT: 413 - CORAL GABLES
54	03-4117-025-0540	BILTMORE II CONDO	JOSE GELABERT NAVIA - AMELIA REA MAGUIRE	600 BILTMORE WAY UNIT: 414 - CORAL GABLES
55	03-4117-025-0550	BILTMORE II CONDO	INES BARRENECHE TR - OSCAR F R BARRENECHE (BEN)	600 BILTMORE WAY UNIT: 415 - CORAL GABLES
56	03-4117-025-0560	BILTMORE II CONDO	ALVARO IGNACIO PADRON NUNEZ - VERONICA ESTHER PARRA DELGADO	600 BILTMORE WAY UNIT: 416 - CORAL GABLES
57	03-4117-025-0570	BILTMORE II CONDO	EDUARDO PARRA - SUSANA MARIA PARRA	600 BILTMORE WAY UNIT: 417 - CORAL GABLES
58	03-4117-025-0580	BILTMORE II CONDO	CESAR OSORNO TRS - THE CESAR AUGUSTO OSORNO	600 BILTMORE WAY UNIT: 418 - CORAL GABLES
59	03-4117-025-0590	BILTMORE II CONDO	DRUMPLES PROPERTIES LLC	600 BILTMORE WAY UNIT: 419 - CORAL GABLES
60	03-4117-025-0600	BILTMORE II CONDO	PATRICIA A LIEBERMAN TRS - PATRICIA LIEBERMAN REVOCABLE TR	600 BILTMORE WAY UNIT: 420 - CORAL GABLES

61	03-4117-025-0610	BILTMORE II CONDO	GRACIELA DE LA GUARDIA	600 BILTMORE WAY UNIT: 501 - CORAL GABLES
62	03-4117-025-0620	BILTMORE II CONDO	ALEIDA MARTINEZ MOLINA	600 BILTMORE WAY UNIT: 502 - CORAL GABLES
63	03-4117-025-0630	BILTMORE II CONDO	THE LINA AMADOR TR - LINA AMADOR TRS	600 BILTMORE WAY UNIT: 503 - CORAL GABLES
64	03-4117-025-0640	BILTMORE II CONDO	BEATRIZ COSCULLUELA TRS - THE BEATRIZ M COSCULLUELA REV TR	600 BILTMORE WAY UNIT: 504 - CORAL GABLES
65	03-4117-025-0650	BILTMORE II CONDO	MIRIAM SANCHEZ VILLALBA - MYRIAM REIMUNDO PEREZ	600 BILTMORE WAY UNIT: 505 - CORAL GABLES
66	03-4117-025-0660	BILTMORE II CONDO	RAFAEL FUSARO - BEATRIZ FUSARO	600 BILTMORE WAY UNIT: 506 - CORAL GABLES
67	03-4117-025-0670	BILTMORE II CONDO	AURELIA C DE LA TORRIENTE TRS - AURELIA C DE LA TORRIENTE REV TR	600 BILTMORE WAY UNIT: 507 - CORAL GABLES
68	03-4117-025-0680	BILTMORE II CONDO	DAVID ALVAREZ CASTANEDA	600 BILTMORE WAY UNIT: 508 - CORAL GABLES
69	03-4117-025-0690	BILTMORE II CONDO	BERNARDO GOENAGA TRS - BERNARDO GOENAGA REV TR	600 BILTMORE WAY UNIT: 509 - CORAL GABLES
70	03-4117-025-0700	BILTMORE II CONDO	KATHLEEN SIDIROURGOS	600 BILTMORE WAY UNIT: 510 - CORAL GABLES
71	03-4117-025-0710	BILTMORE II CONDO	AMADO LORENZO MARTINEZ	600 BILTMORE WAY UNIT: 511 - CORAL GABLES
72	03-4117-025-0720	BILTMORE II CONDO	DANIEL WOODRUFF TRS - DANIEL & CECILIA WOODRUFF	600 BILTMORE WAY UNIT: 512 - CORAL GABLES

73	03-4117-025-0730	BILTMORE II CONDO	ALEXANDRA GALT	600 BILTMORE WAY UNIT: 513 - CORAL GABLES
74	03-4117-025-0740	BILTMORE II CONDO	YVONNE BARCLAY LE - REM HANS C ROTMANN JTRS	600 BILTMORE WAY UNIT: 514 - CORAL GABLES
75	03-4117-025-0750	BILTMORE II CONDO	NATALIA DELGADO TR	600 BILTMORE WAY UNIT: 515 - CORAL GABLES
76	03-4117-025-0760	BILTMORE II CONDO	OLGA VASSEUR	600 BILTMORE WAY UNIT: 516 - CORAL GABLES
77	03-4117-025-0770	BILTMORE II CONDO	ORFELINA NUNEZ TRS - ORFELINA NUNEZ	600 BILTMORE WAY UNIT: 517 - CORAL GABLES
78	03-4117-025-0780	BILTMORE II CONDO	MARIA LUCIA TCHERASSI - MATTHEW M GONZALEZ	600 BILTMORE WAY UNIT: 518 - CORAL GABLES
79	03-4117-025-0790	BILTMORE II CONDO	RENZO ZALDIVAR	600 BILTMORE WAY UNIT: 519 - CORAL GABLES
80	03-4117-025-0800	BILTMORE II CONDO	MAHMOUD MIKATI &W SIHAM	600 BILTMORE WAY UNIT: 520 - CORAL GABLES
81	03-4117-025-0810	BILTMORE II CONDO	MONICA LOPEZ DIGON	600 BILTMORE WAY UNIT: 601 - CORAL GABLES
82	03-4117-025-0820	BILTMORE II CONDO	CHRISTINE DELGADO LE - REM JOSHUA DELGADO	600 BILTMORE WAY UNIT: 602 - CORAL GABLES
83	03-4117-025-0830	BILTMORE II CONDO	JOSE M DONIS - MARGARITA DONIS	600 BILTMORE WAY UNIT: 603 - CORAL GABLES
84	03-4117-025-0840	BILTMORE II CONDO	INGRID FERNANDEZ	600 BILTMORE WAY UNIT: 604 - CORAL GABLES
85	03-4117-025-0850	BILTMORE II CONDO	ENCARNACION RIVAS TRS - ENCARNACION RIVAS TRUST	600 BILTMORE WAY UNIT: 605 - CORAL GABLES

86	03-4117-025-0860	BILTMORE II CONDO	LOURDES Z MENESES - YOLANDA MENESES	600 BILTMORE WAY UNIT: 606 - CORAL GABLES
87	03-4117-025-0870	BILTMORE II CONDO	JUNE J G FROST TRS - RESTATED RAYMOND MAURICE FROST &	600 BILTMORE WAY UNIT: 607 - CORAL GABLES
88	03-4117-025-0880	BILTMORE II CONDO	INES BARRENECHE TR - INES MARIA RODRIGUEZ (BEN)	600 BILTMORE WAY UNIT: 608 - CORAL GABLES
89	03-4117-025-0890	BILTMORE II CONDO	GILDA S LA PAZ - MARIANNA CAROLINA CASTILLO	600 BILTMORE WAY UNIT: 609 - CORAL GABLES
90	03-4117-025-0900	BILTMORE II CONDO	INES BARRENECHE TR - ANA CRISTINA PINON (BEN)	600 BILTMORE WAY UNIT: 610 - CORAL GABLES
91	03-4117-025-0910	BILTMORE II CONDO	CARMEN M PEARMAN TRS - THE PEARMAN LIVING TRUST	600 BILTMORE WAY UNIT: 611 - CORAL GABLES
92	03-4117-025-0920	BILTMORE II CONDO	GEORGE E ROLLER - LINDA S ROLLER	600 BILTMORE WAY UNIT: 612 - CORAL GABLES
93	03-4117-025-0930	BILTMORE II CONDO	LILLY & FRED TELISCHI TRS - LILLY TELISCHI (BEN)	600 BILTMORE WAY UNIT: 613 - CORAL GABLES
94	03-4117-025-0940	BILTMORE II CONDO	JOSE JAUDENES	600 BILTMORE WAY UNIT: 614 - CORAL GABLES
95	03-4117-025-0950	BILTMORE II CONDO	AURORA INVESTMENTS PROPERTIES LLC	600 BILTMORE WAY UNIT: 615 - CORAL GABLES
96	03-4117-025-0960	BILTMORE II CONDO	DOLORES B RAMOS	600 BILTMORE WAY UNIT: 616 - CORAL GABLES
97	03-4117-025-0970	BILTMORE II CONDO	JOSE FERNANDEZ JTRS - VIVIAN F DE PELLAS JTRS	600 BILTMORE WAY UNIT: 617 - CORAL GABLES
98	03-4117-025-0980	BILTMORE II CONDO	BILTMORE INVESTMENTS 618 LLC	600 BILTMORE WAY UNIT: 618 - CORAL GABLES

99	03-4117-025-0990	BILTMORE II CONDO	PHYLLIS M PESQUEIRA TRS - PHYLLIS M PESQUEIRA	600 BILTMORE WAY UNIT: 619 - CORAL GABLES
100	03-4117-025-1000	BILTMORE II CONDO	VICTORIA ARROYAVE BERG	600 BILTMORE WAY UNIT: 620 - CORAL GABLES
101	03-4117-025-1010	BILTMORE II CONDO	RENE VILLA - YEIMMY PAOLA VILLA	600 BILTMORE WAY UNIT: 701 - CORAL GABLES
102	03-4117-025-1020	BILTMORE II CONDO	MARIA CARMEN PANDO TRS - MARIA CARMEN PANDO REVOCABLE TR	600 BILTMORE WAY UNIT: 702 - CORAL GABLES
103	03-4117-025-1030	BILTMORE II CONDO	DEBORAH L LEITER TRS - DEBORAH L LEITER AKA DEBBIE	600 BILTMORE WAY UNIT: 703 - CORAL GABLES
104	03-4117-025-1040	BILTMORE II CONDO	JOHN SVADBIK	600 BILTMORE WAY UNIT: 704 - CORAL GABLES
105	03-4117-025-1050	BILTMORE II CONDO	ESTHER BELTRAN RODRIGUEZ EST OF	600 BILTMORE WAY UNIT: 705 - CORAL GABLES
106	03-4117-025-1060	BILTMORE II CONDO	TERESITA G PEREZ DORRBECKER TRS - DORRBECKER FAMILY REV LIV TR	600 BILTMORE WAY UNIT: 706 - CORAL GABLES
107	03-4117-025-1070	BILTMORE II CONDO	CONSTANTINO E PENA TRS - CONSTANTINO E PENA M D TRUST	600 BILTMORE WAY UNIT: 707 - CORAL GABLES
108	03-4117-025-1080	BILTMORE II CONDO	ANTONIA BUXO TRS - ANTONIA BUXO REVOCABLE LIV TR	600 BILTMORE WAY UNIT: 708 - CORAL GABLES
109	03-4117-025-1090	BILTMORE II CONDO	GLORIA E CRUZ TRS - GLORIA ESTHER CRUZ TRUST	600 BILTMORE WAY UNIT: 709 - CORAL GABLES
110	03-4117-025-1100	BILTMORE II CONDO	ENRIQUE TRIANA - JENNIFER REED	600 BILTMORE WAY UNIT: 710 - CORAL GABLES

111	03-4117-025-1110	BILTMORE II CONDO	JUAN MANUEL GUERRERO - MARIA MARCELA GALVIS	600 BILTMORE WAY UNIT: 711 - CORAL GABLES
112	03-4117-025-1120	BILTMORE II CONDO	WILLIAM BRUBAKER - FREDDICA L BRUBAKER	600 BILTMORE WAY UNIT: 712 - CORAL GABLES
113	03-4117-025-1130	BILTMORE II CONDO	TERENCE REILLY - IRENE GOMEZ REILLY	600 BILTMORE WAY UNIT: 713 - CORAL GABLES
114	03-4117-025-1140	BILTMORE II CONDO	ESTHER C MASDEU - ANNETTE E MASDEU VERGARA	600 BILTMORE WAY UNIT: 714 - CORAL GABLES
115	03-4117-025-1150	BILTMORE II CONDO	MICHAEL ARISTONDO - HILDIE ARISTONDO	600 BILTMORE WAY UNIT: 715 - CORAL GABLES
116	03-4117-025-1160	BILTMORE II CONDO	ALFREDO M REHBEIN - RAUL AXEL DE LA ROSA	600 BILTMORE WAY UNIT: 716 - CORAL GABLES
117	03-4117-025-1170	BILTMORE II CONDO	ILEANA M SUERO TRS - ILEANA M SUERO REV LIVING TRUST	600 BILTMORE WAY UNIT: 717 - CORAL GABLES
118	03-4117-025-1180	BILTMORE II CONDO	GABRIELE BENDITTE - REINHARD BENDITTE	600 BILTMORE WAY UNIT: 718 - CORAL GABLES
119	03-4117-025-1190	BILTMORE II CONDO	A & B REAL ESTATE HOLDINGS LLC	600 BILTMORE WAY UNIT: 719 - CORAL GABLES
120	03-4117-025-1200	BILTMORE II CONDO	MANUEL LEGRAND GINORIO - MARIA DEL CARMEN GOMEZ DIAZ	600 BILTMORE WAY UNIT: 720 - CORAL GABLES
121	03-4117-025-1210	BILTMORE II CONDO	LOURDES GARCIA VIDAL - GARCIA VIDAL REV LIVING TR	600 BILTMORE WAY UNIT: 801 - CORAL GABLES
122	03-4117-025-1220	BILTMORE II CONDO	MARINA JAUDENES	600 BILTMORE WAY UNIT: 802 - CORAL GABLES
123	03-4117-025-1230	BILTMORE II CONDO	HANDEL WHITTAKER - AUDREY WHITTAKER	600 BILTMORE WAY UNIT: 803 - CORAL GABLES

124	03-4117-025-1240	BILTMORE II CONDO	OIVIND HEGGLI	600 BILTMORE WAY UNIT: 804 - CORAL GABLES
125	03-4117-025-1250	BILTMORE II CONDO	600 BILTMORE WAY APT 805 LLC	600 BILTMORE WAY UNIT: 805 - CORAL GABLES
126	03-4117-025-1260	BILTMORE II CONDO	PHYLLIS F PARSONS TRS - PHYLLIS F PARSONS LIV TR	600 BILTMORE WAY UNIT: 806 - CORAL GABLES
127	03-4117-025-1270	BILTMORE II CONDO	600 BILTMORE WAY APARTMENT 807 - LLC	600 BILTMORE WAY UNIT: 807 - CORAL GABLES
128	03-4117-025-1280	BILTMORE II CONDO	CARLOS ROSELL - CARLOS SEGUNDO ROSELL	600 BILTMORE WAY UNIT: 808 - CORAL GABLES
129	03-4117-025-1290	BILTMORE II CONDO	JOAN DUBREUIL LE - REM RITA RIVERO	600 BILTMORE WAY UNIT: 809 - CORAL GABLES
130	03-4117-025-1300	BILTMORE II CONDO	600 BILTMORE WAY 810 LLC	600 BILTMORE WAY UNIT: 810 - CORAL GABLES
131	03-4117-025-1310	BILTMORE II CONDO	MARCELA VIECO LE - REM ELBA INES LLANO	600 BILTMORE WAY UNIT: 811 - CORAL GABLES
132	03-4117-025-1320	BILTMORE II CONDO	ELAINE VICKI CHRISTIANSEN	600 BILTMORE WAY UNIT: 812 - CORAL GABLES
133	03-4117-025-1330	BILTMORE II CONDO	ERIC TORANO - NANETTE TORANO	600 BILTMORE WAY UNIT: 813 - CORAL GABLES
134	03-4117-025-1340	BILTMORE II CONDO	JOSEFINA LOURDES CARBONELL	600 BILTMORE WAY UNIT: 814 - CORAL GABLES
135	03-4117-025-1350	BILTMORE II CONDO	JUDY CARTY	600 BILTMORE WAY UNIT: 815 - CORAL GABLES
136	03-4117-025-1360	BILTMORE II CONDO	ADRIANA VEGA JIMENEZ DE LA CUESTA	600 BILTMORE WAY UNIT: 816 - CORAL GABLES

137	03-4117-025-1370	BILTMORE II CONDO	JOSEPH MATTHEWS - JOANNE MATTHEWS	600 BILTMORE WAY UNIT: 817 - CORAL GABLES
138	03-4117-025-1380	BILTMORE II CONDO	PATRICIO ILABACA	600 BILTMORE WAY UNIT: 818 - CORAL GABLES
139	03-4117-025-1390	BILTMORE II CONDO	TATIANA ROJAS CASTILLO TRS - TATIANA ROJAS CASTILLO TR	600 BILTMORE WAY UNIT: 819 - CORAL GABLES
140	03-4117-025-1400	BILTMORE II CONDO	WILLIAM J HYLAND - PATRICIA MCKAY	600 BILTMORE WAY UNIT: 820 - CORAL GABLES
141	03-4117-025-1410	BILTMORE II CONDO	TERENCE L MCKINLEY - YVONNE SOLER MCKINLEY	600 BILTMORE WAY UNIT: 901 - CORAL GABLES
142	03-4117-025-1420	BILTMORE II CONDO	TAMARA LYON	600 BILTMORE WAY UNIT: 902 - CORAL GABLES
143	03-4117-025-1430	BILTMORE II CONDO	JUAN COBO TRS - COBO REVOCABLE TRUST	600 BILTMORE WAY UNIT: 903 - CORAL GABLES
144	03-4117-025-1440	BILTMORE II CONDO	LAUREN M HEGGESTAD LE - REM LAUREN M HEGGESTAD TRS	600 BILTMORE WAY UNIT: 904 - CORAL GABLES
145	03-4117-025-1450	BILTMORE II CONDO	600 BILTMORE WAY - APARTMENT 905 LLC	600 BILTMORE WAY UNIT: 905 - CORAL GABLES
146	03-4117-025-1460	BILTMORE II CONDO	JEANNETTE PEREZ MARZAN	600 BILTMORE WAY UNIT: 906 - CORAL GABLES
147	03-4117-025-1470	BILTMORE II CONDO	RUBEN RODRIGUEZ - MARGARITA RODRIGUEZ	600 BILTMORE WAY UNIT: 907 - CORAL GABLES
148	03-4117-025-1480	BILTMORE II CONDO	GABRIEL C CABRERA	600 BILTMORE WAY UNIT: 908 - CORAL GABLES
149	03-4117-025-1490	BILTMORE II CONDO	PABLO A MASVIDAL TRS	600 BILTMORE WAY UNIT: 909 - CORAL GABLES

