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March 19, 2024

City of Aventura
Building Department
c/o Oscar Guerrero, Building Official.
19200 West Country Club Drive.
Aventura, FL 33180

RE: The Landmark Condo – 20185 E Country Club Dr, Aventura, FL 33180
Folio # 28-1235-057-0001 _ 30/40 Year Electrical Recertification Report.

*Y:\Clients\Falcon2016\16-844\04_Electrical Recertification\Electrical\NL20240319 - Landmark Club_40 Yrs Cover Letter
Electrical Recertification.Docx*

Dear Building Official:

The Falcon Group (Falcon) conducted a 30/40-Year Electrical Recertification of the referenced building in accordance with the requirements of section 8-11(f) of Miami Dade County. In summary, the Electrical Recertification is not approved as electrical repairs are necessary to meet current standards of safety. **Please note that we have not identified any condition that represents an imminent danger to the occupants of the building.**

Please also note, this report is based upon sampling and is not intended to be an all-inclusive, exhaustive list of each location of repair, scope of work or otherwise. It is recommended the Client retain the services of an engineering firm to prepare project scope and specifications that will include proper detailing, materials, bidding forms and project requirements.

As a 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. To the best of our knowledge and ability, this report represents an accurate appraisal of the present condition of the building based upon evaluation of observed conditions.

Please contact our office for any additional questions at (305) 663-1970.

Respectfully Submitted,

Jose J. Urdaneta, PE, FL #97604
Division Manager of MEP
The Falcon Group
JJU/dm
Attachments: Building Safety Inspection Reports (Electrical)

