City of Aventura

Building Division
Government Center
19200 West Country Club Drive
Aventura, Florida 33180

MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING ELECTRICAL RECERTIFICATION

Inspection Commenced: 02/07/24

Inspection Completed: 02/09/24

LICENSEE NAME: Jose Urdaneta

TITLE: Professional Engineer, P.E. 97604

ADDDRESS: 15405 NW 7th Ave. Miami, FL 33169

SIGNATURE: JOSE URDANETA LICENSE No. 97604 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Jose J Urdaneta
Date: 2024.03.20 09:42:16 -04'00'

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

1. DESCRIPTION OF BUILDING

a.	Name on Title:	THE LANDMARK CONDO	
b.	Building Street Address:	20185 E COUNTRY CLUB DRIVE, AVENTURA, FL 33180	Bldg. #:
c.	Legal Description:	THE LANDMARK CONDO AVENTURA FIFTH ADDITION PB 116-39 A PORT OF TR L AS DESC OR 14583-2063 F/A/U 30-1235-057-0001	Attached: ☐
d.	Owner's Name:	LANDMARK INC	
e.	Owner's Mailing Addresses:		
f.	Folio Number of Property on which Building is Located:	28-1235-057-0001	
g.	Building Code Occupancy Classification:		
h.	Present use:	0407 RESIDENTIAL	
i.	General Description of building (overall description, structural systems, special features):		

The Landmark Club Condo is a one (1) 26-story building with a total of 184 residential units. Additionally, it includes a 6-level parking garage, pool, jacuzzi and pool decks recreation area, Tennis Court, lobby, storage, and equipment rooms.

j.	Number of Stories:	26	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:	☐
m.	Additional comments:				

The building has two (02) main services identified, one (1) generator, twelve (12) meter rooms and one (1) Electrical fire pump. Out of the 184 existing units, a total of Twenty-six (26) were entered upon availability and were inspected to identify "typical" electrical deficiencies. Deficiencies noted in this report are assumed to be common and may be present in other similar circumstances. A qualified Electrical Contractor shall use this report as a guide to investigate and identify similar deficiencies which may be present throughout the building, including all residences, and rectify them under proper permits. The electrical Contractor shall bring new deficiencies to the attention of the Engineer of Record, and to the owner's representative.

2. INSPECTIONS

a.	Date of Notice of Required Inspection:
b.	Date(s) of actual inspection: 02/07/24 to: 02/09/24
c.	Name and qualifications of licensee submitting report:
Jose Urdaneta P.E. 97604	
d.	Are Any Electrical Repairs Required? (YES/NO): YES
	1. If required, describe, and indicate acceptance:
Refer to each section for explanation. All items to be repaired in accordance with the latest adopted edition of the NEC.	
e.	Provide photographs as necessary to reflect relevant conditions index appropriately.
	1. Explanation/Conditions:
	The issues identified during the inspection do not represent an imminent danger to the occupants of the building.

3. ELECTRICAL SERVICE

1. NDH											
a. Size:	Voltage	(480)	Amperage	(1200)	Type:	Fuses	(1200)	Breakers	( )		
b. Phase:	Three-phase	(◉)	Single-phase	( )							
c. Condition:	Good	( )	Fair	( )	Needs Repair	(◉)					
Comments:					Location: Level 1 - Main Electrical Room						
Repairs are required as follows: Missing proper panel identification (x of Y). All service equipment must be identified. See Annex “A”, photo #1.											

2. MC-1 (Disconnect Switch)											
a. Size:	Voltage	(208)	Amperage	(1200)	Type:	Fuses	(1000)	Breakers	( )		
b. Phase:	Three-phase	(◉)	Single-phase	( )							
c. Condition:	Good	( )	Fair	( )	Needs Repair	(◉)					
Comments:					Location: Level 1 - Main Electrical Room						
Repairs are required as follows: Missing proper panel identification (x of Y). All service equipment must be identified. See Annex “A”, photo #2.											

3. EM Main #4 (Disconnect Switch)											
a. Size:	Voltage	(480)	Amperage	(600)	Type:	Fuses	( )	Breakers	( )		
b. Phase:	Three-phase	(◉)	Single-phase	( )							
c. Condition:	Good	( )	Fair	( )	Needs Repair	(◉)					
Comments:					Location: Level 1 - Main Electrical Room						
Repairs are required as follows: Missing proper panel identification (x of Y). All service equipment must be identified. See Annex “A”, photo #3.											

4. METERING EQUIPMENT

1. Clearances:	Good (◉)	Fair ( )	Needs Correction ( )
Comments: None.			

5. ELECTRIC ROOM

1. Clearances:	Good (◉)	Fair ( )	Needs Correction ( )
Comments: Level 1. Main Electrical Room. See Annex "A", photo #4.			

2. Clearances:	Good (◉)	Fair ( )	Needs Correction ( )
Comments: Level PH. Meter Electrical Room. See Annex "A", photo #5.			