150	03-4117-025-1500	BILTMORE II CONDO	HECTOR R GARCIA - BARBARA A GARCIA	600 BILTMORE WAY UNIT: 910 - CORAL GABLES
151	03-4117-025-1510	BILTMORE II CONDO	MARTHA HAYDAR WEHBY	600 BILTMORE WAY UNIT: 911 - CORAL GABLES
152	03-4117-025-1520	BILTMORE II CONDO	THOMAS HARLEY - BARBARA HARLEY	600 BILTMORE WAY UNIT: 912 - CORAL GABLES
153	03-4117-025-1530	BILTMORE II CONDO	BEGONA ARTINANO TRS - BEGONA ARTINANO TR	600 BILTMORE WAY UNIT: 913 - CORAL GABLES
154	03-4117-025-1540	BILTMORE II CONDO	INGRID D KOHLER TRS - INGRID D KOHLER REVOCABLE TRUST	600 BILTMORE WAY UNIT: 914 - CORAL GABLES
155	03-4117-025-1550	BILTMORE II CONDO	IGNACIO G DEL VALLE TRS - IGNACIO G DEL VALLE REV TR	600 BILTMORE WAY UNIT: 915 - CORAL GABLES
156	03-4117-025-1560	BILTMORE II CONDO	KAT AND HAKUNA INC	600 BILTMORE WAY UNIT: 916 - CORAL GABLES
157	03-4117-025-1570	BILTMORE II CONDO	GALOBE INVEST LLC	600 BILTMORE WAY UNIT: 917 - CORAL GABLES
158	03-4117-025-1580	BILTMORE II CONDO	STEVE KRAMS - MYRNA BLUMBERG	600 BILTMORE WAY UNIT: 918 - CORAL GABLES
159	03-4117-025-1590	BILTMORE II CONDO	ANTONIO E CASAL - ELVIRA S CASAL	600 BILTMORE WAY UNIT: 919 - CORAL GABLES
160	03-4117-025-1600	BILTMORE II CONDO	HELENE L SOUKUP	600 BILTMORE WAY UNIT: 920 - CORAL GABLES
161	03-4117-025-1610	BILTMORE II CONDO	NANCY P PINKERSON TRS - THE NANCY P PINKERSON TRUST	600 BILTMORE WAY UNIT: 1001 - CORAL GABLES
162	03-4117-025-1620	BILTMORE II CONDO	TERESITA G PEREZ DORRBECKER TRS - DORRBECKER FAMILY REV LIV	600 BILTMORE WAY UNIT: 1002 - CORAL GABLES

			TR	
163	03-4117-025-1630	BILTMORE II CONDO	ALVARO R COSCULLUELA TRS - ALVARO R COSCULLUELA REV TR	600 BILTMORE WAY UNIT: 1003 - CORAL GABLES
164	03-4117-025-1640	BILTMORE II CONDO	NADIA PALLAIS	600 BILTMORE WAY UNIT: 1004 - CORAL GABLES
165	03-4117-025-1650	BILTMORE II CONDO	JAMAL FARHAT - LEILA FARHAT	600 BILTMORE WAY UNIT: 1005 - CORAL GABLES
166	03-4117-025-1660	BILTMORE II CONDO	WORLD WAREHOUSING CORP	600 BILTMORE WAY UNIT: 1006 - CORAL GABLES
167	03-4117-025-1670	BILTMORE II CONDO	LINA RAVELO AGUDO TRS - RAVAGUL REVOCABLE TRUST	600 BILTMORE WAY UNIT: 1007 - CORAL GABLES
168	03-4117-025-1680	BILTMORE II CONDO	JAVIER ALEJANDRO SALAS	600 BILTMORE WAY UNIT: 1008 - CORAL GABLES
169	03-4117-025-1690	BILTMORE II CONDO	MARCELA VIECO LE - REM ELBA INES LLANO	600 BILTMORE WAY UNIT: 1009 - CORAL GABLES
170	03-4117-025-1700	BILTMORE II CONDO	JOSE M SANCHEZ	600 BILTMORE WAY UNIT: 1010 - CORAL GABLES
171	03-4117-025-1710	BILTMORE II CONDO	TERESITA G PEREZ DORRBECKER TRS - DORRBECKER FAMILY REV LIV TRUST	600 BILTMORE WAY UNIT: 1011 - CORAL GABLES
172	03-4117-025-1720	BILTMORE II CONDO	MARTHA L HESTER	600 BILTMORE WAY UNIT: 1012 - CORAL GABLES
173	03-4117-025-1730	BILTMORE II CONDO	RAMON KREDI TRS & - NILDA KREDI TRS	600 BILTMORE WAY UNIT: 1013 - CORAL GABLES
174	03-4117-025-1740	BILTMORE II CONDO	VOLKER R ANDING - ERIN ANDING	600 BILTMORE WAY UNIT: 1014 - CORAL GABLES

175	03-4117-025-1750	BILTMORE II CONDO	PABLO A MASVIDAL TR	600 BILTMORE WAY UNIT: 1015 - CORAL GABLES
176	03-4117-025-1760	BILTMORE II CONDO	CARLOS E ARMENGOL TRS - THE CARLOS AND ILEANA ARMENGOL	600 BILTMORE WAY UNIT: 1016 - CORAL GABLES
177	03-4117-025-1770	BILTMORE II CONDO	LUIS A RICCIARDULLI &W TELMA C - C/O ALHAMBRA PROP MGMT	600 BILTMORE WAY UNIT: 1017 - CORAL GABLES
178	03-4117-025-1780	BILTMORE II CONDO	CHARLES S HALDEMAN - WEI CHANG LIN	600 BILTMORE WAY UNIT: 1018 - CORAL GABLES
179	03-4117-025-1790	BILTMORE II CONDO	LINA HAWORTH GAMBLE TRS - LINA HAWORTH GAMBLE TRUST	600 BILTMORE WAY UNIT: 1019 - CORAL GABLES
180	03-4117-025-1800	BILTMORE II CONDO	JOSE M SANCHEZ	600 BILTMORE WAY UNIT: 1020 - CORAL GABLES
181	03-4117-025-1810	BILTMORE II CONDO	MLG INVESTMENT CORP	600 BILTMORE WAY UNIT: 1101 - CORAL GABLES
182	03-4117-025-1820	BILTMORE II CONDO	HERBERT A KLUKAS - SANDRA J KLUKAS	600 BILTMORE WAY UNIT: 1102 - CORAL GABLES
183	03-4117-025-1830	BILTMORE II CONDO	AMADEO MOLINOS - MARIA E MOLINOS	600 BILTMORE WAY UNIT: 1103 - CORAL GABLES
184	03-4117-025-1840	BILTMORE II CONDO	EMILIO F ALVAREZ - PATRICIA LEE	600 BILTMORE WAY UNIT: 1104 - CORAL GABLES
185	03-4117-025-1850	BILTMORE II CONDO	HARRIET BROOKMAN TRS - HARRIET BROOKMAN TRUST	600 BILTMORE WAY UNIT: 1105 - CORAL GABLES
186	03-4117-025-1860	BILTMORE II CONDO	CESAR A ROJAS &W MARIA TR	600 BILTMORE WAY UNIT: 1106 - CORAL GABLES
187	03-4117-025-1870	BILTMORE II CONDO	RITA BARQUIN TRS - RITA BARQUIN REVOCABLE TRUST	600 BILTMORE WAY UNIT: 1107 - CORAL GABLES

188	03-4117-025-1880	BILTMORE II CONDO	ABDUL RAHMAN JARAKI TRS - RAFAH MIDANI JARAKI TRS	600 BILTMORE WAY UNIT: 1108 - CORAL GABLES
189	03-4117-025-1890	BILTMORE II CONDO	ADA LARREA DE QUESADA LE - GONZALO DE QUESADA LE	600 BILTMORE WAY UNIT: 1109 - CORAL GABLES
190	03-4117-025-1900	BILTMORE II CONDO	MARIA A IGLESIAS LE - REM LYDIA ELENA SANCHEZ	600 BILTMORE WAY UNIT: 1110 - CORAL GABLES
191	03-4117-025-1910	BILTMORE II CONDO	JOSE G YABER &W LILIA	600 BILTMORE WAY UNIT: 1111 - CORAL GABLES
192	03-4117-025-1920	BILTMORE II CONDO	STANISLAS SOWINSKI LE - ANA MARIA SOWINSKI LE	600 BILTMORE WAY UNIT: 1112-2 - CORAL GABLES
193	03-4117-025-1930	BILTMORE II CONDO	CARMEN ROCIO TINOCO TRS - CARMEN ROCIO TINOCO LIVING TRUST	600 BILTMORE WAY UNIT: 1113 - CORAL GABLES
194	03-4117-025-1940	BILTMORE II CONDO	ERIN ANDING	600 BILTMORE WAY UNIT: 1114 - CORAL GABLES
195	03-4117-025-1950	BILTMORE II CONDO	DIROSA INC	600 BILTMORE WAY UNIT: 1115 - CORAL GABLES
196	03-4117-025-1960	BILTMORE II CONDO	SERGIO CONCEPCION TRS - SERGIO CONCEPCION TR	600 BILTMORE WAY UNIT: 1116 - CORAL GABLES
197	03-4117-025-1970	BILTMORE II CONDO	AAKAR BRAHMBHATT	600 BILTMORE WAY UNIT: 1117 - CORAL GABLES
198	03-4117-025-1980	BILTMORE II CONDO	CAROYLN CALMES SHAMMAS	600 BILTMORE WAY UNIT: 1118 - CORAL GABLES
199	03-4117-025-1990	BILTMORE II CONDO	DOROTHY STEIN TRS - DOROTHY STEIN REV TRUST	600 BILTMORE WAY UNIT: 1119 - CORAL GABLES

200	03-4117-025-2000	BILTMORE II CONDO	JUAN E TORRES &W LORRAINE	600 BILTMORE WAY UNIT: 1120 - CORAL GABLES
201	03-4117-025-2010	BILTMORE II CONDO	ALI REZA ABBASSI - SHAHNAZ MATIN FARD	600 BILTMORE WAY UNIT: 1201 - CORAL GABLES
202	03-4117-025-2020	BILTMORE II CONDO	MICHAEL J ZWERNER TRS - MICHAEL J ZWERNER REVOCABLE TRUST	600 BILTMORE WAY UNIT: 1202 - CORAL GABLES
203	03-4117-025-2030	BILTMORE II CONDO	ALEIDA SAENZ	600 BILTMORE WAY UNIT: 1203 - CORAL GABLES
204	03-4117-025-2040	BILTMORE II CONDO	JOSE MORE	600 BILTMORE WAY UNIT: 1204 - CORAL GABLES
205	03-4117-025-2050	BILTMORE II CONDO	EMILIO ALONSO-MENDOZA - MARINA ALONSO-MENDOZA	600 BILTMORE WAY UNIT: 1205 - CORAL GABLES
206	03-4117-025-2060	BILTMORE II CONDO	LYNN ANN MERKEL BAUER	600 BILTMORE WAY UNIT: 1206 - CORAL GABLES
207	03-4117-025-2070	BILTMORE II CONDO	MIGUEL A TANUZ	600 BILTMORE WAY UNIT: 1207 - CORAL GABLES
208	03-4117-025-2080	BILTMORE II CONDO	JOSEFINA B SALAZAR - ANITA B GROSS	600 BILTMORE WAY UNIT: 1208 - CORAL GABLES
209	03-4117-025-2090	BILTMORE II CONDO	CECILIA GOYTISOLO O REILLY TRS - CECILIA GOYTISOL O OREILLY	600 BILTMORE WAY UNIT: 1209 - CORAL GABLES
210	03-4117-025-2100	BILTMORE II CONDO	T NEJAT VEZIROGLU TRS - T NEJAT VEZIROGLU AND AYFER	600 BILTMORE WAY UNIT: 1210 - CORAL GABLES
211	03-4117-025-2110	BILTMORE II CONDO	TERESITA WESSELS	600 BILTMORE WAY UNIT: 1211 - CORAL GABLES

212	03-4117-025-2120	BILTMORE II CONDO	ELIZABETH H TARRE	600 BILTMORE WAY UNIT: 1212 - CORAL GABLES
213	03-4117-025-2130	BILTMORE II CONDO	ANA E ORELLANA LE - REM ADRIAN C FERNANDEZ	600 BILTMORE WAY UNIT: 1213 - CORAL GABLES
214	03-4117-025-2140	BILTMORE II CONDO	VIATOR INVESTMENTS LLC	600 BILTMORE WAY UNIT: 1214 - CORAL GABLES
215	03-4117-025-2150	BILTMORE II CONDO	GINNY SHWEDEL TR	600 BILTMORE WAY UNIT: 1215 - CORAL GABLES
216	03-4117-025-2160	BILTMORE II CONDO	MAYRA VIDE PEREZ	600 BILTMORE WAY UNIT: 1216 - CORAL GABLES
217	03-4117-025-2170	BILTMORE II CONDO	PAF 1 LLC	600 BILTMORE WAY UNIT: 1217 - CORAL GABLES
218	03-4117-025-2180	BILTMORE II CONDO	VERA SOCOLSKY	600 BILTMORE WAY UNIT: 1218 - CORAL GABLES
219	03-4117-025-2190	BILTMORE II CONDO	MATTHEW J OLK - RANA A OLK	600 BILTMORE WAY UNIT: 1219 - CORAL GABLES
220	03-4117-025-2200	BILTMORE II CONDO	RODOLFO HOYOS	600 BILTMORE WAY UNIT: 1220 - CORAL GABLES
221	03-4117-025-2210	BILTMORE II CONDO	JOSE M FUSTER TRS - JOSE M FUSTER REVOCABLE TRUST	600 BILTMORE WAY UNIT: PH101 - CORAL GABLES
222	03-4117-025-2220	BILTMORE II CONDO	BRENDA LINLEY	600 BILTMORE WAY UNIT: PH102 - CORAL GABLES
223	03-4117-025-2230	BILTMORE II CONDO	GEORGE DAVID - MONIQUE SELMAN	600 BILTMORE WAY UNIT: PH103 - CORAL GABLES
224	03-4117-025-2240	BILTMORE II CONDO	HOLLYE DAVIDSON TRS - HD 2020 REVOCABLE TRUST	600 BILTMORE WAY UNIT: PH104 - CORAL GABLES

225	03-4117-025-2250	BILTMORE II CONDO	MARIBEL REYES TRS - THE MARIBEL REYES REV TR	600 BILTMORE WAY UNIT: PH105 - CORAL GABLES
226	03-4117-025-2260	BILTMORE II CONDO	HOLLY DAVIDSON TRS - HD 2020 FAMILY REVOCABLE TRUST	600 BILTMORE WAY UNIT: PH106 - CORAL GABLES
227	03-4117-025-2270	BILTMORE II CONDO	DON HARTMAN	600 BILTMORE WAY UNIT: PH107 - CORAL GABLES
228	03-4117-025-2280	BILTMORE II CONDO	ALINE JIDY TRS	600 BILTMORE WAY UNIT: PH108 - CORAL GABLES
229	03-4117-025-2290	BILTMORE II CONDO	ARTURO JORGE GIACOSA - ROSARIO N DOMINGUEZ GIACOSA	600 BILTMORE WAY UNIT: PH109 - CORAL GABLES
230	03-4117-025-2300	BILTMORE II CONDO	HOWARD MILLHAUSER	600 BILTMORE WAY UNIT: PH110 - CORAL GABLES
231	03-4117-025-2310	BILTMORE II CONDO	MARIE FRANCE FOSSEY BEITZ TRS - MARIE FRANCE FOSSEY BEITZ (BEN)	600 BILTMORE WAY UNIT: PH111 - CORAL GABLES
232	03-4117-025-2320	BILTMORE II CONDO	LORI H ROSCOE TRS - LORI H ROSCOE REV TR	600 BILTMORE WAY UNIT: PH-112 - CORAL GABLES

