



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 8/15/2019

Property Information	
Folio:	03-4108-009-1980
Property Address:	29 ANTILLA AVE Coral Gables, FL 33134-3430
Owner	EDITH HANNEMANN LE REM MARIANNE BRANDON
Mailing Address	29 ANTILLA AVE APT 6 CORAL GABLES, FL 33134-3481
PA Primary Zone	5001 HOTELS & MOTELS - GENERAL Med Density
Primary Land Use	0803 MULTIFAMILY 2-9 UNITS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	12 / 10 / 0
Floors	2
Living Units	8
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	6,205 Sq.Ft
Lot Size	11,000 Sq.Ft
Year Built	1959



Assessment Information			
Year	2019	2018	2017
Land Value	\$1,100,000	\$990,000	\$825,000
Building Value	\$352,606	\$352,606	\$352,606
XF Value	\$3,053	\$3,053	\$3,053
Market Value	\$1,455,659	\$1,345,659	\$1,180,659
Assessed Value	\$1,057,101	\$961,001	\$873,638

Benefits Information				
Benefit	Type	2019	2018	2017
Non-Homestead Cap	Assessment Reduction	\$398,558	\$384,658	\$307,021
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
8 54 41 C GABLES DOUGLAS SEC PB 25-69 LOTS 18 & 19 BLK 22 LOT SIZE 100.000 X 110 OR 14904-1609 0291 4	

Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,057,101	\$961,001	\$873,638
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,455,659	\$1,345,659	\$1,180,659
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,057,101	\$961,001	\$873,638
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,057,101	\$961,001	\$873,638

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
02/01/1991	\$0	14904-1609	Sales which are disqualified as a result of examination of the deed

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

Version:

CITY'S

EXHIBIT 1

29 Antilla Avenue

Owner (PA's address)

Edith Hannemann, Marianne Brandon,
Michelle Adler and Marisa Levy
29 Antilla Ave, Apt 6
Coral Gables, FL 33134-3481

City of Coral Gables

ONLINE SERVICES

[Home](#) [Citizen Services](#) [Business Services](#) [Back to Coral Gables.com](#)
[Permits and Inspections: Search Results](#)
[Logon](#) [Help](#) [Contact](#)

New Permit Search

Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
RC-19-05-5956	05/30/2019	29 ANTILLA AVE	BLDG RECERT / CRB	BUILDING RECERTIFICATION (1959) CONSTRUCTION REGULATION BOARD CASE #19-9038 AND UNSAFE STRUCTURES	issued	05/30/2019		600.00
EL-19-05-5967	05/30/2019	29 ANTILLA AVE	ELEC COMMERCIAL / RESIDENTIAL WORK	BUILDING RECERTIFICATION (1959) #1, #3, #4, #5, #6, #7, #8, #9, #10, #11, #12, #15, #16, #21	final	06/17/2019	08/01/2019	0.00
BL-19-05-5623	05/23/2019	29 ANTILLA AVE	ROOF / LIGHT WEIGHT CONC	RE-ROOF - BORAL SAXONY 900 SLATE ROOF TILE COLOR: WEATHERED ASH \$54500	issued	06/06/2019		0.00
AB-19-05-5201	05/14/2019	29 ANTILLA AVE	BOA COMPLETE (LESS THAN \$75,000)	COMMERCIAL *RE-ROOF - BORAL/ SAXONY 900/ SLATE/ COLOR: WEATHERED ASH \$54500	issued	05/14/2019		0.00
CE-18-04-3145	04/10/2018	29 ANTILLA AVE	CODE ENF TICKET PROCESS - NO RUNNING FINE	gOVqa tTICKET - CE276446	final	04/10/2018	04/10/2018	0.00
EX-14-10-3445	10/22/2014	29 ANTILLA AVE	PERMIT EXTENSION	EXTENSION OF PERMIT ZN-13-08-0699	final	10/22/2014	10/22/2014	0.00
ZN-13-08-0699	08/12/2013	29 ANTILLA AVE	ZONING CHANGE OF CONTRACTOR	PAINT EXTERIOR WALL SW 6673 (BEIGE) TRIM AND ROOF WHITE - MATCH EXISTING \$2,400**CHANGE FROM ZN-12-07-0574***	final	08/12/2013	10/23/2014	0.00
ZN-12-07-0574	07/11/2012	29 ANTILLA AVE	PAINT / RESURFACE FL / CLEAN	CHANGE OF CONTRACTOR TO ZN-13-08-0699***** PAINT EXTERIOR WALL SW 6673 (BEIGE) TRIM AND ROOF WHITE - MATCH EXISTING \$2,400	canceled	07/11/2012	08/12/2013	0.00
CE-10-06-5011	06/24/2010	29	CODE ENF	WT5899 SEC 54-	pending	06/24/2010		0.00

CITY'S

EXHIBIT

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		ANTILLA AVE	WARNING PROCESS	153 CC (DAY) TRASH ON SWALE DAY BEFORE SCHEDULED P/U PRIOR TO 6:00 PM (1:17 PM)				
BL-08-10-0506	10/08/2008	29 ANTILLA AVE	ROOF / LIGHT WEIGHT CONC	ROOF REPAIR \$5,000 REPLACE WOOD, MONIER LIFETILE, ATLANTIS SHAKE & SLATE CONCRETE ROOF TILE	final	10/10/2008	02/18/2009	0.00

The City's online services are protected with an **SSL encryption certificate**. For technical assistance, please call 305-569-2441 (8am-5pm, M-F).



City of Coral Gables Fire Department

Fire Prevention Division

2815 Salzedo Street, Coral Gables, FL 33134

Fax (305) 460-5598

The items noted below are in violation of the Florida Fire Prevention Code and/or the Florida Administrative Code. Nothing in this report supersedes any previously written, still existing violations for this occupancy/building. You are directed to comply with corrective measures as indicated.

Occupant Name:	29 Antilla Ave. Apartments - 10 units	Inspection Date:	8/1/2019
Address:	29 Antilla Avenue	InspectionType:	AA-Tactical, Apartment / Condo
	Coral Gables	Inspected By:	Leonard Veight 305-460-5577 lveight@coralgables.com
Suite:		Occ. Sq. Ft.:	0
		Occupant Number:	015712

No violations noted at this time.

Company Representative:

Signature - COPIED SIGNATURE
No Signature
8/1/2019 2:35:29 PM
Signature valid only in mobile-eyes documents

Inspector:

No Signature
8/1/2019
Signature - COPIED SIGNATURE
Leonard Veight
305-460-5577
Signature valid only in mobile-eyes documents

Leonard Veight
8/1/2019

CITY'S

EXHIBIT

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The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

February 11, 2019

VIA CERTIFIED MAIL

7018 0680 0001 3977 3927

EDITH HANNEMANN LE
RIM MARIANNE BRANDON
29 ANTELLA AVE #6
CORAL GABLES, FL 33134-3481

RE: 29 ANTELLA AVE
FOLIO # 03-4108 009-1980
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 is forty (40) years old, or older, having been built in 1959. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a Florida Registered Architect or Professional Engineer 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 letter(s) 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 and 5) Parking Lot Guardrails Requirements Form, no additional documents or photographs are necessary. Note all paperwork submitted must be the original signed and sealed documents (no copies). Submittal of the Report does not constitute recertification; it must be approved by this Department and the Letter of Recertification must be issued.