3. Clearances:	Good (◉)	Fair ( )	Needs Correction ( )
Comments: Level 25. Meter Electrical Room. See Annex "A", photo #6.			

4. Clearances:	Good (◉)	Fair ( )	Needs Correction ( )
Comments: Level 22. Meter Electrical Room. See Annex "A", photo #7.			

5. Clearances:	Good (◉)	Fair ( )	Needs Correction ( )
Comments: Level 20. Meter Electrical Room. See Annex "A", photo #8.			

6. Clearances:	Good (◉)	Fair ( )	Needs Correction ( )
Comments: Level 18. Meter Electrical Room. See Annex "A", photo #9.			

7. Clearances:	Good (◉)	Fair ( )	Needs Correction ( )
Comments: Level 14. Meter Electrical Room. See Annex "A", photo #10.			

8. Clearances:	Good (◉)	Fair ( )	Needs Correction ( )
Comments: Level 9. Meter Electrical Room. See Annex "A", photo #11.			

9. Clearances:	Good (◉)	Fair ( )	Needs Correction ( )
Comments: None. Level 5. Meter Electrical Room. See Annex "A", photo #12.			

6. GUTTERS

1. Location:	Good (◉)	Needs Repair ( )
2. Taps and fill:	Good (◉)	Needs Repair ( )
Comments: None.		

7. ELECTRICAL PANELS

1. Panel #: No ID	Location: Level Roof.				
	Good ( )	Needs Repair (◉)			
Comments:	Size: 100 AMPS	Volt: 480	Phases: 3	Type: MCB	
Repairs are required as follows: a. Missing panel Identification. See Annex "A", photo #13. b. Missing screws. See Annex "A", photo #14.					

2. Panel #: EDL	Location: Main Electrical Room				
	Good ( )	Needs Repair (◉)			
Comments:	Size: 225 AMPS	Volt: 208	Phases: 3	Type: MCB	
Repairs are required as follows: Missing screws. See Annex "A", photo #15.					

3. Panel #: NDL	Location: Main Electrical Room				
	Good ( )	Needs Repair (◉)			
Comments:	Size: 800 AMPS	Volt: 208	Phases: 3	Type: MCB	
Repairs are required as follows: Missing screws. See Annex "A", photo #16.					

4. Panel #: EDH	Location: Main Electrical Room				
	Good ( )	Needs Repair (◉)			
Comments:	Size: 600 AMPS	Volt: 480	Phases: 3	Type: MLO	
Repairs are required as follows: Missing screws. See Annex "A", photo #17.					

5. Panel #: EH	Location: Main Electrical Room				
	Good ( )	Needs Repair (◉)			
Comments:	Size: 100 AMPS	Volt: 480	Phases: 3	Type: MLO	
Repairs are required as follows: a. Missing proper circuit identification. See Annex "A", photo #18. b. Missing screws. See Annex "A", photo #19.					

6. Panel #: OL	Location: Main Electrical Room					
	Good ( )	Needs Repair (◉)				
Comments:	Size: 225 AMPS	Volt: 208	Phases: 3	Type: MLO		
Repairs are required as follows: a. Missing proper circuit identification. See Annex “A”, photo #20. b. Missing screws. See Annex “A”, photo #21.						

7. Panel #: EL	Location: Main Electrical Room					
	Good ( )	Needs Repair (◉)				
Comments:	Size: 100 AMPS	Volt: 208	Phases: 3	Type: MLO		
Repairs are required as follows: a. Missing proper circuit identification. See Annex “A”, photo #22. b. Missing screws and rusted. See Annex “A”, photo #23.						

8. Panel #: NO ID	Location: Main Electrical Room					
	Good ( )	Needs Repair (◉)				
Comments:	Size: No rating	Volt: 480	Phases: 3	Type: MLO		
Repairs are required as follows: a. Missing panel Identification. See Annex “A”, photo #24. b. Missing proper circuit identification and opening in circuit space. See Annex “A”, photo #25. c. Connector cable to panel is detached. See Annex “A”, photo #26.						

9. Panel #: NL	Location: Main Electrical Room					
	Good ( )	Needs Repair (◉)				
Comments:	Size: 225 AMPS	Volt: 208	Phases: 3	Type: MLO		
Repairs are required as follows: a. Missing proper circuit identification and missing screws. See Annex “A”, photo #27. b. Opening in circuit space. See Annex “A”, photo #28. c. Double tapping in circuit breaker CB#24 and no proper Handle Tie. See Annex “A”, photo #29.						

10. Panel #: NHA	Location: Main Electrical Room					
	Good ( )	Needs Repair (◉)				
Comments:	Size: 100 AMPS	Volt: 480	Phases: 3	Type: MLO		
Repairs are required as follows: a. Missing proper circuit identification. See Annex “A”, photo #30. b. Missing screws. See Annex “A”, photo #31.						