Appendix E

Supplementary Photographs

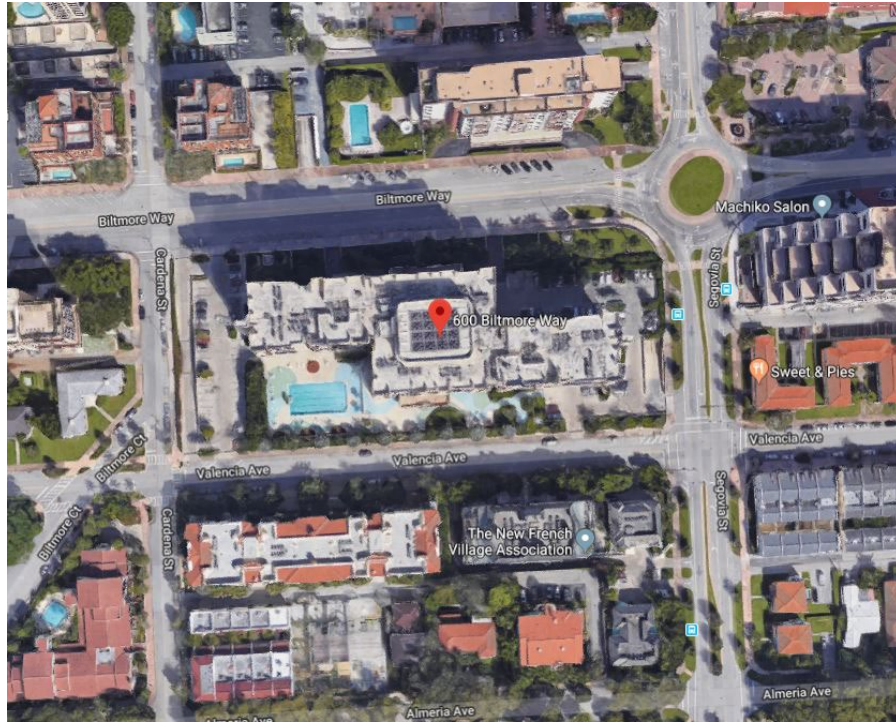


Figure E- 1: Aerial Photo

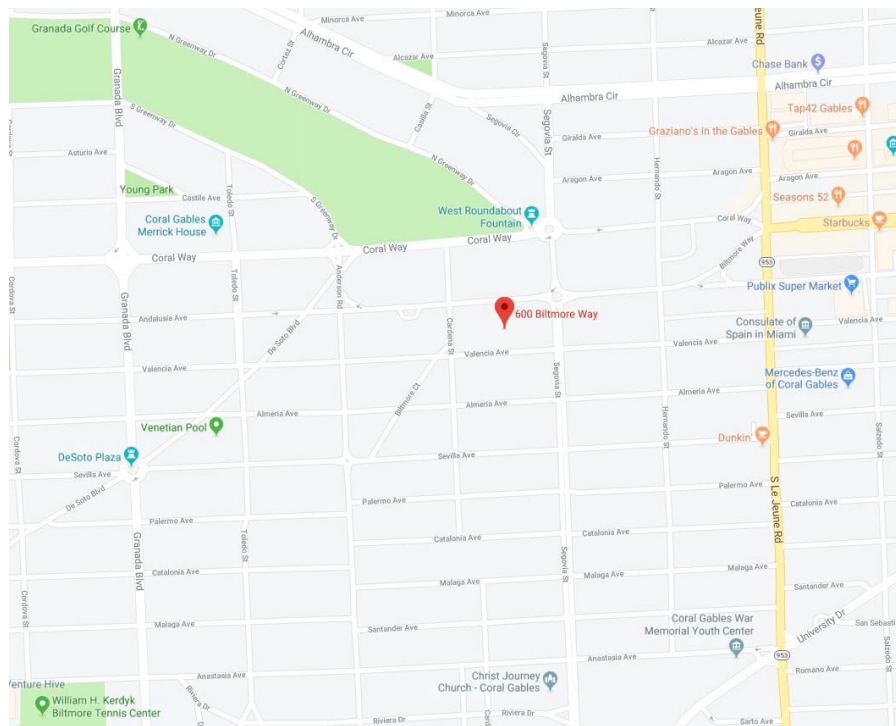


Figure E- 2: Location on Map





February 27, 2024

Ms. Virginia Goizueta, Secretary of the Board
City of Coral Gables, Development Services Department
405 Biltmore Way, 3rd Floor
Coral Gables, Florida 33134

**Subject: Building Recertification – Status Report
Biltmore II Condominium
600 Biltmore Way
Coral Gables, Florida 33134**

Dear Ms. Goizueta,

Biller Reinhart Engineering Group, specifically Kristen Foreman, PE, MS, SI Ltd., is the consulting structural engineer for the Biltmore II Condominium Association. This letter is to advise on the status of the pending work related to the building recertification. Repairs are 95% complete for the parking garage, plaza deck, and pool structures (BL-21-05-8000). The remaining repairs required are located at the tower building with construction well underway now (BLDB-23-03-1509).

Please note that the Biltmore II Condominium tower building was inspected for recertification purposes in December of 2021. Weekly inspections of ongoing construction have been completed since that time. Thus, BillerReinhart believes the building is safe to occupy now and during the remainder of the required repairs.

This letter is not intended to cover hidden defects, mechanical, electrical, or architectural features, nor environmental concerns. Biller Reinhart Engineering Group, Inc. reserves the right to update the information contained in this letter if deemed necessary due to modified site conditions or the availability of new/additional information. If you have any questions, please contact our office at 954.351.9006.

Sincerely,

Biller Reinhart Engineering Group, Inc.
State of Florida Certificate of Authorization No. 9149

Kristen Foreman, PE, MS, SI Ltd.
Principal Structural Engineer, Vice President
FL PE License No.83463

This item has been digitally signed and sealed. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



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

CASE REFERENCE NUMBER:

LICENSEE NAME: Kristen Foreman, PE, No. 83463

TITLE: Vice President, Biller Reinhart Engineering Group

JURISDICTION NAME:

ADDRESS: 7450 Griffin Road, Suite 110
 Davie, FL 33314

Coral Gables

SIGNATURE:  Digitally signed by Kristen Foreman
 Date: 2023.07.05 10:19:34 -04'00'

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

1. DESCRIPTION OF BUILDING	
a. Name on Title: Biltmore II Condominium Association	
b. Building Street Address: 600 Biltmore Way, Coral Gables, FL 33134	Bldg. #: _____
c. Legal Description: Biltmore II Condo, Coral Gables Biltmore Sec, PB 20-28, All Blk 8	Attached: <input type="checkbox"/>
d. Owner's Name: Biltmore II Condominium Association, Inc.	
e. Owner's Mailing Address: 600 Biltmore Way Unit 1001, Coral Gables, FL 33134	
f. Folio Number of Property on which Building is Located: 03-4117-025-0001 through 03-4117-025-2320	
g. Building Code Occupancy Classification: R-2	
h. Present Use: Residential	
i. General Description of building (overall description, structural systems, special features): 14-story tower complex with underground/below grade parking garage and elevated parking deck. The structure was constructed 1973. It is a concrete frame system with post tension garage and tower elevated slabs.	
j. Number of Stories: 13	k. Is this a Threshold Building as per 553.71(12) F.S. (Yes/No): Yes
l. Provide an aerial of the property identifying the building being certified on a separate sheet. Attached: <input checked="" type="checkbox"/>	
m. Additional Comments: The parking garage, pool, and planters are currently undergoing permitted concrete restoration and waterproofing. The building facade is in the contract negotiation process for a restoration and paint project. Refer to Figure E-1 and E-2 for aerial photo and location map of the property.	

n. Additions to original structure:	
None	
o. Total Actual Building Area of all floors: ~500,000	S.F.

2. INSPECTIONS

a. Date of Notice of Required Inspection: 1/30/2023
b. Date(s) of actual inspection: 2/20/2019, 5/2/2019, 12/7/2021, 12/9/2021, and 12/20/2021
c. Name, license number, discipline of practice, and qualifications of licensee submitting report:
Kristen Foreman, PE, No. 83463, Professional Engineer. SI Ltd.
d. Description of laboratory or other formal testing, if required, rather than manual or visual procedures:
Core samples
e. Are Any Structural Repairs Required? (YES/NO): Yes
1. If required, describe, and indicate acceptance:
Repairs are currently being completed in the garage.
The work is observed to be in general accordance with the plans and specifications prepared by BillerReinhart.
Stucco and concrete repairs are required on the facade which will be performed starting 2023.
f. Can the building continue to be occupied while recertification and repairs are ongoing? (YES/NO): Yes
1. Explanation/Conditions:
The repairs can be conducted while the building is occupied.
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:
None

3. SUPPORTING DATA	
a.	<u>100+</u> Additional sheets of written data
b.	<u>2000+</u> Photographs provided (where required <u>plus each building elevation</u>)
c.	<u>100+</u> Drawings or sketches (aerial, site, footprint, etc.)
d.	<u>1</u> Test reports

4. FOUNDATION	
a. Describe the building foundation:	
The tower and a majority of the parking deck is supported by grade beams and precast prestressed pile foundations with cast-in-place concrete caps. The exterior wall of the parking structure surrounding the tower appears to be supported on a continuous, shallow spread concrete footing. The lowest level is constructed of a cast-in-place structural slab spanning between the foundations.	
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
None	
e. Is water drained away from the foundation? (Yes/No): Yes	
f. Is there additional sub-soil investigation required? (Yes/No): No	
1. Describe:	

5. PRESENT CONDITION OF OVERALL STRUCTURE	
a. General alignment: (Note: good, fair, poor, explain if significant)	PROVIDE PHOTO
1. Bulging: Good - None	
2. Settlement: Good - None	
3. Deflections: Good - None	
4. Expansion: Good - None	
5. Contraction: Good - None	

b. Portion showing distress: (Note, beams, columns, structural walls, floor, roofs, other)	PROVIDE PHOTO
Elevated garage post-tension slab, garage columns and facade stucco	
c. Surface conditions: Describe general conditions of finishes, cracking, spalling, peeling, signs of moisture penetration and stains.	PROVIDE PHOTO
Peeling paint was observed on the balcony ceilings. Spalling was observed on the garage columns.	
Cracking and delaminating were observed in the facade stucco. The elevated garage deck was observed to have cracking on the underside of the post-tension slab.	
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
Wide cracks were observed on the underside of the elevated garage deck.	
e. General extent of deterioration: Cracking or spalling of concrete or masonry, oxidation of metals; rot or borer attack in wood.	PROVIDE PHOTO
Cracking and spalling of concrete observed on garage columns.	
f. Previous patching or repairs (Provide description and identify location):	PROVIDE PHOTO
Previous repairs at northwest entrance ramp. The previous repairs have been built out in an attempt to achieve the proper concrete cover over the reinforcing system.	
g. Nature of present loading: (Indicate residential, commercial, storage, other - estimate magnitude for each level)	
Residential per the original design. No change in magnitude or nature of loading. Residential interiors have a line load of 40 PSF.	
h. Signs of overloading? (Yes/No): No	
1. Describe:	

6. MASONRY BEARING WALL: (Indicate good, fair, poor on appropriate lines)	PROVIDE PHOTO
a. Concrete masonry units: Tower infill walls	
b. Clay tile or terra cotta units: N/A	
c. Reinforced concrete tie columns: Acceptable condition	
d. Reinforced concrete tie beams: Acceptable condition	
e. Lintel: Acceptable condition	
f. Other type bond beams: N/A	PROVIDE PHOTO
g. Exterior masonry finishes (choose those that apply):	
1. Stucco: Fair	
2. Veneer: N/A	
3. Paint only: Fair	
4. Other (describe): Tile facade on 12th and 13th floors in poor condition.	
h. Interior masonry finishes (choose those that apply):	PROVIDE PHOTO
1. Vapor barrier: None observed	
2. Furring and plaster: Acceptable condition	
3. Paneling: N/A	
4. Paint only: Good	
5. Other (describe): N/A	
i. Cracks: At tile facade at penthouse	PROVIDE PHOTO
1. Location (note beams, columns, other): Tiled privacy wall	
2. Description:	
Wide cracks in grout at tiled facade	
j. Spalling None	PROVIDE PHOTO
1. Location (note beams, columns, other): N/A	
2. Description:	

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

7. FLOOR AND ROOF SYSTEM	
a. Roof (Must provide)	
1. Describe (roof shape, type roof covering, type roof deck, framing system, condition):	PROVIDE PHOTO
Roof has multiple levels which include the lower main roof and multiple elevated sections. It is flat (low slope) roof. Membrane type: liquid applied silicone over spray-on insulated foam over a concrete structural deck enclosed by parapet walls.	
The roofing system is in poor condition.	
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of supports:	PROVIDE PHOTO
Metal air conditioning equipment supports, good condition. Skylight on upper roof level is in fair condition.	
3. Describe roof drainage system, main and overflow, and indicate condition:	PROVIDE PHOTO
Area drains and overflow scuppers, good condition.	
4. Describe parapet build and current conditions:	PROVIDE PHOTO
CMU with concrete cap, acceptable condition.	
5. Describe mansard build and current conditions:	PROVIDE PHOTO
N/A	

6. Describe roofing membrane/covering and current conditions:	PROVIDE PHOTO
Liquid applied silicone over spray-on insulated foam in poor condition	
7. Describe any roof framing member with obvious overloading, overstress, deterioration or excessive deflection:	PROVIDE PHOTO
None.	
8. Note any expansion joints and condition:	PROVIDE PHOTO
Tower expansion joints in good condition, garage expansion joints are being replaced	
b. Floor system(s):	
1. Describe the floor system at each level, framing, material, typical spans and indicate condition:	PROVIDE PHOTO
Basement garage level is a traditionally reinforced concrete slab. Elevated slabs are post-tension concrete slabs. Elevated garage slab is in fair condition. Slab on grade and elevated tower slabs are in good condition. One post-tension cable has broken in the third floor slab. Spans are approximately 30 feet.	
2. Balconies: Indicate location, framing system, material, and condition:	PROVIDE PHOTO
Balconies are located on floors 2-13 and are post-tensioned concrete. Good condition.	
3. Stairs and escalators: indicate location, framing system, material, and condition:	PROVIDE PHOTO
Egress stairwells are located on the east and west sides of the building and in the center. Stair systems are cast-in-place concrete. The east and west stairwells have exterior landings with a waterproofing system. Good condition.	
4. Ramps: indicate location, framing type, material, and condition:	PROVIDE PHOTO
Garage ramps are located on the east and west ends of the property. Slabs are traditionally reinforced concrete in fair condition.	
5. Guardrails: describe type, material, and condition:	PROVIDE PHOTO
Balconies are enclosed with CMU parapet walls with concrete cap and/or aluminum railings. The egress stair landings are enclosed with CMU parapet walls. Railings are in good condition and parapet walls are in fair 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.	
Stairwells, mechanical spaces, electrical rooms, storage areas were utilized to see the structure exposed with no finishes.	

8. STEEL FRAMING SYSTEM	
a. Description of system at each level:	PROVIDE PHOTO
Steel truss framing at upper roof level below the skylight.	
b. Steel members: describe condition of paint and degree of corrosion:	PROVIDE PHOTO
Paint is in good condition and corrosion was not observed	
c. Steel connections: describe type and condition:	PROVIDE PHOTO
Good condition - Welded members, bolted connections secure skylight to concrete frame	
d. Concrete or other fireproofing: note any cracking or spalling of encased member and note where any covering was removed for inspection:	PROVIDE PHOTO
N/A	
e. Identify any steel framing member with obvious overloading, overstress, deterioration, or excessive deflection (provide location):	PROVIDE PHOTO
None	
f. Elevator sheave beams and connections, and machine floor beams: note condition:	PROVIDE PHOTO
Elevator machine room floors and beams in acceptable condition	

9. CONCRETE FRAMING SYSTEM	
a. Full description of concrete structural framing system:	PROVIDE PHOTO
Tower concrete frame of beams and columns. Supporting post tension concrete slabs.	
b. Cracking	
1. Significant or Not significant: Not significant	
2. Location and description of members affected and type cracking:	
Garage: Medium cracks at overhead concrete slabs.	

c. General condition	
Good condition	
d. Rebar corrosion – check appropriate line	
1. None visible: <input checked="" type="checkbox"/>	
2. Location and description of members affected and type cracking:	PROVIDE PHOTO
Garage column spalling exposing corroding rebar	
3. Significant but patching will suffice:	PROVIDE PHOTO
N/A	
4. Significant: structural repairs required (describe):	PROVIDE PHOTO
N/A	
e. Samples chipped out in spall areas:	
1. No: <input type="checkbox"/>	PROVIDE PHOTO
2. Yes, describe color, texture, aggregate, general quality:	
Concrete repairs have been completed on the garage columns. Existing concrete is in generally good condition. Grey, typical texture and aggregate.	
f. Identify any concrete framing member with obvious overloading, overstress, deterioration, or excessive deflection:	PROVIDE PHOTO
N/A	

10. WINDOWS, STOREFRONTS, CURTAINWALLS AND EXTERIOR DOORS	
a. Windows/Storefronts/Curtainwalls	PROVIDE PHOTO
1. Type (Wood, steel, aluminum, vinyl, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other):	
Aluminum single hung three panel windows on units. Fixed aluminum windows on lobby level. Fixed panel skylight system at upper roof level.	
2. Anchorage: type and condition of fasteners and latches:	
Screws, fair condition	

3. Sealant: type and condition of perimeter sealant and at mullions:	
Silicone or hybrid sealant - fair condition	
4. Interiors seals: type and condition at operable vents:	
N/A	
5. General condition:	
Fair condition	
6. Describe any repairs needed:	
Remove and replace deteriorated sealants	
b. Structural Glazing on the exterior envelope of Threshold Buildings (Yes/No): Yes	
1. Previous Inspection Date: December 2021	
2. Description of Curtain Wall Structural Glazing and adhesive sealant:	
Skylight at upper roof. Sealant was replaced in 2016.	
3. Describe Condition of System:	
Skylight is in fair condition. Glass is intact and metal is not corroded. Sealant is deteriorating.	
c. Exterior Doors	PROVIDE PHOTO
1. Type (Wood, Steel, Aluminum, Sliding Glass Door, other):	
Aluminum sliding glass doors and glass swing doors on unit balconies. Aluminum and glass swing doors and automatic sliding doors at lobby level. Aluminum swing doors at garage level and storage/mechanical rooms.	
2. Anchorage: type and condition of fasteners and latches:	
Screws, fair condition	
3. Sealant: type and condition of sealant:	
Polyurethane sealant - fair condition	

4. General condition:
Fair condition
5. Describe any repairs needed:
Remove and replace deteriorating sealant.

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

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

12. BUILDING FAÇADE INSPECTION (Threshold Buildings)	PROVIDE PHOTO
a. Identify and describe the exterior walls and appurtenances on all sides of the building. (Cladding type, corbels, precast appliques, etc.)	
Framing is cast-in-place concrete and infill is CMU. The building facade is covered with stucco and finished with paint. The 12th and 13th floor balconies have tile on portions of the facade. No appurtenances.	
b. Identify the attachment type of each appurtenance type (mechanically attached or adhered):	
N/A	
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):	
N/A	

13. SPECIAL OR UNUSUAL FEATURES IN THE BUILDING

PROVIDE PHOTO

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

Skylight at upper roof level. Porte-cochere on north side of the building over the elevated walking surface and on-grade driveway. Overhang on the south side of the building over the recreation deck.
Retaining walls in basement garage.

b. Indicate condition of the special feature, its supports, and connections:

Porte-cochere and overhang are in good condition. Roofing material on both is in fair condition.
Retaining walls in the basement garage are in good condition. The skylight is in fair condition.