Once a completed Report is submitted to this Department and repairs or modifications are found to be necessary, the Building Official is able to grant an extension of one hundred fifty (150) calendar days from the date of this letter to obtain the necessary permits and perform the repairs. The structure will be recertified once a *revised* Report is submitted and approved, and all required permits are closed.

The Architect or Engineer may obtain the required Form, "*Minimum Inspection Procedural Guidelines for Building Recertification*," from the following link: http://www.miamidade.gov/pa/property_recertification.asp. The Recertification Report fee of \$380.63 and additional document and filing fees shall be submitted to the Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, Florida, 33134. In order to avoid delays submit in person in order to calculate the fees accordingly.

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; 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.

The completed Report may be submitted Monday through Friday, 7:30 am to 3:20 pm to this Department.

Thank you for your prompt attention to this matter.

Manuel Z. Lopez, P.E.
Building Official

CITY'S Composite

EXHIBIT 4

[FAQs > \(https://www.usps.com/faqs/uspstracking-faqs.htm\)](https://www.usps.com/faqs/uspstracking-faqs.htm)

Track Another Package +

Tracking Number: 70180680000139773927

Remove X

Your item was delivered to the front desk, reception area, or mail room at 2:49 pm on February 14, 2019 in MIAMI, FL 33134.

**Delivered**

February 14, 2019 at 2:49 pm

Delivered, Front Desk/Reception/Mail Room

MIAMI, FL 33134

Feedback

Tracking History

**February 14, 2019, 2:49 pm**

Delivered, Front Desk/Reception/Mail Room

MIAMI, FL 33134

Your item was delivered to the front desk, reception area, or mail room at 2:49 pm on February 14, 2019 in MIAMI, FL 33134.

February 14, 2019

In Transit to Next Facility

February 13, 2019, 10:54 pm

Departed USPS Regional Facility

MIAMI FL DISTRIBUTION CENTER

February 12, 2019, 7:41 pm

Arrived at USPS Regional Facility

MIAMI FL DISTRIBUTION CENTER

April 22, 2019.

Mr. Manuel Z. Lopez P. E
Development Services Department
City Hall 405 Biltmore Way
Coral Gables, Florida 33134

RE: 29 ANTILLA AVENUE
FOLIO NO. 03-4108-009-1980

Dear Mr. Lopez:

Please be advised that we had an inspection performed recently of the building at 29 Antilla Ave for the purposes of the required 40 year certification.

Along with finding some minor required items to repair, which we are in the process of completing, it was determined that a complete new roof was required as well.

Please be advised we have contracted with a roofing company to do the work but based the roofing company's schedule, the work may not be complete before the certification date requirement.

We will provide the certification immediately upon completion of all work.

Thank you for your cooperation in this matter.

Marianne Brandon
29 Antilla Avenue
Owner



David Adler
President
Adler Companies LLC
The Renaissance Companies Inc.
1340 South Dixie Highway #310
Miami FL. 33146
Office: (305) 661-0113
Cell : (305) 322-0643
www.adlercos.com
david@adlercos.com



The City of Coral Gables

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

5/16/2019

EDITH HANNEMANN LE
REM MARIANNE BRANDON
29 ANTILLA AVE #6
CORAL GABLES, FL 33134-3481

RE: 29 ANTILLA AVE

FOLIO # 03-4108-009-1980

Notice of Required Inspection For Recertification of 40 Years or Older Building – **SECOND NOTICE**

Dear Property Owner:

In a certified letter dated February 11, 2019, 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 licensed architect or engineer within ninety (90) calendar days certifying the structure meets the requirements for recertification provided under the Minimum Inspection Procedural Guidelines for Building 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 letter(s) stating the structure meets the electrical and structural requirements for recertification from a Florida Registered Architect or Professional Engineer that inspects said building, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form and 5) Parking Lot Guardrails Requirements Form; no additional documents or photographs are necessary. Note all paperwork submitted must be the original signed and sealed documents (no copies). In order to avoid delays submit the completed Report in person in order to calculate all fees accordingly.

Failure to submit the completed Report within thirty (30) calendar days from the date of this Notice will result in forwarding the matter to the City's Construction Regulation Board for further review and determination; additional fees will be incurred at that time. The completed Report may be submitted Monday through Friday, 7:30am to 2:30pm to this Department. Contact Belkys Garcia at bgarcia@coralgables.com if any questions regarding this matter.

Please govern yourself accordingly.

Sincerely,

A handwritten signature in black ink, appearing to read "Manuel Z. Lopcz".

Manuel Z. Lopcz, P.E.
Building Official



The City of Coral Gables

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

June 4, 2019

Edith Hannemann LE
REM Marianne Brandon
29 Antilla Avenue #6
Coral Gables, Florida 33134-3481

ADDRESS: 29 Antilla Avenue
PROPERTY FOLIO #: 03-4108-009-1980

Dear Property Owner:

This Department has received the Building Recertification Report ("Report") you submitted for the above property address. Please note the Report indicates remedial repairs must be done to the structure in order for it to meet minimum requirements stipulated for safe occupancy as prescribed in the Miami-Dade County Code, Section 8-11.

Pursuant to said Code, you must complete the repairs **one hundred and fifty (150) calendar days from the date of the recertification notice, February 11, 2019**. Once the repairs have been completed the original architect/engineer shall provide a follow-up completed Report and cover letter(s) indicating the building is now recommended for recertification.

If you have any questions regarding the specific repairs identified in the Report please contact the original architect/engineer which prepared the Report.

Sincerely,

A handwritten signature in black ink, appearing to read "Manuel Z. Lopez", is written over a horizontal line.

Manuel Z. Lopez, P.E.
Building Official

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 19-9038

vs.

EDITH HANNEMANN LE
REM MARIANNE BRANDON
MICHELLE ADLER, MARISA LEVY
29 Antilla Avenue #6
Coral Gables, Florida 33134-3481

Return receipt number:

7018 2290 0001 6693 8202

Respondent.

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

Date: August 28, 2019

Re: **29 Antilla Avenue**, Coral Gables, Florida 33134-3430 and legally described as Lots 18 & 19, Block 22, of CORAL GABLES DOUGLAS SECTION, according to the Plat thereof, as recorded in Plat Book 25, Page 69, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4108-009-1980 ("Property").

The City of Coral Gables ("City") Building Official has inspected the records relating to the Structure in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures, and Section 8-11 of the Miami-Dade County Code, as applicable in the City, pertaining to existing buildings. **The Structure is hereby declared unsafe** by the Building Official and is presumed unsafe pursuant to Section 105-1 86(j)(13) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134, on September 16, 2019, at 2:00 p.m.

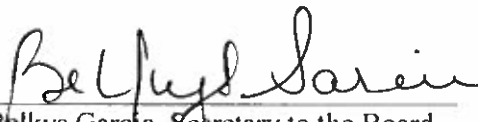
You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence; however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that if someone other than an attorney will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing. Requests for continuance must be made in writing to Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, bgarcia@coralgables.com, tel: (305) 460-5229. The Development Services Department's hours are

Monday through Friday, 7:30 a.m. to 2:30 p.m.

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

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

Please govern yourself accordingly.


Belkys Garcia, 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.

Presentations made to this Board are subject to the City's False Claims Ordinance, Chapter 39 of the City of Coral Gables Code.

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, Raquel Elejabarrieta, Esq., Director of Labor Relations and Risk Management (E-mail: relejabarrieta@coralgables.com, Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

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



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Case #: 19-9038

Title of Document Posted: Construction Regulation Board, Notice of Unsafe Structure Violation
For Failure To Recertify and Notice of Hearing

I, JOSE IGLESIAS, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 29 ANTILLA AVENUE, ON 8-28-19
AT 10:40 AM.

JOSE IGLESIAS

Employee's Printed Name

[Signature]

Employee's Signature

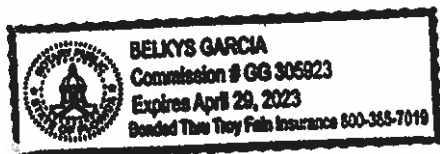
STATE OF FLORIDA)

ss.

COUNTY OF MIAMI-DADE)

Sworn to (or affirmed) and subscribed before me this 28th day of August, in
the year 2019, by JOSE IGLESIAS who is personally known to
me.

My Commission Expires:



Belkys Garcia
Notary Public

29 ANTILLA AVENUE



Return to: (enclose self-addressed stamped envelope)

Name Manuel Zaiac, Attorney

OFF. REC. 14904it/609

1991 FEB 20 AM 9:22

91R053936

Address: 100 S.E. 2nd St
Suite 2350
Miami Fla 33131

This instrument Prepared by: Manuel Zaiac, Attorney

Address: 100 S.E. 2nd St
Suite 2350
Miami Fla 33131

Documentary Stamps Collected \$0.55
\$0.55 SURTAX Doc. Stamps Collected
Class "C" Intangible Tax Collected \$
Clark, Dade County, Fla.
By 966-1220/91 DC

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Quit-Claim Deed, Executed this 19th day of February, A. D. 1991, by

Edith Hannemann, a widow

first party, to Edith Hannemann, a life estate and Marianne Brandon, a
married woman, the remainder interest

whose postoffice address is 29 Antilla, Apt 6, Coral Gables Fla 33134

second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the said first party, for and in consideration of the sum of \$10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Dade State of Florida, to-wit:

Lots 18 and 19, Block 22, REVISED PLAT OF CORAL GABLES
DOUGLAS SECTION, according to the Plat thereof, recorded
in Plat Book 25 at Page 69 of the Public Records of Dade
County, Florida

RECORDED IN OFFICIAL RECORDS BOOK
OF DADE COUNTY, FLORIDA
RECORD VERIFIED
Clerk of Circuit & County
Courts

GRANTEE SS. NO. _____

FOLIO NO. OF PROPERTY HEREIN ABOVE DESCRIBED: _____

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

[Signature]

[Signature]

[Signature]
Edith Hannemann

STATE OF FLORIDA,
COUNTY OF DADE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Edith Hannemann, a widow

to me known to be the person described in and who executed the foregoing instrument and who before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 19th day of February A. D. 1991

NOTARY PUBLIC
STATE OF FLORIDA

OFF. REC: 1866373185

THIS DOCUMENT PREPARED BY:

Manuel Zaiac, Esquire
100 S.E. Second Street
Suite 2350
Miami, Florida 33131
(305) 358-4580

99R325229 1999 JUN 23 10:54

Folio No.

DOCSTPDEE 0.60 SURTX 0.45
HARVEY RUVIN, CLERK DADE COUNTY, FL

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, executed the 10 day of June, 1999, by Marianne Brandon, A MARRIED WOMAN whose post office address is 9440 Old Cutler Lane, Coral Gables, FL 33156, Grantor, to Marianne Brandon, a life estate and Michelle Adler and Marisa Levy, the remainder interest whose post office address is 9440 Old Cutler Lane, Coral Gables, FL 33156, Grantee.

WITNESSETH: That Grantor, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, to it in hand paid by the Grantee, the receipt of which is hereby acknowledged, does hereby remise, release and quitclaim unto the Grantee, all the right, title, interest, claim and demand which the Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Dade, State of Florida, to wit:

Lots 18 and 19, Block 22, REVISED PLAT OF CORAL GABLES DOUGLAS SECTION, according to the Plat thereof, recorded in Plat Book 25 at Page 69 of the Public Records of Dade County, Florida.

Neither the grantor or any member of her family has ever lived on or adjacent to the conveyed property.

TO HAVE AND TO HOLD, the same together with all and singular and appurtenances thereunto belonging or in anywise appertaining, and all estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantee forever.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written. Signed sealed and delivered in our presence:

Manuel Zaiac
(First Witness)

Print name Manuel Zaiac

Harvey Ruvlin
(Second Witness)

Print name Harvey Ruvlin

Marianne Brandon
Marianne Brandon
Grantor

NOTARY PUBLIC
HARVEY RUVIN
CLERK DADE COUNTY

STATE OF FLORIDA >
COUNTY OF DADE >

Sworn to and subscribed before me this 10 day of June 1999 by Marianne Brandon a Married Woman, to me personally known or produced Florida drivers licenses as identification and who did take an oath.

Manuel Zaiac
Notary Public
State of Florida

**SUBMITTED
RECERTIFICATION
REPORT**

ARCBUILDERS AND GROUP INC.

The RECERTIFICATION Specialist for Three Decades.