Reset Form



April 12, 2024

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

Re: Building Electrical Recertification Inspection for 600 Biltmore, Coral Gables, FL

Dear Building Official:

In accordance with the notice addressed to Biltmore II Condominiums, for the subject property, Osborn Engineering (OE) is providing the attached Building Recertification form & Electrical Certification Report per the Electrical Certification requirements for Miami-Dade County.

For the electrical recertification, Christopher E. Durham, PE (PE #7665) visited the subject property to perform the electrical inspections. Additional Thermal Imaging Inspections were performed by Jim Brady (Brady Infrared), Level III Thermographer – Certificate #6099.

Based on the inspections, it has been determined that no unsafe electrical conditions are present and deemed electrically safe for continued use.

Please refer to the attached Minimum Inspection Procedural Guidelines for Building's Electrical Recertification forms completed and Electrical Site Observation Report for further information on the subject property.

Sincerely,
OSBORN ENGINEERING

A handwritten signature in black ink, appearing to read "Chris Durham", written over a horizontal line.

Christopher E. Durham, PE
Director | Florida



ELECTRICAL SITE OBSERVATION & CERTIFICATION REPORT



BILTMORE II CONDOMINIUMS

600 BILTMORE WAY
CORAL GABLES, FL 33134

Revised 04.12.2024

OSBORN PROJECT #J20211276.000





BILTMORE II CONDOMINIUM
600 BILTMORE WAY
CORAL GABLES, FL 33134

Given below is a listing of field observations items noted during Osborn's visit to the facility during the week of March 14 of 2022. The purpose of the site observations was to evaluate the electrical components of the building in conjunction with the Electrical Building Re-Certification process required for the City of Coral Gables.

This report identifies equipment sizes, voltages, and the general condition of the equipment as well as includes observations recommended to be corrected in conjunction with the Certification process as well as additional maintenance items where required.

Where recommendations are recommended, we have identified items as 'General Maintenance' (**GM**) and 'Corrective Actions' Recommended (**CA**).

SECTION 1 – AERIAL VIEW OF THE BUILDING



Figure 1: Aerial view of the property identifying the building being certified.



SECTION 3 & 4 - ELECTRICAL SERVICE & METERING EQUIPMENT



Figure 2: Typical Main Electrical Room & Metering Equipment.



Figure 3: Typical Main Electrical Room & Metering Equipment.

SECTION 5 & 6 – ELECTRICAL ROOM & GUTTER



Figure 4: Main Electrical Room & Gutter



SECTION 7 & 8 - ELECTRICAL PANELS & BRANCH CIRCUITS

Main Electrical Room

1) Normal System:

- A. **Main 1 OF 4 – Distribution Panel DP:** 800A MCB, 480V, 3PH
 - a. *Condition: Average*
 - b. *Labeling: Good*
 - c. *Clearance: As required.*

- B. **Main 2 OF 4 – Service Disconnect:** 400A, 480V, 3PH
 - a. *Condition: Average*
 - b. *Labeling: Good*
 - c. *Clearance: As required.*

- C. **Main 3 OF 4 – Service Disconnect:** 400A, 480V, 3PH
 - a. *Condition: Average*
 - b. *Labeling: Good*
 - c. *Clearance: As required.*

- D. **Main 4 OF 4 – Service Disconnect:** 400A, 480V, 3PH
 - a. *Condition: Average*
 - b. *Labeling: Good*
 - c. *Clearance: As required.*

- E. **Floor Mounted House XFMR:** 300kVA, 480 : 208Y/120V, 3PH
 - a. *Condition: Good*
 - b. *Clearance: As required.*

- F. **Distribution Panel - DP:** 600A MCB, 208V, 3PH, 4W
 - a. *Condition: Average*
 - b. *Labeling: Good*
 - c. *Clearance: As required.*

- G. **Branch Circuit Panelboard - HR:** 225A, 208/120V, 3PH, 4W, 42-Poles.
 - a. *Condition: Good*
 - b. *Labeling: Good*
 - c. *Clearance: As required.*

- H. **Branch Circuit Panelboard - HL:** 225A, 208/120V, 3PH, 4W, 42-Poles.
 - a. *Condition: Good*
 - b. *Labeling: Good*
 - c. *Clearance: As required.*



- I. **Branch Circuit Panel - L:** 200A, 208/120V, 3PH, 4W, 12-Poles.
 - a. *Condition: Good*
 - b. *Labeling: Good*
 - c. *Clearance: As required.*

- J. **Branch Circuit Panelboard - M:** 225A, 208/120V, 3PH, 4W, 42-Poles.
 - a. *Condition: Good*
 - b. *Labeling: Good*
 - c. *Clearance: As required.*

- K. **Branch Circuit Panelboard - N:** 125A, 208/120V, 3PH, 4W, 42-Poles.
 - a. *Condition: Good*
 - b. *Labeling: Good*
 - c. *Clearance: As required.*

- L. **Branch Circuit Panelboard - P:** 225A, 208/120V, 3PH, 4W, 42-Poles.
 - a. *Condition: Good*
 - b. *Labeling: Good*
 - c. *Clearance: As required.*

2) Emergency System:

- A. **Manual Transfer Switch:** 600A, 480V, 3PH
 - a. *Average condition*

- B. **Distribution Panel - EM:** 400A, 480V, 3PH, 4W, 30 Poles.
 - a. *Average condition*

- C. **Floor Mounted Emergency System Transformer:** 45kVA – 480 : 208Y/120V, 3PH
 - a. *Condition: Good*
 - b. *Clearance: As required*

- D. **Branch Circuit Panelboard - Emergency:** 200A MCB, 208/120V, 3PH, 4W, 42-Poles.
 - a. *Condition: Good*
 - b. *Labeling: Good*
 - c. *Clearance: As required.*

- E. **Branch Circuit Panelboard – Emergency Sub-Panel:** 125A MLO, 208/120V, 3PH, 4W, 24-Poles.
 - a. *Condition: Good*



- b. *Labeling: Good*
- c. *Clearance: As required*

3) Pool Equipment Room:

- A. **Branch Circuit Panelboard – Pool Panel:** 100A MLO, 208/120V, 3PH, 4W, 30-Poles.
 - a. *Condition: Good*
 - b. *Labeling: Good*
 - c. *Clearance: As required*

4) Elevator Machine Rooms:

- A. **West Side:** Elevator equipment was being replaced. The existing 40HP elevator motors were being replaced with a new 24.7HP motors. Due to working restrictions the room was not observed.
- B. **East Side:** All equipment located within the elevator machine room are permanently identified and were observed to be in good condition.

5) Emergency Generator Room:

- A. **Standby Generator:** 500kVA/400kW – 480V, 3PH
 - a. *Manufacturer: Caterpillar*
 - b. *Model #: C13*
 - c. *Product Identification #: CAT00C13TT3200676*
 - d. *Condition: Like New*
- B. **Distribution Panel - Emergency Panel 2 (Elevators):** 300A MLO, 480/277V, 3PH, 4W, 18-Poles.
 - a. *Condition: Good*
 - b. *Labeling: Good*
 - c. *Clearance: As Required*
- C. **Branch Circuit Panelboard – Q:** 100A MCB, 208/120V, 3PH, 4W, 42-Poles
 - a. *Condition: Good*
 - b. *Labeling: Good*
 - c. *Clearance: As Required*



6) Roof Equipment:

A. **Distribution Panel – W: 200A, 480/277V, 3PH, 4W, MLO**

- a. *Condition: Average*
- b. *Labeling: Good*
- c. *Clearance: As required.*

7) Electrical Rooms – Floors: 3rd – 12th

FLOOR	LOCATION	EQUIP NAME	SIZE	PHASE	CLEARANCES	BREAKERS	CONDITION
12TH	EAST	METER CENTER	800A	3	PER CODE	6	GOOD
	EAST	METER CENTER	800A	3	PER CODE	10	GOOD
	EAST	METER CENTER	800A	3	PER CODE	10	GOOD
	WEST	METER CENTER	800A	3	PER CODE	6	GOOD
	WEST	METER CENTER	800A	3	PER CODE	10	GOOD
	WEST	METER CENTER	800A	3	PER CODE	10	GOOD
9TH	EAST	METER CENTER	800A	3	PER CODE	10	GOOD
	EAST	METER CENTER	800A	3	PER CODE	10	GOOD
	EAST	METER CENTER	800A	3	PER CODE	10	GOOD
	WEST	METER CENTER	800A	3	PER CODE	10	GOOD
	WEST	METER CENTER	800A	3	PER CODE	10	GOOD
	WEST	METER CENTER	800A	3	PER CODE	10	GOOD
6TH	EAST	METER CENTER	800A	3	PER CODE	10	GOOD
	EAST	METER CENTER	800A	3	PER CODE	10	GOOD
	EAST	METER CENTER	800A	3	PER CODE	10	GOOD
	EAST	HOUSE PANEL EAST	100A	3	PER CODE	42	GOOD
	WEST	METER CENTER	800A	3	PER CODE	10	GOOD
	WEST	METER CENTER	800A	3	PER CODE	10	GOOD
	WEST	METER CENTER	800A	3	PER CODE	10	GOOD
3RD	WEST	HOUSE PANEL WEST	100A	3	PER CODE	42	GOOD
	EAST	METER CENTER	800A	3	PER CODE	10	GOOD
	EAST	METER CENTER	800A	3	PER CODE	10	GOOD
	EAST	METER CENTER	800A	3	PER CODE	10	GOOD
	WEST	METER CENTER	800A	3	PER CODE	10	GOOD
	WEST	METER CENTER	800A	3	PER CODE	10	GOOD
	WEST	METER CENTER	800A	3	PER CODE	10	GOOD



8) Condo Units – Electrical Panels

PH	UNIT #	GOOD	NEEDS REPAIR	BRANCH CIRCUIT IDENTIFICATION	COMMENTS
	PH101	X	No	As required	
	PH102	X	No	As required	
	PH103	X	No	As required	
	PH104	X	No	As required	
	PH105	X	No	As required	
	PH106	X	No	As required	
	PH107	X	No	As required	
	PH108	X	No	As required	
	PH109	X	No	As required	
	PH110	X	No	As required	
	PH111	X	No	As required	
PH112	X	No	As required		
12 TH FLOOR	UNIT #	GOOD	NEEDS REPAIR	BRANCH CIRCUIT IDENTIFICATION	COMMENTS
	1201	X	No	As required	
	1202	X	No	As required	
	1203	X	No	As required	
	1204	X	No	As required	
	1205	X	No	As required	
	1206	X	No	As required	
	1207	X	No	As required	
	1208	X	No	As required	
	1209	X	No	As required	
	1210	X	No	As required	
	1211	X	No	As required	
	1212	X	No	As required	
	1213	X	No	As required	
	1214	X	No	As required	
	1215	X	No	As required	
	1216	X	No	As required	
	1217	X	No	As required	
	1218	X	No	As required	
1219	X	No	As required		
1220	X	No	As required		

11 TH FLOOR	UNIT #	GOOD	NEEDS REPAIR	BRANCH CIRCUIT IDENTIFICATION	COMMENTS
	1101	X	No	As required	
	1102	X	No	As required	
	1103	X	No	As required	
	1104	X	No	As required	
	1105	X	No	As required	
	1106	X	No	As required	
	1107	X	No	As required	
	1108	X	No	As required	
	1109	X	No	As required	
1110	X	No	As required		



	1111	X	No	As required	
	1112	X	No	As required	
	1113	X	No	As required	
	1114	X	No	As required	
	1115	X	No	As required	
	1116	X	No	As required	
	1117	X	No	As required	
	1118	X	No	As required	
	1119	X	No	As required	
	1120	X	No	As required	

10 TH FLOOR	UNIT #	GOOD	NEEDS REPAIR	BRANCH CIRCUIT IDENTIFICATION	COMMENTS
	1001	X	No	As required	
	1002	X	No	As required	
	1003	X	No	As required	
	1004	X	No	As required	
	1005	X	No	As required	
	1006	X	No	As required	
	1007	X	No	As required	
	1008	X	No	As required	
	1009	X	No	As required	
	1010	X	No	As required	
	1011	X	No	As required	
	1012	X	No	As required	
	1013	X	No	As required	
	1014	X	No	As required	
	1015	X	No	As required	
	1016	X	No	As required	
	1017	X	No	As required	
	1018	X	No	As required	
1019	X	No	As required		
1020	X	No	As required		

9 TH FLOOR	UNIT #	GOOD	NEEDS REPAIR	BRANCH CIRCUIT IDENTIFICATION	COMMENTS
	901	X	No	As required	
	902	X	No	As required	
	903	X	No	As required	
	904	X	No	As required	
	905	X	No	As required	
	906	X	No	As required	
	907	X	No	As required	
	908	X	No	As required	
	909	X	No	As required	
	910	X	No	As required	
	911	X	No	As required	
	912	X	No	As required	
	913	X	No	As required	
914	X	No	As required		



	915	X	No	As required	
	916	X	No	As required	
	917	X	No	As required	
	918	X	No	As required	
	919	X	No	As required	
	920	X	No	As required	

8 TH FLOOR	UNIT #	GOOD	NEEDS REPAIR	BRANCH CIRCUIT IDENTIFICATION	COMMENTS
	801	X	No	As required	
	802	X	No	As required	
	803	X	No	As required	
	804	X	No	As required	
	805	X	No	As required	
	806	X	No	As required	
	807	X	No	As required	
	808	X	No	As required	
	809	X	No	As required	
	810	X	No	As required	
	811	X	No	As required	
	812	X	No	As required	
	813	X	No	As required	
	814	X	No	As required	
	815	X	No	As required	
	816	X	No	As required	
817	X	No	As required		
818	X	No	As required		
819	X	No	As required		
820	X	No	As required		

7 TH FLOOR	UNIT #	GOOD	NEEDS REPAIR	BRANCH CIRCUIT IDENTIFICATION	COMMENTS
	701	X	No	As required	
	702	X	No	As required	
	703	X	No	As required	
	704	X	No	As required	
	705	X	No	As required	
	706	X	No	As required	
	707	X	No	As required	
	708	X	No	As required	
	709	X	No	As required	
	710	X	No	As required	
	711	X	No	As required	
	712	X	No	As required	
	713	X	No	As required	
	714	X	No	As required	
	715	X	No	As required	
	716	X	No	As required	
717	X	No	As required		
718	X	No	As required		



	719	X	No	As required	
	720	X	No	As required	

6 TH FLOOR	UNIT #	GOOD	NEEDS REPAIR	BRANCH CIRCUIT IDENTIFICATION	COMMENTS
	601	X	No	As required	
	602	X	No	As required	
	603	X	No	As required	
	604	X	No	As required	
	605	X	No	As required	
	606	X	No	As required	
	607	X	No	As required	
	608	X	No	As required	
	609	X	No	As required	
	610	X	No	As required	
	611	X	No	As required	
	612	X	No	As required	
	613	X	No	As required	
	614	X	No	As required	
	615	X	No	As required	
	616	X	No	As required	
617	X	No	As required		
618	X	No	As required		
619	X	No	As required		
620	X	No	As required		

5 TH FLOOR	UNIT #	GOOD	NEEDS REPAIR	BRANCH CIRCUIT IDENTIFICATION	COMMENTS
	501	X	No	As required	
	502	X	No	As required	
	503	X	No	As required	
	504	X	No	As required	
	505	X	No	As required	
	506	X	No	As required	
	507	X	No	As required	
	508	X	No	As required	
	509	X	No	As required	
	510	X	No	As required	
	511	X	No	As required	
	512	X	No	As required	
	513	X	No	As required	
	514	X	No	As required	
	515	X	No	As required	
	516	X	No	As required	
517	X	No	As required		
518	X	No	As required		
519	X	No	As required		
520	X	No	As required		