7301 S.W. 83 Court
Miami, FL 33143-3821
T (305) 275-6310 | (954) 524-8928
F (305) 275-6309
F2 (888) 744-8925
www.arcbuildersandgroup.com

RE: 03-4108-009-1980

DATE: MAY 30, 2019

OWNER NAME: EDITH HANNEMANN LE REM MARIANNE BRANDON

PROPERTY ADDRESS: 29 ANTILLA AVE, CORAL GABLES, FL 33134

DATE of INSPECTION FOR PURPOSES OF THIS DOCUMENT: APRIL 03, 2019

City of Coral Gables Building Department
Mr. Manuel Z. Lopez, P.E., Building Official:

Based on my evaluation as attached hereto of the aforementioned property, **this building(s) requires both structural and electrical repairs/corrections/alterations for a safe continued use and occupancy as provided for Re-Certification.**

Therefore, on behalf of my client, I am respectfully requesting that this building(s) be *granted Re-certification per Section 8-11(f) of the Code of Miami-Dade County **upon the proper completion of the items as contained herein, our subsequent verification and written notification to your office.**

As routine matter, in order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee or warranty for any portion of the structure(s). To the best of my knowledge and ability, this report represents an accurate appraisal of the applicable and present condition of the building(s) based upon the careful evaluation of the observed conditions and documentation as provided by property owner, to the extent reasonably possible. Further it is understood by all parties to include the property owner that the recommendation for *Re-Certification by Arcbuilders and Group, Inc. or the granting of *Re-Certification by the Building Department does not release or indemnify the property owner in any way or form from properly maintaining the subject property safe for continued use and occupancy at all times.

Thank you for your attention to this matter.

Very truly yours,

Rick Hernandez Capote, R.A., A.I.A., AR0013379

President

Dade County Building and Roofing Inspector BN2418

Special Inspector State of Florida No.0976

Additional

Comments: *This report is prepared and is to be submitted to the Building Official as may be required for Re-Certification as referenced above, this report is not intended to be a buyer/seller inspection report nor is it to be used for any other purpose than that specifically stated herein. Arcbuilders and Group, Inc makes no claim as to the validity of any documentation provided by owner and which we rely on for validity. Neither permit nor property history was made available or examined for purposes of this report. This report is not a zoning or code compliance report. The contents of this report is based on applicable areas made accessible at the time of the scheduled inspection, all other areas are excluded. No testing is part of this report. This report is not to be copied, faxed or altered in any way, additionally each page must bear the original signature and seal on each page or all contents is void and null. There is no warranty or guarantee expressed or implied and this document is not transferrable to any person or entity for any purpose. Any repairs/corrections/alterations must be performed in compliance with FBC, NEC and all applicable codes and ordinances. Should any violations or open permits exist all must be corrected prior to granting of Re-Certification. Accordingly the Building Official at his or her discretion or interpretation of the applicable codes may refuse to grant a recommendation of Re-Certification. This report is limited to the items specifically included by the Section 8-11 (f) of the Code of Miami-Dade County and does not include many aspects of compliance to include but not limited to ADA, plumbing, zoning, Fair Housing, NFPA, or certification of building code compliance.

MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING RECERTIFICATION

INSPECTION COMMENCE
DATE: APRIL 03, 2019
INSPECTION COMPLETED
DATE: APRIL 03, 2019

INSPECTION MADE BY

PRINT NAME: Rick Hernandez-Capote, R.A.
TITLE: AR 0013379, AAC001931

MUST BE SIGNED AND
SEALED BY ARCHITECT OR
ENGINEER

ADDRESS: 7301 SW 83 Court
Miami-Dade, FL 33143
PHONE: (305) 275-6310
FAX: (305) 275-6309

1. Description of Structure:

- a. Name or Title: EDITH HANNEMANN LE REM MARIANNE BRANDON
- b. Property address: 29 ANTILLA AVE, CORAL GABLES, FL 33134
- c. Legal description: 8 54 41 C GABLES DOUGLAS SEC PB 25-69
- d. Owner's name: Same as title
- e. Owner's mail address: 29 ANTILLA AVE APT 6, CORAL GABLES, FL 33134
- f. Building Official Folio Number: 03-4108-009-1980
- g. Building Code Occupancy Classification: MULTI FAMILY
- h. Present use: MULTI FAMILY
- i. General description, type of construction, size, number of stories, and special features.
CBS, two story, per Dade County Property Appraiser was built 1959, and has 6,205 ASF.
- j. Additions to original structure: **NONE OBSERVED** at time of inspection. No property permit history was either made available or reviewed for purposes of this report. Areas inspected were those made available by property owner/representative on day of inspection. All gas lines, all plumbing lines, meters and appliances and equipment are specifically excluded for purposes of this report, however we urge property owner to take any and all necessary precautions to assure that these items are properly maintained to protect property and above all life safety.

2. Present Condition of Structure:

- a. General alignment (note, good, fair, poor, explain if significant)
 1. Bulging- Good, for age of structure
 2. Settlement- Good, for age of structure
 3. Deflections- Good, for age of structure
 4. Expansion- Good, for age of structure
 5. Contraction- Good, for age of structure

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- b. Portions showing distress (note beams, columns, structural walls, floors, roofs, other)

Poor condition for age and use of structure.

- OWNER TO PROVIDE ANNUAL FIRE INSPECTION REPORT FROM THE CITY OF CORAL GABLES FIRE DEPARTMENT (LESS THAN 12 MONTHS OLD) CITING NO CURRENT VIOLATIONS AND PROVIDE US WITH A COPY.
- ROOFING CONTRACTOR TO REPAIR WOOD FASCIA/SOFFIT AT PERIMETER OF ROOF; VERIFY ALL PERIMETERS FOR WOOD ROT AND WATER DAMAGE.
- ROOF REPAIR TILE WORK COMPLETED AND FINALED IN 2009 HOWEVER REFER TO RECENT DAMAGE SCOPE TO BE REPAIRED OR REPLACES AS NECESSARY.

Any required corrections/repairs/alterations must be in compliance with FBC, NEC and all applicable codes and ordinances. This report is not for bidding or for permitting purposes. Additionally, property owner is responsible and liable to continuously maintain property safe for continued use and occupancy.

- c. Surface conditions - describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration and stains.

Surface conditions of fascia and soffits have poor appearance 50 years +. **PLEASE REFER TO 2B.** It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

- d. Cracks - note location in significant members. Identify crack size as HAIRLINE if barely discernable; FINE if less than 1mm in width; MEDIUM if between 1 and 2 mm in width; WIDE if over 2mm.

Normal condition for age and use of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

- e. General extent of deterioration - cracking or spalling of concrete or masonry; oxidation of metals; rot or borer attack in wood.

Normal condition for age and use of structure. Provide continued observations and inspections for termites and other possible agents that may cause deterioration, due to age of building. Also proactive preventive maintenance should be practiced. No testing for termites, other pest, deteriorating agent, contaminant or other is part of this examination or report. Fumigation to be provided on a regular basis by owner as needed.

- f. Previous patching or repairs

PLEASE REFER TO 2B. Continue preventative maintenance and repairs as may be necessary. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

- g. Nature of present loading - indicate residential, commercial, other estimate magnitude.

Structural loading remains stable, built 1959.

- h. Availability of original construction drawings - location description

Not at premise, during visual observations.