4 TH FLOOR	UNIT #	GOOD	NEEDS REPAIR	BRANCH CIRCUIT IDENTIFICATION	COMMENTS
	401	X	No	As required	
	402	X	No	As required	
	403	X	No	As required	
	404	X	No	As required	
	405	X	No	As required	
	406	X	No	As required	
	407	X	No	As required	
	408	X	No	As required	
	409	X	No	As required	
	410	X	No	As required	
	411	X	No	As required	
	412	X	No	As required	
	413	X	No	As required	
	414	X	No	See comment	Needs new Identification card (GM) .
	415	X	No	As required	
	416	X	-	-	Unit under renovation. A new Identification card will be required upon completion (GM)
	417	X	No	As required	
	418	X	No	As required	
419	X	-	-	Unit under renovation. A new Identification card will be required upon completion (GM)	
420	X	No	As required		

3 RD FLOOR	UNIT #	GOOD	NEEDS REPAIR	BRANCH CIRCUIT IDENTIFICATION	COMMENTS
	301	X	No	As required	
	302	X	No	As required	
	303	X	No	As required	
	304	X	No	As required	
	305	X	No	As required	
	306	X	No	As required	
	307	X	No	As required	
	308	X	No	As required	
	309	X	No	As required	
	310	X	No	As required	
	311	X	No	As required	
	312	X	No	As required	
	313	X	No	As required	
	314	X	No	As required	
	315	X	No	As required	
	316	X	No	As required	
	317	X	No	As required	
	318	X	No	As required	
	319	X	No	As required	
320	X	No	As required		



	UNIT #	GOOD	NEEDS REPAIR	BRANCH CIRCUIT IDENTIFICATION	COMMENTS
2ND FLOOR	201	X	No	As required	
	202	X	No	As required	
	203	X	No	As required	
	204	X	No	As required	
	205	X	No	As required	
	206	X	No	As required	
	207	X	No	As required	
	208	X	No	As required	
	209	X	No	As required	
	210	X	No	As required	
	211	X	No	As required	
	212	X	No	As required	
	213	X	No	As required	
	214	X	No	As required	
	215	X	No	As required	
	216	X	No	As required	
	217	X	No	As required	
	218	X	No	As required	
219	X	No	As required		
220	X	No	As required		



Figure 5: Main 02 of 04 Service Disconnect



Figure 6: Main 03 of 04 Service Disconnect



Figure 7: Main 04 of 04 Service Disconnect



Figure 8: Floor Mounted House Xfmrt



Figure 9: Distribution Panel DP



Figure 10: Panel HR



Figure 11: Panel HL



Figure 12: Panel L



Figure 13: Panel M



Figure 14: Panel N



Figure 15: Panel P



Figure 16: Manual Transfer Switch



Figure 17: Emergency Distribution Panel



Figure 18: Floor Mounted Emergency Transformer



Figure 19: Emergency Panel



Figure 20: Emergency Sub-Panel

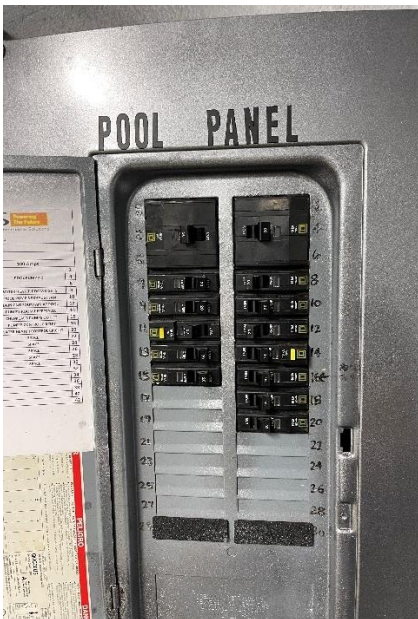


Figure 21: Pool Panel

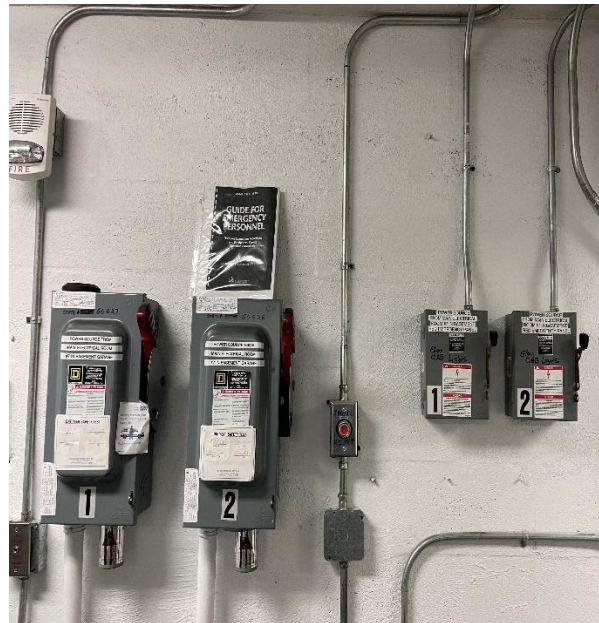


Figure 22: Elevator Machine Disconnects – East Side



Figure 23: Elevator Machine Disconnects – West Side



Figure 24: Emergency Generator



Figure 25: Panel Q



Figure 26: Emergency Panel 2 (Elevators)



Figure 27: Roof Panel W



Figure 28: Typical Condo Unit Electrical Panel



Figure 29: Typical Condo Unit Electrical Panel



Figure 30: Typical Condo Unit Electrical Panel



SECTION 9 – GROUNDING OF SERVICE



Figure 31: Typical Service Grounding



Figure 32: Typical Service Grounding

SECTION 10 – GROUNDING OF EQUIPMENT

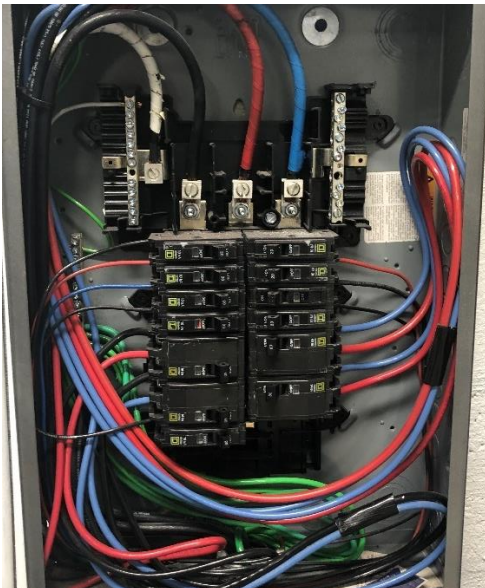


Figure 33: Equipment Grounding

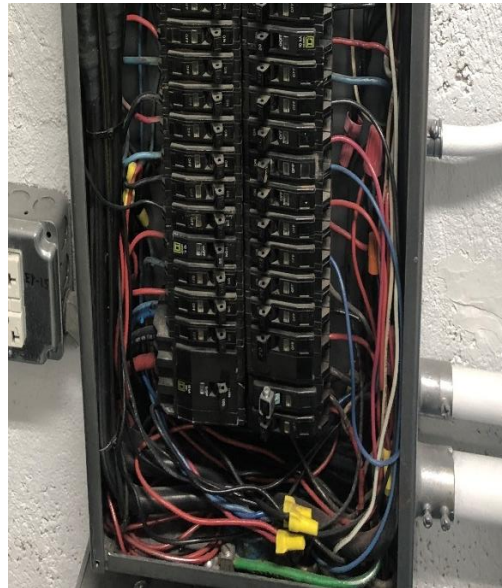


Figure 34: Equipment Grounding



SECTION 11 – SERVICE CONDUIT/ RACEWAYS



Figure 35: Typical Service Conduit Mains 02 of 04, 03 of 04, and 04 of 04



Figure 36: Service Conduit into MTS

SECTION 12 – GENERAL CONDUIT RACEWAYS



Figure 37: General Conduit Raceway



Figure 38: General Conduits



SECTION 13 – WIRE AND CABLES

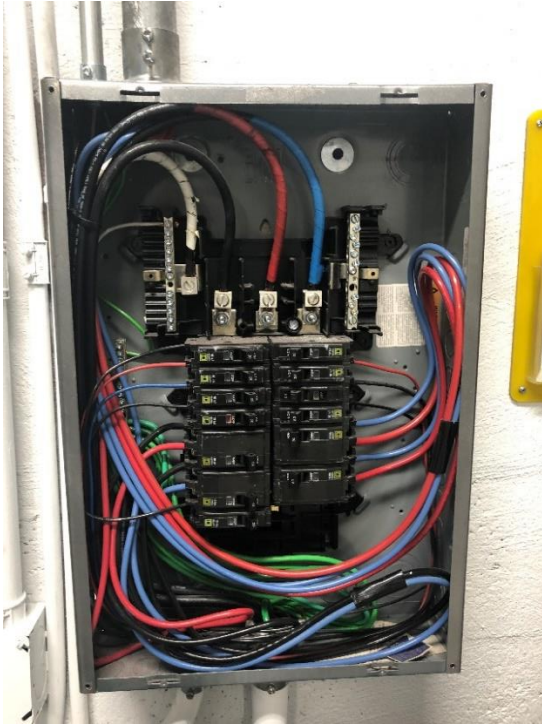


Figure 39: Wires and Cables – Panel L



Figure 40: Wires and Cables – Panels M, HL, HR

SECTION 16 – OTHER CONDUCTORS



Figure 41: Other Conductors – Emergency Transfer Switch

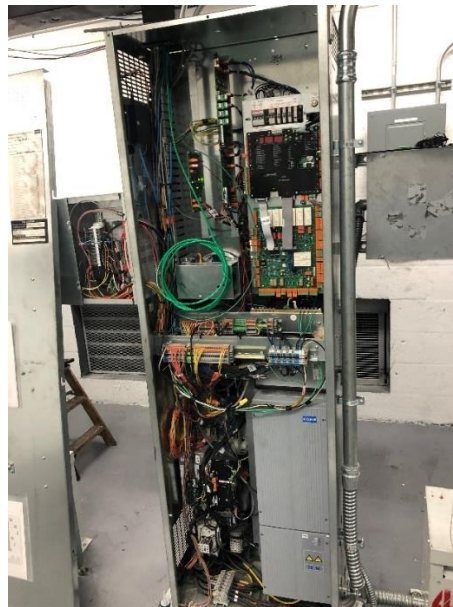


Figure 42: Elevator Control Wiring



SECTION 17 – TYPES OF WIRING METHODS



Figure 43: Types of wiring methods - PVC & MC

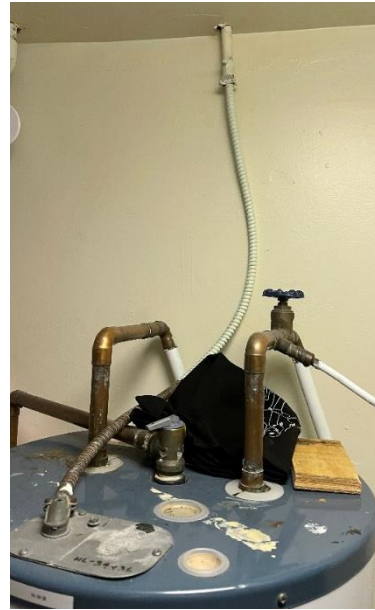


Figure 44: Types of Wiring Methods – MC Cable

SECTION 18 & 19 – EMERGENCY LIGHTING



Figure 44: Emergency Lights – Elevator Equipment Room

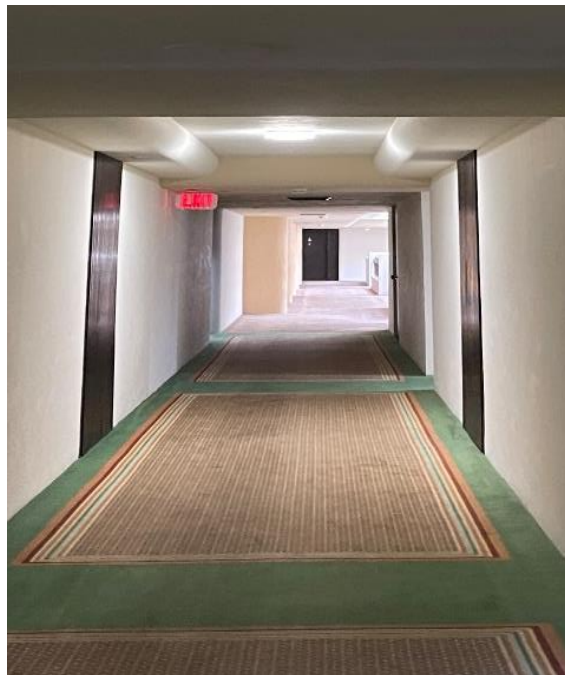


Figure 45: Typical Corridor Egress Lighting



SECTION 20 & 21 – FIRE ALARM SYSTEM & SMOKE DETECTORS



Figure 46: Typical Fire Alarm Speaker Strobe



Figure 47: Typical Corridor Smoke detector

SECTION 22 – EXIT LIGHTS



Figure 48: Typical Exit Lights

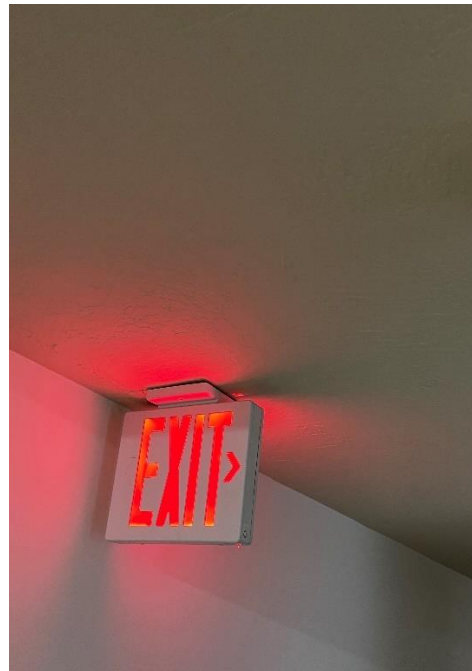


Figure 49: Typical Exit Lights



SECTION 23 – EMERGENCY GENERATOR



Figure 50: Emergency Generator

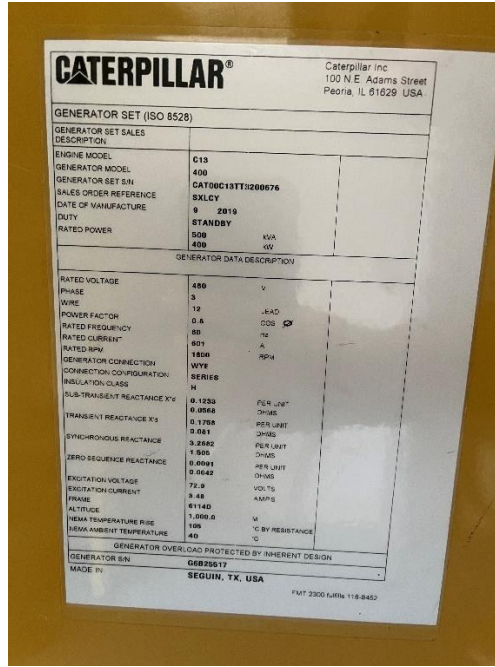


Figure 51: Generator Nameplate

SECTION 24 – WIRING IN OPEN OR COVER PARKING GARAGE AREAS



Figure 52: Wiring in Covered Parking Garage



Figure 53: Wiring in Covered Parking Garage



SECTION 27 – WIRING TO MECHANICAL EQUIPMENT

1) Booster & Fire Pump Room:

- A. **Domestic Water Pump (duplex):** 2 x 15HP, 480V, 3PH
 - a. *Condition: Like New*
 - b. *Clearance: As required*

- B. **Jockey Pump:** 2HP, 480V, 3PH
 - a. *Condition: Good*
 - b. *Clearance: As required*

- C. **Fire Pump:** 100HP, 480V, 3PH
 - a. *Condition: Good*
 - b. *Clearance: As required*

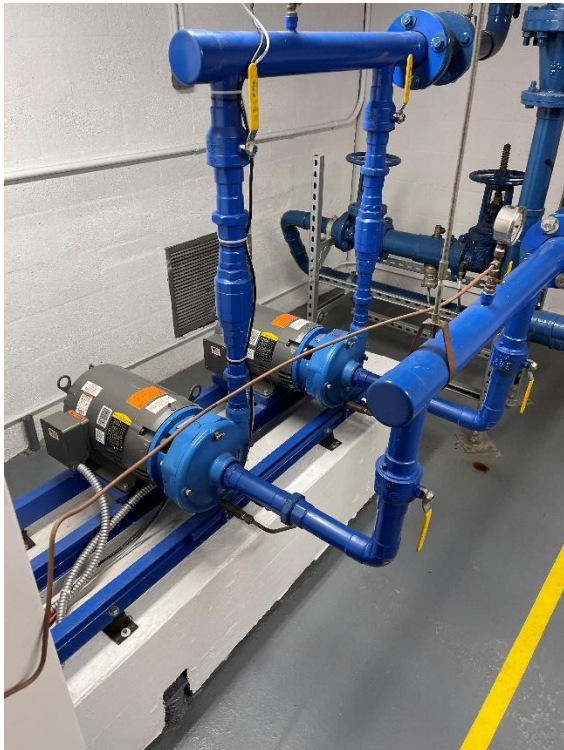


Figure 54: Domestic Water Pump



Figure 55: Jockey Pump

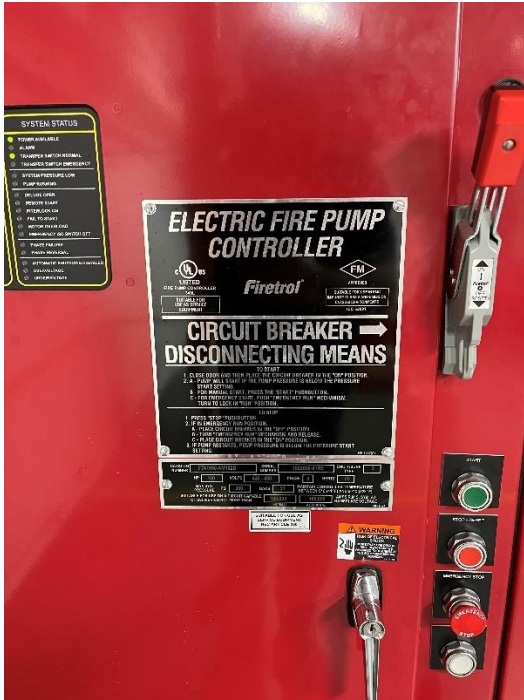


Figure 56: Fire Pump Controller



Figure 57: Fire Pump

2) Roof Mechanical Equipment (Condensing Units, Exhaust Fans, OAU Units):



Figure 58: Roof CU Unit Equipment Disconnect



Figure 59: Typical Disconnect Switch for Roof CU Units



Figure 60: Roof Exhaust Fan Wiring Connection



Figure 61: OAU Wiring Connections

SECTION 28 – ADDITIONAL COMMENTS

- All equipment located within the Main Electrical Room, Booster/ Fire Pump Room, Elevator Control Room, are permanently identified and were observed to be in good condition. The room was found in very good and clean condition.
- We were unable to obtain the lighting levels for certain parts of the underground parking garage due to the ongoing pool renovation. Those areas were inaccessible, however, based on the lighting levels for the rest of the underground parking garage, we were able to confirm that it meets code.
- At both east & west uncovered parking lots, it was observed that some light poles were not operating due to the ongoing renovation and recommend verifying that the fixtures are back in operation once the pool renovation is complete **(GM)**.