3. Inspections:

- a. Date of notice of required inspection: FEBRUARY 11, 2019
- b. Date(s) of actual inspection: APRIL 03, 2019
- c. Name and qualification of individual submitting inspection report: RICARDO HERNANDEZ-CAPOTE
- Rick Hernandez-Capote, R.A. AR0013379, AAC001931

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

Visual observations conducted at present. This report is a "snapshot" of observed conditions of accessible and applicable components on the day of inspection. No testing is part of this report. Additionally, we rely on the validity of documentation as may be provided by owner for repairs performed to their property and for which they are solely responsible and liable for assuring they meet proper compliance with all applicable codes and life safety. Owner is to conduct proactive preventive maintenance to include any possible testing that may be necessary. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

- e. Structural repair - note appropriate line:

1. None required- ()
2. Required- (X) **PLEASE REFER TO 2B.**

4. Supporting data:

- a. See this report, sheets written data and hold harmless executed by owner.
- b. N/A photographs.
- c. N/A drawings or sketches.

5. Masonry Bearing Walls - indicate good, fair, poor on appropriate lines:

- a. Concrete masonry units- Good, for age of structure.
- b. Clay tile or terra cotta units- Fair, for age of structure. **PLEASE REFER TO 2B.**
- c. Reinforced concrete tie columns- Good, for age of structure.
- d. Reinforced concrete tie beams- Good, for age of structure.
- e. Lintels- Good, for age of structure.
- f. Other type bond beams- Good, for age of structure.
- g. Masonry finishes - exterior:
 1. Stucco- Good, for age of structure.
 2. Veneer- Good, for age of structure.
 3. Paint only- Good, for age of structure.
 4. Other (describe)- **PLEASE REFER TO 2B.**
- h. Masonry finished - interior:
 1. Vapor barrier- Seemingly watertight at time of inspection. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.
 2. Furring and plaster- Good appearance
 3. Panelling- Good appearance
 4. Paint only- Good appearance
 5. Other (describe)- N/A

30 May 19

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- i. Cracks:
1. Location - note beams, columns, other- Exterior bearing walls
 2. Description- Normal age stress cracks hairline, fine to medium sizes.

- j. Spalling:
1. Location - note beams, columns, other- None observed
 2. Description- N/A

- k. Rebar corrosion - check appropriate line:
1. None visible- (X)
 2. Minor - Patching will suffice- N/A
 3. Significant - but patching will suffice- N/A
 4. Significant - structural repairs required (describe) - N/A

- l. Samples chipped out for examination in spall areas:
1. No- (✓)
 2. Yes - describe color texture, aggregate, general quality- N/A

6. Floor and Roof Systems:

- a. Roof:
1. Describe (flat, sloped, type roofing, type roof deck, condition)

HIP, built up plies with cement tile roof seemingly in watertight condition for age of building as visibly observed at units/areas made accessible at time of inspection, however fascia and soffit overhang requires repairs. **PLEASE REFER TO 2B.** No testing is part of this report. Owner is to assure that roof is properly maintained to include proper drainage, preventive measures and upgrades as may be necessary. Age of roof, life expectancy or guarantee of condition is not part of this inspection report. Owner must keep in mind that the average life expectancy of a roof in South Florida can vary by design, age, maintenance and material. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of supports:

Window A/C units, seemingly secure.

3. Note types of drains and scuppers and condition:

Positive flow: Good condition for age of structure.

- b. Floor system(s):

1. Describe (type of system framing, material, spans, condition)

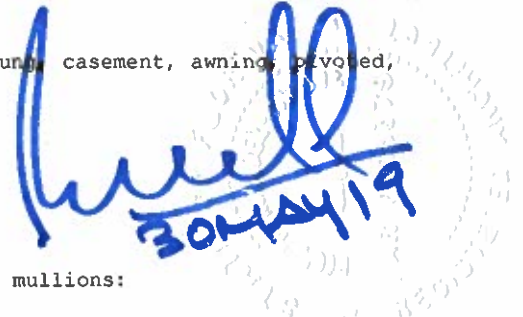
Wood sub flooring, ground and second floor: Good condition for age of structure.

- c. Inspection - note exposed areas available for inspection and where it was found necessary to open ceilings, etc. for inspection of typical framing members.

Visual observations conducted of open accessible framing. Continue proactive maintenance of all sub floor framing at bathroom, kitchen and all wet areas.

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7. Steel Framing Systems:
- a. Description: None observed
 - b. Exposed Steel - describe condition of paint and degree of corrosion: N/A
 - c. Concrete or other fireproofing - note any cracking or spalling and note where any covering was removed for inspection.
Visual observations done of open accessible areas on day of inspection
 - d. Elevator sheave beams and connections, and machine floor beams - note condition:
None
8. Concrete Framing Systems:
- a. Full description of structural system
Concrete masonry units (C.M.U.), Concrete tie beams, grade beams, tie columns.
 - b. Cracking:
 - 1. Not significant- Normal age stress cracks.
 - 2. Location and description of members effected and type cracking - Exterior bearing walls
 - c. General condition:
Seemingly stable concrete framing, built 1959. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.
 - d. Rebar corrosion - check appropriate line:
 - 1. None visible- (X)
 - 2. Minor - Patching will suffice- N/A
 - 3. Significant but patching will suffice- N/A
 - 4. Significant - structural repaired (describe)- N/A
 - e. Samples chipped out in spall areas:
 - 1. No- (X)
 - 2. Yes - describe color, texture, aggregate, general quality: N/A
9. Windows:
- a. Type (wood, steel, aluminum, jalousie, single hung, double hung, casement, awnings, pivoted, fixed, other)
Jalousie
 - b. Anchorage - type and condition of fasteners and latches:
Machine screws and bolts
 - c. Sealants - type and condition of perimeter and sealants & at mullions:
Good for age of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.



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- d. Interior seals - type & condition at operable vents:

Good for age of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

- e. General condition:

Good for age of structure, preventative maintenance should continue. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

10. Wood Framing:

- a. Type - fully describe if mill construction, light construction, major spans, trusses:

Hand-framed wood joist members, wood sub flooring and tongue and groove decking.

- b. Note metal fittings i.e., angles, plates, bolts, split rings, pintles, other and note condition:

Suspected toe nailed angles, plates and bolts.

- c. Joints - note if well fitted and still closed:

Seemingly well fitted and still closed as visibly observed for age and use of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

- d. Drainage - note accumulations of moisture:

Moisture accumulation at existing roof fascia and roof soffit. **PLEASE REFER TO 2B.** It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

- e. Ventilation - note any concealed spaces not ventilated:

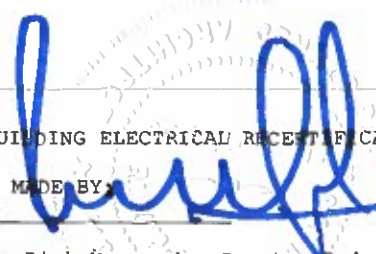
Existing roof fascia and roof soffit. **PLEASE REFER TO 2B.**

- f. Note any concealed spaces opened for inspection:

Visual observations conducted of open and visibly accessible spaces.

MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING ELECTRICAL RE-CERTIFICATION

INSPECTION COMMENCE
DATE: APRIL 03, 2019

INSPECTION MADE BY:
SIGNATURE: 

INSPECTION COMPLETED
DATE: APRIL 03, 2019

PRINT NAME: Rick Hernandez-Capote, R.A.
TITLE: AR 0013379, AAC001931

MUST BE SIGNED AND
SEALED BY ARCHITECT OR
ENGINEER

ADDRESS: 7301 SW 83 Court
Miami-Dade, FL 33143
PHONE: (305) 275-6310
FAX: (305) 275-6309

Description of Structure:

- a. Name or Title: EDITH HANNEMANN LE REM MARIANNE BRANDON
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- c. Legal description: 8 54 41 C GABLES DOUGLAS SEC PB 25-69
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- e. Owner's mail address: 29 ANTILLA AVE APT 6, CORAL GABLES, FL 33134
- f. Building Official Folio Number: 03-4108-009-1980
- g. Building Code Occupancy Classification: MULTI FAMILY
- h. Present use: MULTI FAMILY
- i. General description, type of construction, size, number of stories, and special features.

CBS, two story, per Dade County Property Appraiser was built 1959, and has 6,205 ASF.

- j. Additions to original structure: **NONE OBSERVED at time of inspection.** No property permit history was either made available or reviewed for purposes of this report. Areas inspected were those made available by property owner/representative on day of inspection. All gas lines, all plumbing lines, meters and appliances and equipment are specifically excluded for purposes of this report, however we urge property owner to take any and all necessary precautions to assure that these items are properly maintained to protect property and above all life safety.

1. ELECTRICAL SERVICE: Over head service to from FPL, one feeder with three wires approx. 500 MCM in size.
 - a. SIZE: AMPERAGE (400); FUSES (X); BREAKER ()
 - b. PHASE: 3 ϕ (); 1 ϕ (X);
 - c. CONDITION: GOOD (); FAIR (); NEED REPAIR (X)
 - d. COMMENTS:
 - OWNER TO PROVIDE ANNUAL FIRE INSPECTION REPORT FROM THE CITY OF CORAL GABLES FIRE DEPARTMENT (LESS THAN 12 MONTHS OLD) CITING NO CURRENT VIOLATIONS AND PROVIDE US WITH A COPY.
 - MASTER ELECTRICIAN TO VERIFY THAT ALL HARD WIRED SMOKE DETECTORS IN LIVING AREAS ARE WORKING PROPERLY; REPLACE AS NECESSARY. ONCE REPAIRS HAVE BEEN COMPLETED & SIGNED, PLEASE PROVIDE CITY OF CORAL GABLES SMOKE DETECTOR FORM TO BE IN COMPLIANCE.
 - MASTER ELECTRICIAN TO PROVIDE EITHER HARD WIRED SINGLE STATION OR 10 YEAR PERMANENT BATTERY TYPE SMOKE DETECTORS IN ALL BEDROOMS AT EACH RESIDENTIAL UNIT. ONCE REPAIRS HAVE BEEN COMPLETED & SIGNED, PLEASE PROVIDE CITY OF CORAL GABLES SMOKE DETECTOR FORM TO BE IN COMPLIANCE.

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- MASTER ELECTRICIAN TO VERIFY THAT ALL A/C WINDOW UNITS HAVE PROPER DEDICATED OUTLETS OR AFCI AT ALL BEDROOMS AND LIVING AREAS.
- MASTER ELECTRICIAN TO VERIFY ALL HOT WATER HEATER CONNECTIONS TO JUNCTION BOX AND THAT THEY ARE IN FLEXIBLE ARMORED CONDUIT AND BONDED; NO EXPOSED WIRING.
- MASTER ELECTRICIAN TO MODERNIZE ELECTRICAL GROUNDING AT THE ELECTRICAL SERVICE RISER.
- MASTER ELECTRICIAN TO REMOVE ALL CLOTH WIRING IN THE MAIN PANEL AT SERVICE RISER; VERIFY ALL SUB DISCONNECTS. ELECTRICAL SERVICE REPAIR IS REQUIRED AT A MINIMUM. MASTER ELECTRICIAN TO DO FURTHER ANALYSIS AS NECESSARY.
- MASTER ELECTRICIAN TO REMOVE ALL RIGS, BREAKER TYPE CIRCUITS WITHIN FUSE BOX HOUSING, VERIFY ALL WIRES AT DISCONNECTS AND REINSTALL FUSE BOX IN PLACE (U.L. LISTED COMPARABLE) OR REPLACE WITH ALL NEW BREAKER DISCONNECTS FOR EACH RESIDENTIAL UNIT AT SERVICE RISER.
- OWNER TO PROVIDE PERMITS, NOTARIZED SCOPES OF WORK FROM CONTRACTOR, PHOTO DOCUMENTATION AND ALL OTHER PERTINENT DOCUMENTATION FOR WORK/REPAIRS REQUIRED.

As observed at time of inspection based on age of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

2. METER AND ELECTRICAL ROOM:

- a. CLEARANCES: GOOD (); FAIR (X); CORRECTION REQ. ()
COMMENTS: Interior type meters. PLEASE REFER TO 1D.

3. GUTTERS:

- a. LINE:
GOOD (); REQUIRES REPAIR (X)
COMMENTS: PLEASE REFER TO 1D.
- b. LOAD:
GOOD (); REQUIRES REPAIR (X)
COMMENTS: PLEASE REFER TO 1D.
- c. TAPS AND FILL:
GOOD (); REQUIRES REPAIR (X)
COMMENTS: PLEASE REFER TO 1D.