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

CASE REFERENCE NUMBER: _____

LICENSEE NAME: Christopher E. Durham, P.E.

TITLE: Electrical Engineer

JURISDICTION NAME: _____

ADDRESS: 600 Hillsboro Blvd

Deerfield Beach, FL 33441

SIGNATURE: _____

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

1. DESCRIPTION OF BUILDING	
a. Name on Title: Biltmore II Condominiums	
b. Building Street Address: 600 Biltmore Way, Coral Gables FL 33134	Bldg. #:
c. Legal Description: CORAL GABLES BILTMORE SEC. PB 20-28.ALL BLK 8.F/A/U 03411	Attached: <input type="checkbox"/>
d. Owner's Name: Biltmore II Condominium Association	
e. Owner's Mailing Address: 600 Biltmore Way, Coral Gables, FL 33134	
f. Folio Number of Property on which Building is Located: 03-4117-025-0001	
g. Building Code Occupancy Classification: Residential R-2 (Condominium)	
h. Present Use: Residential (Condominium)	
i. General Description of building (overall description, structural systems, special features):	
13 stories, 232 units, below grade parking, elevated parking structure, elevated pool deck	
j. Number of Stories: 13	k. Is this a Threshold Building as per 553.71(12) F.S. (Yes/No): Yes
l. Provide an aerial of the property identifying the building being certified on a separate sheet. Attached: <input checked="" type="checkbox"/>	
m. Additional Comments:	

2. INSPECTIONS

a. Date of Notice of Required Inspection:

b. Date(s) of actual inspection: 03/15/2022

c. Name and qualifications of licensee submitting report:
Christopher E. Durham, Electrical Engineer: FL PE#76655

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

1. If required, describe, and indicate acceptance:

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

a. Size: Voltage (480V) Amperage (800A) Type: Fuses () Breakers (X)

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

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

Comments:
Building has multiple electrical services. Please refer to Site observation report for additional electrical services and additional information.

4. METERING EQUIPMENT PROVIDE PHOTO

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

Comments:
Please refer to the Site Observation Report for required pictures.

5. ELECTRIC ROOMS			PROVIDE PHOTO
1. Clearances:	Good (<input checked="" type="radio"/>)	Fair (<input type="radio"/>)	Needs Correction (<input type="radio"/>)
Comments:			
Please refer to the Site Observation Report for required pictures.			

6. GUTTERS			PROVIDE PHOTO
1. Location:	Good (<input checked="" type="radio"/>)	Needs Repair (<input type="radio"/>)	
2. Taps and Fill:	Good (<input checked="" type="radio"/>)	Needs Repair (<input type="radio"/>)	
Comments:			
N/A			

7. ELECTRICAL PANELS			PROVIDE PHOTO
1. Panel # (DP)	Location: Main Electrical Room		
	Good (<input checked="" type="radio"/>)	Needs Repair (<input type="radio"/>)	
2. Panel # (HR)	Location: Main Electrical Room		
	Good (<input checked="" type="radio"/>)	Needs Repair (<input type="radio"/>)	
3. Panel # (HL)	Location: Main Electrical Room		
	Good (<input checked="" type="radio"/>)	Needs Repair (<input type="radio"/>)	
4. Panel # (L)	Location: Main Electrical Room		
	Good (<input checked="" type="radio"/>)	Needs Repair (<input type="radio"/>)	
5. Panel # (M)	Location: Main Electrical Room		
	Good (<input checked="" type="radio"/>)	Needs Repair (<input type="radio"/>)	

Comments:
Please refer to the Site Observation Report for required pictures and additional electrical panels.

8. BRANCH CIRCUITS	PROVIDE PHOTO
1. Identified: Yes (<input checked="" type="radio"/>) Must be Identified (<input type="radio"/>)	
2. Conductors: Good (<input checked="" type="radio"/>) Deteriorated (<input type="radio"/>) Must be Replaced (<input type="radio"/>)	
Comments:	
Please refer to the Site Observation Report for required pictures.	

9. GROUNDING OF SERVICE	PROVIDE PHOTO
Good (<input checked="" type="radio"/>) Needs Repair (<input type="radio"/>)	
Comments:	
Please refer to the Site Observation Report for required pictures.	

10. GROUNDING OF EQUIPMENT	PROVIDE PHOTO
Good (<input checked="" type="radio"/>) Needs Repair (<input type="radio"/>)	
Comments:	
Please refer to the Site Observation Report for required pictures.	

11.SERVICE CONDUIT/RACEWAYS	PROVIDE PHOTO
Good (<input checked="" type="radio"/>)	Needs Repair (<input type="radio"/>)
Comments:	
In general, the electrical equipment and associated conduits & conductors were observed to be in good condition. Please refer to the Site Observation Report for required pictures.	

12.GENERAL CONDUIT/RACEWAYS	PROVIDE PHOTO
Good (<input checked="" type="radio"/>)	Needs Repair (<input type="radio"/>)
Comments:	
In general, the electrical equipment and associated conduits & conductors were observed to be in good condition. Please refer to the Site Observation Report for required pictures.	

13.WIRE AND CABLES	PROVIDE PHOTO
Good (<input checked="" type="radio"/>)	Needs Repair (<input type="radio"/>)
Comments:	
In general, the electrical equipment and associated conduits & conductors were observed to be in good condition. Please refer to the Site Observation Report for required pictures.	

14.BUSWAYS	PROVIDE PHOTO
Good (<input type="radio"/>)	Needs Repair (<input type="radio"/>)
Comments:	
N/A	

15.THERMOGRAPHY INSPECTION RESULTS	PROVIDE PHOTO
(ADD SHEETS AS REQUIRED)	
Comments:	
Please refer to the Thermography Report for required thermal images information.	

16.OTHER CONDUCTORS	PROVIDE PHOTO
Good (<input checked="" type="radio"/>) Needs Repair (<input type="radio"/>)	
Comments:	
In general, all the electrical equipment and associated conduits & conductors were observed to be in good condition. Please refer to the Site Observation Report for required pictures.	

17.TYPES OF WIRING METHODS	PROVIDE PHOTO
1. Conduit Raceways Rigid:	Good (<input type="radio"/>) Needs Repair (<input type="radio"/>) N/A (<input checked="" type="radio"/>)
2. Conduit PVC:	Good (<input checked="" type="radio"/>) Needs Repair (<input type="radio"/>) N/A (<input type="radio"/>)
3. NM Cable:	Good (<input checked="" type="radio"/>) Needs Repair (<input type="radio"/>) N/A (<input type="radio"/>)
4. Other:	Good (<input type="radio"/>) Needs Repair (<input type="radio"/>) N/A (<input checked="" type="radio"/>)
a. Other Wiring (Specify):	
Comments:	
Please refer to the Site Observation Report for required pictures.	

18.EMERGENCY LIGHTING	PROVIDE PHOTO
Good (<input checked="" type="radio"/>) Needs Repair (<input type="radio"/>) N/A (<input type="radio"/>)	
Comments:	
Please refer to the Site Observation Report for required pictures.	

19. BUILDING EGRESS ILLUMINATION	PROVIDE PHOTO
Good (<input checked="" type="radio"/>)	Needs Repair (<input type="radio"/>) N/A (<input type="radio"/>)
Comments:	
The building Egress illumination was observed to be in good condition, as per code. Please refer to the Site Observation Report for required pictures.	

20. FIRE ALARM SYSTEM	PROVIDE PHOTO
Good (<input checked="" type="radio"/>)	Needs Repair (<input type="radio"/>) N/A (<input type="radio"/>)
Comments:	
The fire alarm system was observed to be in good condition. Please refer to the Site Observation Report for required pictures.	

21. SMOKE DETECTORS	PROVIDE PHOTO
Good (<input checked="" type="radio"/>)	Needs Repair (<input type="radio"/>) N/A (<input type="radio"/>)
Comments:	
Smoke detectors were observed to be in good condition. Please refer to the Site Observation Report for required pictures.	

22. EXIT LIGHTS	PROVIDE PHOTO
Good (<input checked="" type="radio"/>)	Needs Repair (<input type="radio"/>) N/A (<input type="radio"/>)
Comments:	
All exit signs have been tested. A total of 5 batteries have been replaced and tested. All exit signs were observed to be in good condition and operation. Please refer to the Site Observation Report for required pictures.	

23. EMERGENCY GENERATOR			PROVIDE PHOTO
Good (<input checked="" type="radio"/>)	Needs Repair (<input type="radio"/>)	N/A (<input type="radio"/>)	
Comments:			
The Caterpillar C13 500 kVA/ 400 kW - 480V, 3PH generator was observed to be in good condition.			
Please refer to the Site Observation Report for required pictures.			

24. WIRING IN OPEN OR UNDER COVER PARKING GARAGE AREAS			PROVIDE PHOTO
Good (<input checked="" type="radio"/>)	Requires Additional Illumination (<input type="radio"/>)	N/A (<input type="radio"/>)	
Comments:			
All wiring within both under cover & underground parking garages were observed to be in good condition. Please refer to the Site Observation Report for required pictures.			

25. OPEN OR UNDER COVER PARKING GARAGE AND EGRESS ILLUMINATION			PROVIDE PHOTO
Good (<input checked="" type="radio"/>)	Requires Additional Illumination (<input type="radio"/>)	N/A (<input type="radio"/>)	
Comments:			
All illumination within both under cover & underground parking garages were observed to be in good condition, and meets the local code requirements. Miami Dade Lighting Illumination Compliance Report for additional information.			

26. SWIMMING POOL WIRING			PROVIDE PHOTO
Good (<input type="radio"/>)	Needs Repair (<input type="radio"/>)	N/A (<input checked="" type="radio"/>)	
Comments:			
The swimming pool wiring was not surveyed due to a ongoing pool renovation.			

27.WIRING TO MECHANICAL EQUIPMENT

PROVIDE PHOTO

Good ()

Needs Repair ()

N/A ()

Comments:

In general, all the wiring to the mechanical equipment was observed to be in good condition. Please refer to the Site Observation Report for required pictures.

28.ADDITIONAL COMMENTS

Required photos and comments on item by item basis are being provided under the site observation report attached to this form for additional information.

Reset Form



Infrared Inspection Report

Prepared By
Brady Infrared

600 Biltmore



Site: 600 Biltmore Way
Coral Gables, FL 33134

November 28, 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.



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'.



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

600 Biltmore

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

Total Equipment Count: 140

Equipment Inspected Count: 92

Status	Equipment Name	Operational Priority	Asset ID	Barcode
Location Roof\Generator Room\Electrical Panel 120/208V				
Inspected	Panel Q	Critical to Operations		119564
Location Roof\Generator Room\Electrical Panel 277/480V				
Inspected	Elevator Panel	Critical to Operations		119565
Location Roof\Generator Room\Transformer				
Inspected	NO ID 30KVA	Critical to Operations		119566
Location Roof\Generator Room\Timer				
Inspected	Roof Lights	Critical to Operations		119567
Location Roof\Generator Room\Gutter				
Inspected	Electric JB	Critical to Operations		119568
Inspected	Electric JB	Critical to Operations		119569
Location Roof\Electrical Panel 277/480V				
Inspected	Main AHU West Panel	Critical to Operations		119570
Inspected	AHU Panel East	Critical to Operations		119597
Location Roof\Contactor				
Inspected	AHU Compactor	Critical to Operations		119571
Inspected	AHU Compactor	Critical to Operations		119598



Equipment List/Inventory

600 Biltmore

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

Status	Equipment Name	Operational Priority	Asset ID	Barcode
Location Roof\West Elevator Room\Control Panel				
Inspected	Air Handler Unit Smoke Dampers	Critical to Operations		119572
Location Roof\West Elevator Room\Electrical Panel 120/208V				
Inspected	Elevator Sub-Panel	Critical to Operations		119573
Location Roof\West Elevator Room\Disconnect				
Inspected	Car 2	Critical to Operations		119574
Location Roof\West Elevator Room\Disconnect				
Inspected	Car 1	Critical to Operations		119575
Inspected	Cab Lights Car 2	Critical to Operations		119576
Inspected	PI Car 2	Critical to Operations		119577
Inspected	Cab Lights Car 1	Critical to Operations		119578
Inspected	PI Car 1	Critical to Operations		119579
Inspected	Transformer Main	Critical to Operations		119580
Inspected	AC	Critical to Operations		119581
Location Roof\West Elevator Room\Transformer				
Inspected	NO ID 7.5KVA	Critical to Operations		119582
Location Roof\West Elevator Room\Gutter				
Inspected	NO ID	Critical to Operations		119583
Inspected	NO ID	Critical to Operations		119584



Equipment List/Inventory

600 Biltmore

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

Status	Equipment Name	Operational Priority	Asset ID	Barcode
Location Roof\East Elevator Room\Electrical Panel 120/208V				
Inspected	Machine Room Panel	Critical to Operations		119585
Location Roof\East Elevator Room\Disconnect				
Inspected	Car 3	Critical to Operations		119586
Inspected	Car 4	Critical to Operations		119587
Inspected	Transformer Main	Critical to Operations		119588
Inspected	AC	Critical to Operations		119589
Inspected	Booster Car 3	Critical to Operations		119590
Location Roof\East Elevator Room\Disconect				
Inspected	PI #3 Car 3	Critical to Operations		119591
Inspected	Cab Light 3	Critical to Operations		119592
Inspected	PI #4 Car 4	Critical to Operations		119593
Inspected	Cab Light 4	Critical to Operations		119594
Location Roof\East Elevator Room\Transformer				
Inspected	NO ID 7.5KVA	Critical to Operations		119595
Location Roof\East Elevator Room\Gutter				
Inspected	NO ID	Critical to Operations		119596
Location Garage/Basement\Electrical Panel 120/208V				
Inspected	Panel CH	Critical to Operations		119599



Equipment List/Inventory

600 Biltmore

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

Status	Equipment Name	Operational Priority	Asset ID	Barcode
Location Garage/Basement\Main Electrical Room\Distribution Panel 480V				
Inspected	Main 1 of 4	Critical to Operations		119600
Inspected	EM Distribution Panel	Critical to Operations		119601
Location Garage/Basement\Main Electrical Room\Distribution Panel 120/208V				
Inspected	DP	Critical to Operations		119602
Location Garage/Basement\Main Electrical Room\Electrical Panel 120/208V				
Inspected	Emergency Panel	Critical to Operations		119603
Inspected	Emergency Sub Panel	Critical to Operations		119604
Inspected	P	Critical to Operations		119605
Inspected	N	Critical to Operations		119606
Inspected	M	Critical to Operations		119607
Inspected	HL	Critical to Operations		119608
Inspected	HR	Critical to Operations		119609
Inspected	Main Laundry Panel	Critical to Operations		119610
Location Garage/Basement\Main Electrical Room\Disconnect				
Inspected	Main 2 of 4 400A	Critical to Operations		119611
Inspected	Main 3 of 4 400A	Critical to Operations		119612
Inspected	Main 4 of 4 400A	Critical to Operations		119613
Not Insp, No Load	Main Breaker Panel CH 300A	Critical to Operations		119614



Equipment List/Inventory

600 Biltmore

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

Status	Equipment Name	Operational Priority	Asset ID	Barcode
Location Garage/Basement\Main Electrical Room\Transfer Switch				
Inspected	#1 EM Transfer Switch	Critical to Operations		119615
Inspected	MTS	Critical to Operations		119616
Location Garage/Basement\Main Electrical Room\Disconnect				
Inspected	NO ID 30A	Critical to Operations		119624
Location Garage/Basement\Main Electrical Room\Transformer				
Inspected	NO ID 300KVA	Critical to Operations		119617
Inspected	NO ID 45KVA	Critical to Operations		119618
Location Garage/Basement\Main Electrical Room\Contactor				
Inspected	Lights	Critical to Operations		119619
Location Garage/Basement\Main Electrical Room\Control Panel				
Inspected	Lights	Critical to Operations		119622
Location Garage/Basement\Main Electrical Room\Jbox				
Inspected	NO ID	Critical to Operations		119623
Location Garage/Basement\Water/Fire Pump Room\Disconnect				
Inspected	NO ID 60A	Critical to Operations		119625
Inspected	Fire Pump Controller 480KVA	Critical to Operations		119627
Location Garage/Basement\Water/Fire Pump Room\Control Panel				
Inspected	Motor #1, Motor #2	Critical to Operations		119626



Equipment List/Inventory

600 Biltmore

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

Status	Equipment Name	Operational Priority	Asset ID	Barcode
Location Garage/Basement\Water/Fire Pump Room\Transfer Switch				
Inspected	Fire Pump Transfer Switch	Critical to Operations		119628
Location Garage/Basement\Pool Pump Room\Electrical Panel 120/208V				
Inspected	Pool Panel	Critical to Operations		119629
Location Garage/Basement\Pool Pump Room\Timer				
Inspected	NO ID	Critical to Operations		119630
Location Garage/Basement\Pool Pump Room\Contactors				
Inspected	NO ID	Critical to Operations		119631
Location 12th Floor East\Meter Room\Disconnect				
Inspected	Main 800A	Critical to Operations		119632
Inspected	Main 800A	Critical to Operations		119634
Location 12th Floor East\Meter Room\Meter Breaker				
Not Insp, No Access	PH-108, 101, 103, 102, 104, 106 200A	Critical to Operations		119633
Not Insp, No Access	1206, 1204, 1210, 1208, 1214, 1212 150A	Critical to Operations		119635
Not Insp, No Access	1201, 1202, 1203, 1205 150A	Critical to Operations		119636
Inspected	Main 800A	Critical to Operations		119637
Not Insp, No Access	1101-1106 150A	Critical to Operations		119638
Not Insp, No Access	1108, 1110, 1112, 1114 150A	Critical to Operations		119639
Location 12th Floor West\Meter Room\Disconnect				
Inspected	Main 800A	Critical to Operations		119640



Equipment List/Inventory

600 Biltmore

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

Status	Equipment Name	Operational Priority	Asset ID	Barcode
Location 12th Floor West\Meter Room\Disconnect				
Inspected	Main 800A	Critical to Operations		119642
Inspected	Main 800A	Critical to Operations		119645
Location 12th Floor West\Meter Room\Meter Breaker				
Not Insp, No Access	PH-105, 111, 112, 109, 107 200A	Critical to Operations		119641
Not Insp, No Access	1115-1120 150A	Critical to Operations		119643
Not Insp, No Access	1107, 1109, 1111, 1113 150A	Critical to Operations		119644
Not Insp, No Access	1215-1220 150A	Critical to Operations		119646
Not Insp, No Access	1207, 1209, 1211, 1213 150A	Critical to Operations		119647
Location 12th Floor West\Meter Room\Enclosed Breaker				
Inspected	PH-110 200A	Critical to Operations		119648
Not Insp, No Access	PH-110 200A	Critical to Operations		119649
Location 9th Floor West\Meter Room\Disconnect				
Inspected	Main 800A	Critical to Operations		119650
Inspected	Main 800A	Critical to Operations		119653
Inspected	Main 800A	Critical to Operations		119656
Location 9th Floor West\Meter Room\Meter Breaker				
Not Insp, No Access	1007, 1013, 1009, 1015, 1011, 1017 150A	Critical to Operations		119651
Not Insp, No Access	1016, 1018, 1019, 1020 150A	Critical to Operations		119652
Not Insp, No Access	915-920 150A	Critical to Operations		119654



Equipment List/Inventory

600 Biltmore

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

Status	Equipment Name	Operational Priority	Asset ID	Barcode
Location 9th Floor West\Meter Room\Meter Breaker				
Not Insp, No Access	907, 909, 911, 913 150A	Critical to Operations		119655
Not Insp, No Access	815-820 150A	Critical to Operations		119657
Not Insp, No Access	807, 809, 811, 813 150A	Critical to Operations		119658
Location 9th Floor East\Meter Room\Disconnect				
Inspected	Main 800A	Critical to Operations		119659
Inspected	Main 800A	Critical to Operations		119662
Inspected	Main 800A	Critical to Operations		119665
Location 9th Floor East\Meter Room\Meter Breaker				
Not Insp, No Access	801-806 150A	Critical to Operations		119660
Not Insp, No Access	808, 810, 812, 814 150A	Critical to Operations		119661
Not Insp, No Access	914, 904, 912, 906, 908, 910 150A	Critical to Operations		119663
Not Insp, No Access	901, 902, 903, 905 150A	Critical to Operations		119664
Not Insp, No Access	1006, 1004, 1010, 1008, 1012, 1014 150A	Critical to Operations		119666
Not Insp, No Access	1001, 1002, 1003, 1005 150A	Critical to Operations		119667
Location 6th Floor East\Meter Room\Electrical Panel 120/208V				
Inspected	House Panel East	Critical to Operations		119668
Location 6th Floor East\Meter Room\Disconnect				
Inspected	Main 800A	Critical to Operations		119669
Inspected	Main 800A	Critical to Operations		119672



Equipment List/Inventory

600 Biltmore

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

Status	Equipment Name	Operational Priority	Asset ID	Barcode
Location 6th Floor East\Meter Room\Disconnect				
Inspected	Main 800A	Critical to Operations		119675
Location 6th Floor East\Meter Room\Meter Breaker				
Not Insp, No Access	714, 712, 710, 704, 706, 708 150A	Critical to Operations		119670
Not Insp, No Access	701, 702, 703, 705 150A	Critical to Operations		119671
Not Insp, No Access	604, 608, 612, 606, 610, 614 150A	Critical to Operations		119673
Not Insp, No Access	601, 602, 603, 605 150A	Critical to Operations		119674
Not Insp, No Access	501-506 150A	Critical to Operations		119676
Not Insp, No Access	508, 510, 514, 512 150A	Critical to Operations		119677
Location 6th Floor West\Meter Room\Electrical Panel 120/208V				
Inspected	House Panel West	Critical to Operations		119678
Location 6th Floor West\Meter Room\Disconnect				
Inspected	Main 800A	Critical to Operations		119679
Inspected	Main 800A	Critical to Operations		119682
Inspected	Main 800A	Critical to Operations		119685
Location 6th Floor West\Meter Room\Meter Breaker				
Not Insp, No Access	709, 713, 715, 707, 711, 717 150A	Critical to Operations		119680
Not Insp, No Access	716, 718, 719, 720 150A	Critical to Operations		119681
Not Insp, No Access	615-620 150A	Critical to Operations		119683
Not Insp, No Access	607, 609, 611, 613 150A	Critical to Operations		119684



Equipment List/Inventory

600 Biltmore

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

Status	Equipment Name	Operational Priority	Asset ID	Barcode
Location 6th Floor West\Meter Room\Meter Breaker				
Not Insp, No Access	515-520 150A	Critical to Operations		119686
Not Insp, No Access	509, 507, 511, 513 150A	Critical to Operations		119687
Location 3rd Floor East\Meter Room\Disconnect				
Inspected	Main 800A	Critical to Operations		119688
Inspected	Main 800A	Critical to Operations		119691
Inspected	Main 800A	Critical to Operations		119694
Location 3rd Floor East\Meter Room\Meter Breaker				
Not Insp, No Access	205, 206, 303, 301, 302, 304 150A	Critical to Operations		119689
Not Insp, No Access	208, 210, 212, 214 150A	Critical to Operations		119690
Not Insp, No Access	202, 204, 308, 314, 312, 310 150A	Critical to Operations		119692
Not Insp, No Access	201, 203, 306, 305 150A	Critical to Operations		119693
Not Insp, No Access	414, 412, 410, 404, 406, 408 150A	Critical to Operations		119695
Not Insp, No Access	401, 402, 403, 405 150A	Critical to Operations		119696
Location 3rd Floor West\Meter Room\Disconnect				
Inspected	Main 800A	Critical to Operations		119697
Inspected	Main 800A	Critical to Operations		119700
Inspected	Main 800A	Critical to Operations		119703
Location 3rd Floor West\Meter Room\Meter Breaker				
Not Insp, No Access	407, 409, 411, 413, 415, 417 150A	Critical to Operations		119698



Equipment List/Inventory

600 Biltmore

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

Status	Equipment Name	Operational Priority	Asset ID	Barcode
Location 3rd Floor West\Meter Room\Meter Breaker				
Not Insp, No Access	416, 418, 419, 420 150A	Critical to Operations		119699
Not Insp, No Access	318, 319, 320, 315, 316, 317 150A	Critical to Operations		119701
Not Insp, No Access	307, 309, 311, 313 150A	Critical to Operations		119702
Not Insp, No Access	215-220 150A	Critical to Operations		119704
Not Insp, No Access	207, 209, 211, 213 150A	Critical to Operations		119705



Problem Summary

Brady Infrared



(772) 288-9884



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2845 SE Monroe Street
Stuart, FL 34997

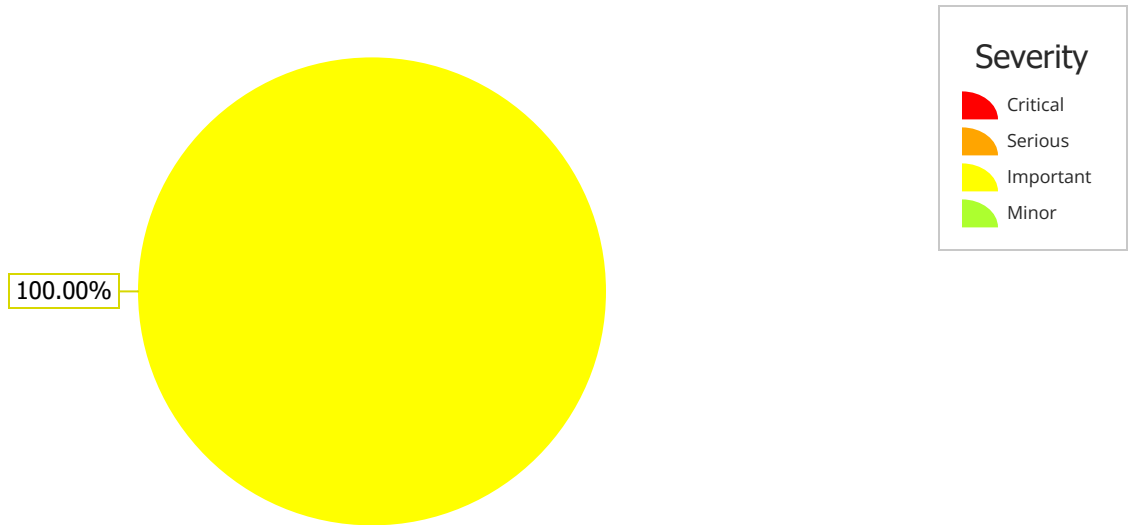


Problem Summary

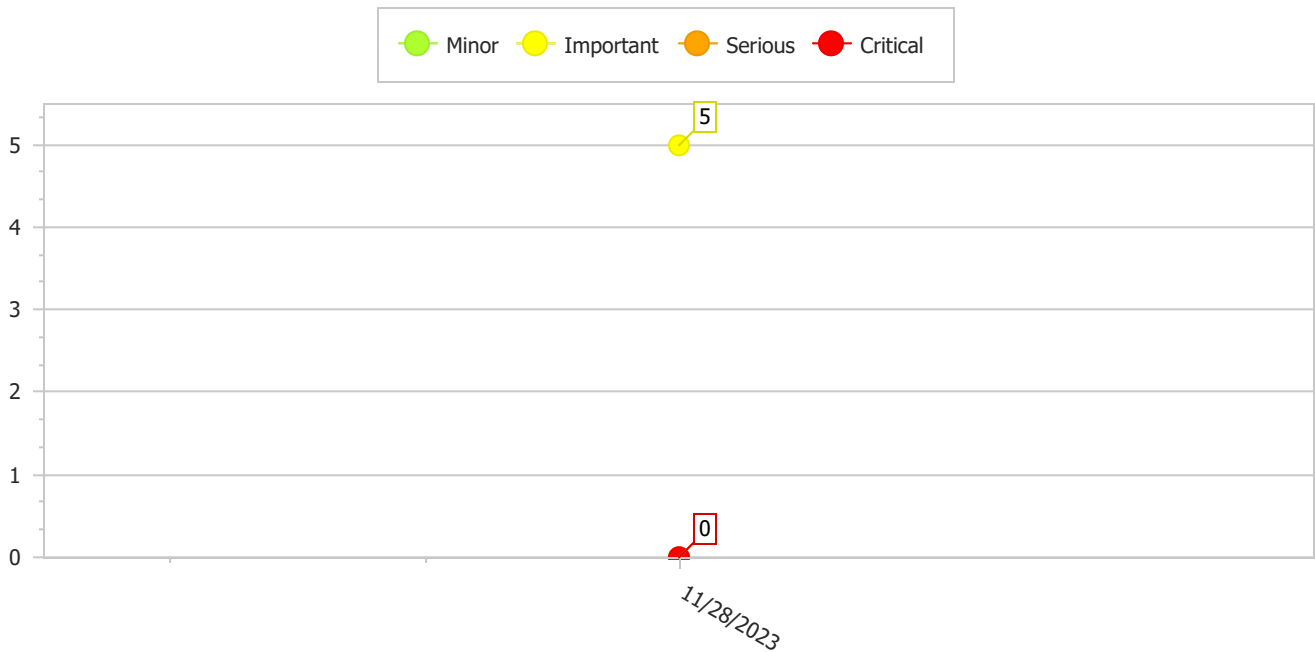
600 Biltmore

Inspection Date	Critical	Serious	Important	Minor
Tuesday, November 28, 2023	0	0	5	0

Total Site Problem History by Severity



Problem History by Severity Over Time (Last 10 Inspections)





Problem List

Brady Infrared



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2845 SE Monroe Street
Stuart, FL 34997



Problem List

600 Biltmore



V9

Item Name: **NO ID**

[Detail](#)

Location: **Garage/Basement\Main Electrical Room\Jbox**

Problem ID: **V9**

Recurring Problem

Severity: **Important**

Description:

Missing KO seals (2)

Inspection: 11/28/2023

Status: **Open**

Priority: **Critical to Operations**

Barcode: 119623

Safety Risk: **Yes**

Production Risk: **Yes**



V10

Item Name: **Main Electrical Room**

[Detail](#)

Location: **Garage/Basement**

Problem ID: **V10**

Recurring Problem

Severity: **Important**

Description:

Exposed wiring

Inspection: 11/28/2023

Status: **Open**

Priority: **N/A**

Barcode:

Safety Risk: **Yes**

Production Risk: **Yes**



V11

Item Name: **Main 1 of 4**

[Detail](#)

Location: **Garage/Basement\Main Electrical Room\Distribution Panel 480V**

Problem ID: **V11**

Recurring Problem

Severity: **Important**

Description:

Broken panel cover

Inspection: 11/28/2023

Status: **Open**

Priority: **Critical to Operations**

Barcode: 119600

Safety Risk: **Yes**

Production Risk: **Yes**



Problem List

600 Biltmore



E12

Item Name: **Pool Panel**

[Detail](#)

Location: **Garage/Basement\Pool Pump Room\Electrical Panel 120/208V**

Problem ID: **E12**

Recurring Problem

Severity: **Important**

Description:

Ckt. 2, 4, 6 - Irregular heating

Inspection: 11/28/2023

Status: **Open**

Priority: **Critical to Operations**

Barcode: 119629

Safety Risk: **Yes**

Production Risk: **Yes**



V13

Item Name: **NO ID 60A**

[Detail](#)

Location: **Garage/Basement\Water/Fire Pump Room\Disconnect**

Problem ID: **V13**

Recurring Problem

Severity: **Important**

Description:

Missing KO seal

Inspection: 11/28/2023

Status: **Open**

Priority: **Critical to Operations**

Barcode: 119625

Safety Risk: **Yes**

Production Risk: **Yes**



Electrical Problem Detail

Brady Infrared



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Electrical Problem Detail

600 Biltmore

Problem ID
E12

E12

Important

Item Name: **Pool Panel (Primary Inspection Point)**

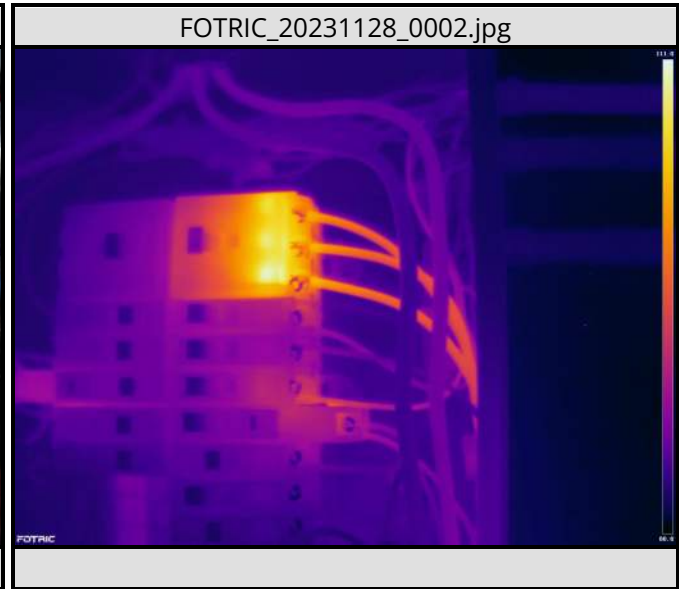
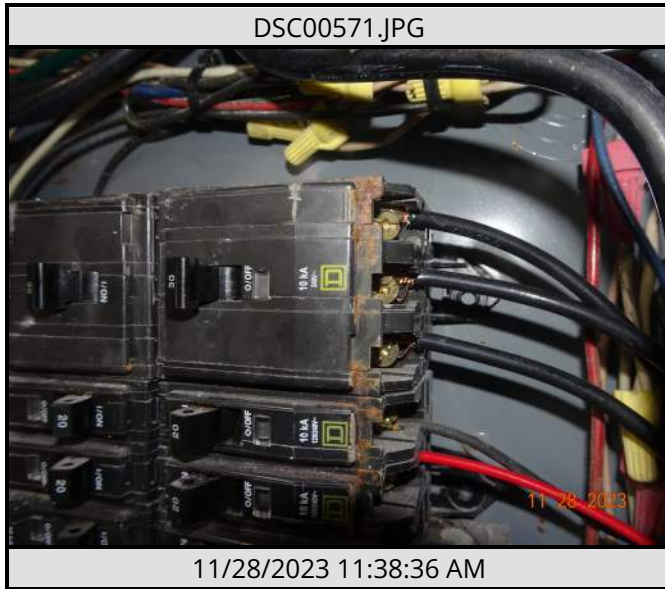
Location: **Garage/Basement\Pool Pump Room\Electrical Panel 120/208V**