4. ELECTRICAL PANELS:

- a. PANEL # (1-11); GOOD (); REQUIRES VERIFICATION (X)
Location: REQUIRES VERIFICATION BY MASTER ELECTRICIAN AT EACH RESIDENTIAL UNIT. As observed at each inspected area, breaker panels. Any required corrections/repairs/alterations must be in compliance with FBC, NEC and all applicable codes and ordinances. This report is not for bidding purposes. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

5. BRANCH CIRCUITS:

- a. IDENTIFIED: YES (X); MUST BE IDENTIFIED ()
- b. CONDUCTORS: GOOD (); DETERIORATED (); REQUIRES VERIFICATION (X)
- c. COMMENTS: REQUIRES VERIFICATION BY MASTER ELECTRICIAN. As observed at time of inspection based on age of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

6. GROUNDING OF SERVICE: GOOD (); REQUIRES REPAIR (X)

COMMENTS: PLEASE REFER TO 1D. As observed at time of inspection based on age of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this

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building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

7. GROUNDING OF EQUIPMENT: GOOD (); REQUIRES REPAIR (X)

COMMENTS: PLEASE REFER TO 1D. As observed at time of inspection based on age of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

8. SERVICE CONDUITS RACEWAYS; CONDITION: GOOD (); REQUIRES VERIFICATION (X)

COMMENTS: REQUIRES VERIFICATION BY MASTER ELECTRICIAN. PLEASE REFER TO 1D. As observed at time of inspection based on age of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

9. SERVICE CONDUCTOR & CABLES; CONDITION: GOOD (); REQUIRES REPAIR (X)

COMMENTS: PLEASE REFER TO 1D. As observed at time of inspection based on age of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

10. TYPES OF WIRING METHODS:

CONDUIT RACEWAYS; RIGID:	GOOD (); REQUIRES REPAIR (X)
CONDUIT; PVC:	GOOD (); REQUIRES REPAIR ()
NM CABLE:	GOOD (); REQUIRES REPAIR ()
BX CABLE:	GOOD (); REQUIRES REPAIR ()

COMMENTS: PLEASE REFER TO 1D. As observed at time of inspection based on age of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

11. FEEDER CONDUCTORS; CONDITION: GOOD (); REQUIRES REPAIR (X)

COMMENTS: PLEASE REFER TO 1D. As observed at time of inspection based on age of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

12. EMERGENCY LIGHTING: GOOD (); REQUIRES VERIFICATION (X)

COMMENTS: PLEASE REFER TO 1D. As observed at time of inspection based on age of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

13. BLDG. EGRESS ILLUMINATION: GOOD (X); REQUIRES REPAIR ()

COMMENTS: As observed at time of inspection based on age of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

14. FIRE ALARM SYSTEM: GOOD (); REQUIRES REPAIR (); NONE OBSERVED (X)

COMMENTS: None observed. Authority Having Jurisdiction may determine additional requirements. In the case that the Authority Having Jurisdiction makes this a requirement, it is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

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15. SMOKE DETECTORS: GOOD (); REQUIRES REPAIR (X); N/A ()

COMMENTS: PLEASE REFER TO 1D. MASTER ELECTRICIAN TO PROVIDE COMPLETED SMOKE DETECTOR FORM FOR HARDWIRED AND BATTERY TYPE SMOKE DETECTORS. Property owner is responsible and liable to provide continued testing, maintenance and upgrades as may be necessary to assure all smoke detectors are continuously operable. Special care should be taken to assure units and their wiring are neither tampered with nor malfunctioning. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy. In addition, property owner is responsible to assure compliance with any requirement, code or ordinance that may require a hardwired carbon monoxide detector.

16. EXIT LIGHTS: GOOD (); REQUIRES VERIFICATION (X)

COMMENTS: PLEASE REFER TO 1D. As observed at time of inspection based on age of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

17. EMERGENCY GENERATOR: GOOD (); REQUIRES REPAIR (); NONE OBSERVED (X)

COMMENTS: None observed.

18. WIRING IN OPEN OR UNDER COVER PARKING, GARAGE AREAS: GOOD (X); ADDITIONAL ILLUMINATION REQUIRED ()

COMMENTS: As observed at time of inspection based on age of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

19. OPEN OR UNDER COVER PARKING SURFACE AND SECURITY LIGHTING: GOOD (X); ADDITIONAL ILLUMINATION REQUIRED ()

COMMENTS: As observed/measured at time of inspection based on age of structure. Property owner is to assure that continued proper security lighting is provided at all times through preventive maintenance, upgrades or whatever means as may be necessary for compliance with section 8c-3 of the Code of Miami-Dade County. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

20. SWIMMING POOL WIRING: GOOD (); REQUIRES REPAIR (); N/A (X)

COMMENTS: N/A.

21. WIRING OF/TO MECHANICAL EQUIPMENT: GOOD (); REQUIRES REPAIR (X)

COMMENTS: PLEASE REFER TO 1D. As observed at time of inspection based on age of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy. Any machinery or equipment which is for tenant use is excluded for the purposes of this report.

22. GENERAL ADDITIONAL COMMENTS: THIS REPORT IS NOT FOR BIDDING PURPOSES. Continue with proactive maintenance and provide repairs as may be necessary to maintain property safe for continued use and occupancy. Please note that this report does not include testing of any component, it is based on visual observations of applicable and accessible areas on day of inspection. Additionally, we rely on the validity of documentation as may be provided by owner for repairs performed to their property and for which they are solely responsible and liable for assuring they meet proper compliance with all applicable codes and life safety. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

This report is not a Buyers Report, Due Diligence, Insurance Inspection, Mitigation Document or for any other purpose other than to be prepared and submitted to the Building Official solely in accordance and with the purpose of compliance with Section 8-11 (f) of the Code of Miami-Dade County, any other use is strictly prohibited and voids all content. This report must bear the original signature and embossed seal on each page or it is void of all contents. This report is not transferable to any party. Copying, faxing and/or any alteration of this report is strictly prohibited and voids all content. Both Building (Structural) and Electrical Reports must be attached and accompanied by a cover letter to the building official. As routine matter, in order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure(s). We rely on the validity of documentation provided by owner for repairs/alterations/corrections. No property/permit history was either made available or reviewed for purposes of this report. No testing is part of this inspection, only visual observations were conducted of areas and components as made accessible by property owner. Any repairs/alterations/modifications must be in compliance with FBC, NEC and all applicable codes and ordinances. If any violations or open permits exist all must be corrected prior to granting of Re-Certification. Further, it is understood by all parties that regardless of the content of this report, by submitting this report to the Building Department, property owner is not exempt, released or indemnified from any responsibility and liability to continuously verify, correct, repair and maintain all components of this building safe for continued use and occupancy whether included in this limited inspection report or not.

**CONTRACT FOR RE-CERTIFICATION PER SECTION 8-11(f)
OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA**

DATE: APRIL 03, 2019

OWNER NAME: EDITH HANNEMANN LE REM MARIANNE BRANDON

Folio Number: 03-4108-009-1980

Property Address(es): 29 ANTILLA AVE, CORAL GABLES, FL 33134

Date of Inspection(s) for Purposes of this Report: APRIL 03, 2019

I MARIANNE BRANDON

as property owner and/or authorized representative of the above referenced property, (the "Project") am requesting that Arcbuilders and Group, Inc. ("Arcbuilders") prepare and submit the required Follow-up Report (the "Report") to the *Minimum Inspection Procedural Guidelines as required for Re-certification and as stipulated in Section 8-11 (f) of The Code of Miami-Dade County, Florida). I have submitted to Arcbuilders, documentation concerning repairs/alterations/corrections which I have performed on the Project and by doing so, take full responsibility for the proper completion of any repairs/corrections/alterations and/or maintenance of the building components. I understand that Arcbuilders relies on the validity of this documentation. I However, Arcbuilders is not responsible for verifying the validity, quality or means and methods of the repairs/alterations/corrections performed at the Project.