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

Barcode: **119629** Manufacturer:

Asset ID:

Section 1/2



Problem Summary
<input type="checkbox"/> Recurring Problem
From Inspection: Tuesday, November 28, 2023
Severity: Important
Status: Open
Safety Risk: Yes
Production Risk: Yes

Problem Measurement		
Temperature	Component	RMS Load
110 °F	Ckt. 2, 4, 6	18 Amps

Reference Measurement 1		
Temperature	Component	RMS Load
89 °F	Ckt. 8	

Electrical Properties		
Rated Load	Prob Temp Rise	Prob % RMS Load
30A	21 °F	60%

Description:

Ckt. 2, 4, 6 - Irregular heating

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



Electrical Problem Detail

600 Biltmore

Problem ID
E12

E12

Important

Item Name: **Pool Panel (Primary Inspection Point)**

Location: Garage/Basement\Pool Pump Room\Electrical Panel 120/208V

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

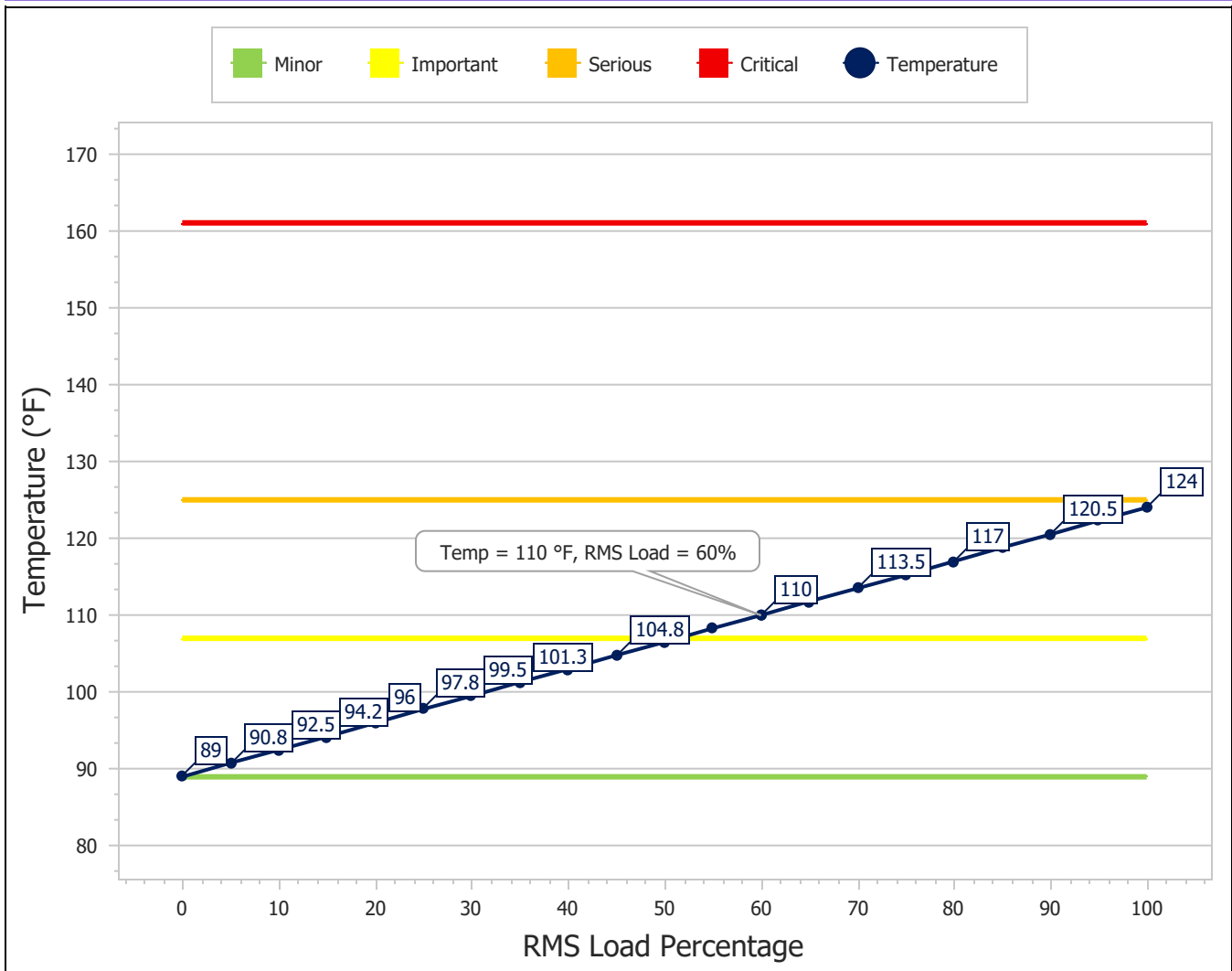
Barcode: 119629

Manufacturer:

Section 2/2

Environmental Conditions	Thermal Image Parameters
Ambient Temp:	Distance To Target: 6 feet
Environment:	Emissivity: 1.00
Windspeed:	Atmospheric Temp:
Wind Direction:	Reflected Temp:
	Relative Humidity:
	Transmission:
	<input type="checkbox"/> Infrared Window Used

Projected Severity Based on RMS Load Percentage





Visual Problem Detail

Brady Infrared



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Stuart, FL 34997



Visual Problem Detail

600 Biltmore

Problem ID

V9

V9

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

Location: Garage/Basement/Main Electrical Room\jbox

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

Barcode: 119623

Manufacturer:

Asset ID:



Problem Summary
<input type="checkbox"/> Recurring Problem From Inspection: Tuesday, November 28, 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



Visual Problem Detail

600 Biltmore

Problem ID
V10

V10

Item Name: **Main Electrical Room**

Location: **Garage/Basement**

Priority: **N/A**

[Show in List](#)

Barcode:

Manufacturer:

Asset ID: **N/A**



Problem Summary
<input type="checkbox"/> Recurring Problem From Inspection: Tuesday, November 28, 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:
Inspect and conduct appropriate repairs.



Visual Problem Detail

600 Biltmore

Problem ID
V11

V11

Item Name: **Main 1 of 4 (Primary Inspection Point)**

Location: Garage/Basement/Main Electrical Room/Distribution Panel 480V

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

Barcode: 119600 Manufacturer:

Asset ID:



DSC00568.JPG

11/28/2023 11:13:25 AM



DSC00570.JPG

11/28/2023 11:13:40 AM

Problem Summary

Recurring Problem

From Inspection: **Tuesday, November 28, 2023**

Severity: **Important**

Status: **Open**

Safety Risk: **Yes**

Production Risk: **Yes**

Environmental Conditions

Environment:

Windspeed:

Wind Direction:

Description:

Broken panel cover

Consequences:

Unwanted access to panel

Cause:

Worn components

Repair Procedure:

Properly mount panel cover



Visual Problem Detail

600 Biltmore

Problem ID
V13

V13

Item Name: **NO ID 60A (Primary Inspection Point)**

Location: **Garage/Basement\Water/Fire Pump Room\Disconnect**

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

Barcode: **119625** Manufacturer:

Asset ID:



Problem Summary
<input type="checkbox"/> Recurring Problem From Inspection: Tuesday, November 28, 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



Report Summary

Brady Infrared



(772) 288-9884



BradyIR@BradyInfrared.com



BradyInfrared.com



2845 SE Monroe Street
Stuart, FL 34997



Report Summary

600 Biltmore



Customer Information

End User(s): 600 Biltmore
 Work Order Number:
 Site Address: 600 Biltmore Way
 Coral Gables, FL 33134

Inspection Information

Inspection Dates: 11/28/2023 - 11/28/2023
 Report Generated: 12/12/2023
 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

600 Biltmore



Site: 600 Biltmore Way
Coral Gables, FL 33134

November 28, 2023



(772) 288-9884



BradyIR@BradyInfrared.com



BradyInfrared.com



2845 SE Monroe Street
Stuart, FL 34997



Problem Repair Detail

Brady Infrared



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Stuart, FL 34997

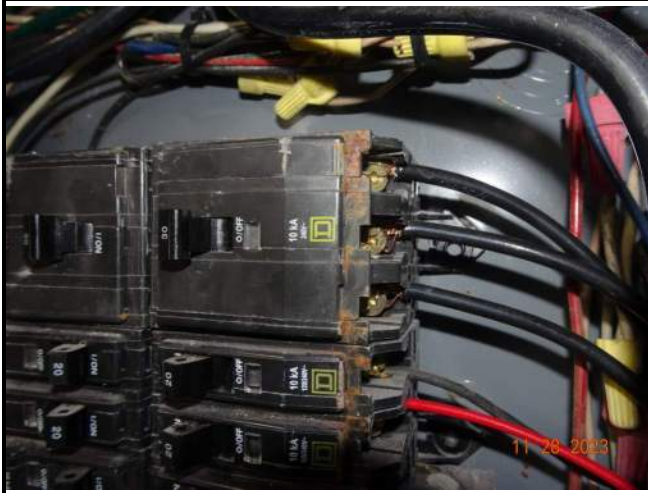


Electrical Problem Repair

600 Biltmore

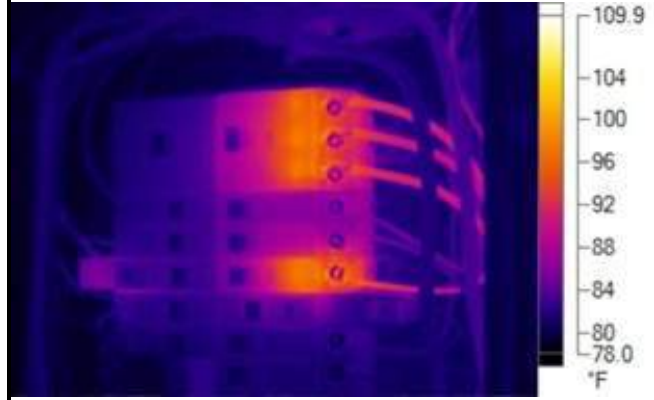
For Problem ID
E12

DSC00571.JPG



11/28/2023 11:38:36 AM

Picture1.jpg



Location: **Garage/Basement\Pool Pump Room\Electrical Panel 120/208V**

Item Name: **Pool Panel (Primary Inspection Point)**

E12 REPAIRED

Severity: **Pass**

Barcode: 119629

Asset ID:

Manufacturer:

Description:

Ckt. 2, 4, 6 - Irregular heating

Repair Procedure:

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

Problem Measurement

Temperature	Component	RMS Load
85 °F	Ckt. 2, 4, 6	18

Reference Measurement 1

Temperature	Component	RMS Load
85 °F	Ckt. 8	

Reference Measurement 2

Temperature	Component	RMS Load

Repaired By: **Client**

Repair Date:

Repair Notes:

Repaired

Inspection Date: 11/28/2023

Report Generated: 02/28/2024



Visual Problem Repair

600 Biltmore

For Problem ID
V13

20240202_104936.jpg



2/2/2024 10:49:36 AM

20240202_104936.jpg



2/2/2024 10:49:36 AM

Location: **Garage/Basement\Water/Fire Pump Room\Disconnect**

Item Name: **NO ID 60A (Primary Inspection Point)**

V13 REPAIRED

Severity:

Pass

Barcode: 119625

Asset ID:

Manufacturer:

Description:

Missing KO seal

Repair Procedure:

Install KO seal

Repaired By: **Client**

Repair Date:

Repair Notes:

Repaired

Inspection Date: 11/28/2023

Report Generated: 02/28/2024



Visual Problem Repair

600 Biltmore

For Problem ID
V11

20240206_130017.jpg



2/6/2024 1:00:16 PM

20240206_130017.jpg



2/6/2024 1:00:16 PM

Location: **Garage/Basement\Main Electrical Room\Distribution Panel 480V**

Item Name: **Main 1 of 4 (Primary Inspection Point)**

V11 REPAIRED

Severity:

Pass

Barcode: 119600

Asset ID:

Manufacturer:

Description:

Broken panel cover

Repair Procedure:

Properly mount panel cover

Repaired By: **Client**

Repair Date:

Repair Notes:

Repaired

Inspection Date: 11/28/2023

Report Generated: 02/28/2024

Page 5/9



Visual Problem Repair

600 Biltmore

For Problem ID
V10

20240206_125734.jpg



2/6/2024 12:57:34 PM

20240206_125734.jpg



2/6/2024 12:57:34 PM

Location: **Garage/Basement**

Item Name: **Main Electrical Room**

V10 REPAIRED

Severity:

Pass

Barcode:

Asset ID: N/A

Manufacturer:

Description:

Exposed wiring

Repair Procedure:

Inspect and conduct appropriate repairs.

Repaired By: **Client**

Repair Date:

Repair Notes:

Repaired

Inspection Date: 11/28/2023

Report Generated: 02/28/2024

Page 6/9



Visual Problem Repair

600 Biltmore

For Problem ID
V9

20240206_125945.jpg



2/6/2024 12:59:45 PM

DSC00565.JPG



11/28/2023 11:09:47 AM

Location: **Garage/Basement\Main Electrical Room\Jbox**

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

V9 REPAIRED

Severity:

Pass

Barcode: 119623

Asset ID:

Manufacturer:

Description:

Missing KO seals (2)

Repair Procedure:

Install KO seals

Repaired By: **Client**

Repair Date:

Repair Notes:

Repaired

Inspection Date: 11/28/2023

Report Generated: 02/28/2024



Report Summary

Brady Infrared



(772) 288-9884



BradyIR@BradyInfrared.com



BradyInfrared.com



2845 SE Monroe Street
Stuart, FL 34997



Report Summary

600 Biltmore

Customer Information

End User(s): 600 Biltmore
Work Order Number:
Site Address: 600 Biltmore Way
Coral Gables, FL 33134

Inspection Information

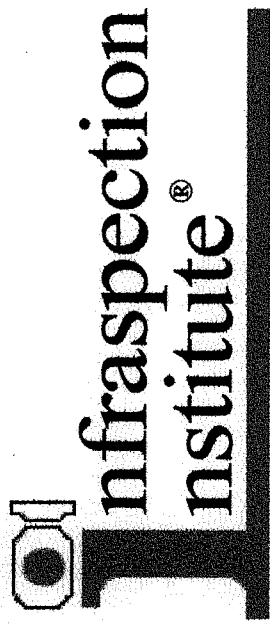
Inspection Dates: 11/28/2023 - 11/28/2023
Report Generated: 02/28/2024
Inspection Type: Electrical Systems IR
Inspection Purpose:
Items Inspected: See Equipment Inventory
Weather Data: Noted in problem documentation when significant

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



**CERTIFIED
INFRARED
THERMOGRAPHER**
LEVEL-III No. 8099

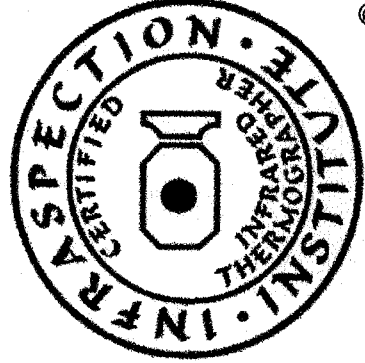
James Brady

Has satisfactorily completed the Infraspection Institute Level-III training course and examination in management of infrared thermographic programs and is a LevelIII Certified Infrared Thermographer. This course meets the requirements for training of LevelIII NDT personnel in the Thermal/Infrared Testing Method in accordance with the American Society for Nondestructive Testing document, SNT-TC-1A.

10/8/01

Date

R. James Seffrin
R. James Seffrin
Director





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

Date: 04-12-2024

Case No. _____ FYear 2022

PropertyAddress: 600 Biltmore Way, Coral Gables, Bldg. No.: _____, Sq. Ft.: _____

Folio Number: 03-4117-025-0001

Building Description: Biltmore II Condo Association

- I am a Florida registered professional engineer architect with an active license.
- On, 03/16/2022 at 6 AM PM, I measured the level of illumination in the parking lot(s) serving the above referenced building.
- Maximum 9 foot candle
Minimum 1 foot candle
Maximum to Minimum Ratio 9 : 1, foot candle
- The level of illumination provided in the parking lot meets does not meet the minimum standards for the occupancy classification of the building as established in Section 8C-3 of Miami-Dade County Code.

Signature and Seal of Professional

Christopher E. Durham, P.E.

Print Name Engineer or Architect