I understand that this *Report being requested from Arcbuilders is not a guaranty or warranty for any part of this property. Further, I hold harmless and indemnify Arcbuilders, its principals and employees from any and all liability arising from the preparation and submission of this Report. I acknowledge that this Report is to be submitted to the Building Official as may be required for Re-Certification. I further acknowledge that this Report is not a Buyers Report, Due Diligence Report, Insurance Inspection Report, or Mitigation Document and that this Report shall not be used for any purpose other than submittal to the Building Official in accordance with Section 8-11(f) of the Code of Miami Dade County, Florida. Any other use is strictly prohibited and any improper use renders this Report null and void. This Report shall also be null and void unless it bears Arcbuilders' original signature and embossed seal on each page. This report is not transferable or assignable to any party. Copying, faxing and/or any alteration of this report are strictly prohibited and such action shall render this Report null and void. Both Building (Structural) and Electrical Reports must be attached and accompanied by a cover letter to the Building Official. As a routine matter and in order to avoid any misunderstanding, nothing in this Report shall be construed as a guarantee for portion of the structure(s). No property/permit history was made available or reviewed for the purposes of this Report. No testing is part of this inspection or this Report. Only visual observations were conducted of areas and components, as made accessible by property owner/representative. Any repairs/corrections/alterations that were performed must be in compliance with FBC, NEC and all applicable codes and ordinances. If any violations or open permits exist, all must be corrected prior to Re-Certification being granted. By submitting this Report to the Building Department, property owner accepts full responsibility and liability to continuously verify, correct, repair and maintain all components of this Project whether included in this limited inspection report or not.

I agree and acknowledge that any claim against Arcbuilders arising out of this Report and/or Project shall be limited to the amount of compensation paid to Arcbuilders for its services in connection with this Report and/or Project.

I agree and acknowledge that the individual professionals employed by Arcbuilders which provide professional services for this Report and/or Project, shall not be found personally liable for negligence, errors or omissions, where the alleged negligent acts or omissions were not willful or intentional. I expressly disclaim and waive my right to sue any individual design professional employed by Arcbuilders that provided services for this Report and/or Project and I agree that my sole remedy is with the Arcbuilders firm.

MARIANNE BRANDON

Print Name and Title

Jeanette Branch 3 APR, 19
Signature Date

Subscribed and Sworn before me this
day of 20, by
who is personally known to me or who has
Produced the following identification:

Notary Public, State of Florida

My Commission expires:

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

DATE: MAY 30, 2019

Re: FOLIO # 03-4108-009-1980
Property Address: 29 ANTILLA AVE, CORAL GABLES, FL 33134
Building Description: TWO Story, 6,205 ASF

The undersigned states the following:

1. I am a Florida registered professional engineer or architect with an active license.
2. On **APRIL 03, 2019**, I measured the level of illumination in the parking lot(s) serving the above referenced building.
3. Maximum 2.0 foot candle per SF, Minimum 1 foot candle per SF, Minimum to Maximum ratio 1 : 2.0, foot candle 1 average per SF.
4. The level of illumination provided in the parking lot(s) meets the minimum standards for the occupancy classification of the building as established in Section 8C-3 of the Code of Miami-Dade County.


Signature and Seal of Architect or Engineer

RICK L. HERNANDEZ-POPOTEA
LIC. NO. A20013379
(Print Name)

**CERTIFICATION OF COMPLIANCE WITH PARKING LOT GUARDRAILS
REQUIREMENTS IN CHAPTER 8C OF THE CODE OF MIAMI-DADE
COUNTY**

DATE: MAY 30, 2019

Re: FOLIO # 03-4108-009-1980
Property Address: 29 ANTILLA AVE, CORAL GABLES, FL 33134
Building Description: TWO Story, 6,205 ASF

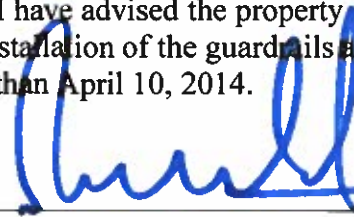
The undersigned states the following:

I am a Florida registered professional engineer or architect with an active license. On 04-03-2019, I inspected the parking lots servicing the above referenced building for compliance with Section 8C-6 and determined the following (check only one)

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

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

_____ The parking lot(s) is adjacent to or abutting a canal, lake or other body of water and parked vehicles are NOT protected by a guardrail that complies with Section 8C-6 of the Miami Dade County Code. I have advised the property owner that he/she must obtain a permit for the installation of the guardrails and obtain all required inspection approvals no later than April 10, 2014.

 30 MAY 19

(Signature)

Raul L. Hernandez-Lopez

(Print Name)

Lic. NO. AR0013399

Seal of Architect or Engineer Executing the
Certification Must Be Affixed in the Above Space



City of Coral Gables
Development Services



RC-19-05-5956

29 ANTILLA AVE #

Folio #: **03-4108-009-1980**

Permit Description: **BUILDING**
RECERTIFICATION (1959)

EL 19055967
ME _____
PL _____

OFFICE SET

Section		Approved		
		By	Date	
<input type="checkbox"/>	BUILDING			R
<input type="checkbox"/>	CONCURRENCY			
<input type="checkbox"/>	ELECTRICAL			R
<input type="checkbox"/>	FEMA			
<input type="checkbox"/>	FIRE			
<input type="checkbox"/>	HANDICAP			
<input type="checkbox"/>	HISTORICAL			
<input type="checkbox"/>	LANDSCAPE			
<input type="checkbox"/>	MECHANICAL			
<input type="checkbox"/>	PLUMBING			
<input type="checkbox"/>	PUBLIC WORKS			
<input type="checkbox"/>	STRUCTURAL			
<input type="checkbox"/>	ZONING			
<input type="checkbox"/>				
<input type="checkbox"/>	OWNER BUILDER			

Subject to compliance with all Federal, State, County and City rules and regulations. City assumes no responsibility for accuracy of/or results from these plans.
THIS COPY OF PLANS MUST BE AVAILABLE ON BUILDING SITE OR AN INSPECTION WILL NOT BE MADE.

**Special Inspector required
for the following:**

- ☐ Special Inspector for PILING
☐ Special Inspector for REINFORCED MASONRY
☐ Special Inspector for _____

APPROVAL OF THIS SET OF PLANS DOES NOT
CONSTITUTE APPROVAL OF ANY STRUCTURE OR
CONDITION NOT IN COMPLIANCE WITH ANY
APPLICABLE CODES

RC-19-05-5956



RC-19-05-5956