11. Panel #: NH	Location: Main Electrical Room					
	Good ( )	Needs Repair (◉)				
Comments:	Size: 225 AMPS	Volt: 480	Phases: 3	Type: MLO		
Repairs are required as follows: a. Missing panel Identification. See Annex “A”, photo #32. b. Missing proper circuit identification. See Annex “A”, photo #33. c. Missing screws. See Annex “A”, photo #34. d. Double tapping in circuit breaker CB#2 and CB#3. See Annex “A”, photo #35.						

12. Panel #: No ID	Location: Pool- Electrical Room
	Good ( ) Needs Repair (◉)
Comments: Size: 150 AMPS Volt: 208 Phases: 3 Type: MCB	
Repairs are required as follows: a. Missing panel Identification. See Annex “A”, photo #36. b. Missing proper circuit identification and opening in circuit space. See Annex “A”, photo #37. c. Missing screws. See Annex “A”, photo #38.	

13. Panel #: No ID	Location: Pool- Electrical Room
	Good ( ) Needs Repair (◉)
Comments: Size: 100 AMPS Volt: 208 Phases: 3 Type: MLO	
Repairs are required as follows: a. Missing panel Identification. See Annex “A”, photo #39. b. Missing proper circuit identification, and missing screws. See Annex “A”, photo #40.	

14. Panel #: PEH	Location: Pool- Electrical Room
	Good ( ) Needs Repair (◉)
Comments: Size: 100 AMPS Volt: 480 Phases: 3 Type: MLO	
Repairs are required as follows: a. Missing panel Identification. See Annex “A”, photo #41. b. Missing proper circuit identification. See Annex “A”, photo #42.	

15. Panel #: No ID	Location: Pool- Electrical Room
	Good ( ) Needs Repair (◉)
Comments: Size: 100 AMPS Volt: 208 Phases: 3 Type: MLO	
Repairs are required as follows: a. Missing proper panel ID label. See Annex “A”, photo #43. b. Missing proper circuit identification, and missing screws. See Annex “A”, photo #44.	

16. Panel #: Panel 3	Location: Emergency Generator Room
	Good ( ) Needs Repair (◉)
Comments: Size: 100 AMPS Volt: 480 Phases: 3 Type: MCB	
Repairs are required as follows: Missing proper circuit identification. See Annex “A”, photo #45.	

17. Panel #: No ID	Location: Emergency Generator Room
	Good ( ) Needs Repair (◉)
Comments: Size: 125 AMPS Volt: 208 Phases: 3 Type: MLO	
Repairs are required as follows: a. Missing panel Identification. See Annex “A”, photo #46. b. Missing proper circuit identification. See Annex “A”, photo #47.	

18. Panel #: GH	Location: Emergency Generator Room
	Good ( ) Needs Repair (◉)
Comments: Size: 100 AMPS Volt: 480 Phases: 3 Type: MLO	
Repairs are required as follows: a. Missing proper circuit Identification. See Annex “A”, photo #48. b. Opening in circuit space. See Annex “A”, photo #49.	

19. Panel #: 20H	Location: Level 20. Meter Room						
	Good ( )	Needs Repair (◉)					
Comments:	Size: 100 AMPS	Volt: 480	Phases: 3	Type: MLO			
Repairs are required as follows: a. Missing panel Identification. See Annex “A”, photo #50. b. Missing proper circuit identification and missing screws. See Annex “A”, photo #51.							

20. Panel #: 20EH	Location: Level 20. Meter Room						
	Good ( )	Needs Repair (◉)					
Comments:	Size: 100 AMPS	Volt: 480	Phases: 3	Type: MLO			
Repairs are required as follows: a. Missing panel Identification. See Annex “A”, photo #52. b. Missing proper circuit identification and missing screws. See Annex “A”, photo #53.							

21. Panel #: 20L	Location: Level 20. Meter Room						
	Good ( )	Needs Repair (◉)					
Comments:	Size: 100 AMPS	Volt: 208	Phases: 3	Type: MCB			
Repairs are required as follows: a. Missing panel Identification. See Annex “A”, photo #54. b. Missing proper circuit identification and missing screws. See Annex “A”, photo #55.							

22. Panel #: 20EL	Location: Level 20. Meter Room						
	Good ( )	Needs Repair (◉)					
Comments:	Size: 100 AMPS	Volt: 208	Phases: 3	Type: MCB			
Repairs are required as follows: a. Missing panel Identification. See Annex “A”, photo #56. b. Missing proper circuit identification. See Annex “A”, photo #57.							

23. Panel #: 7H	Location: Level 7. Meter Room						
	Good ( )	Needs Repair (◉)					
Comments:	Size: 100 AMPS	Volt: 480	Phases: 3	Type: MLO			
Repairs are required as follows: Missing proper circuit identification and missing screws. See Annex “A”, photo #58.							

24. Panel #: 7EH	Location: Level 7. Meter Room						
	Good ( )	Needs Repair (◉)					
Comments:	Size: 100 AMPS	Volt: 480	Phases: 3	Type: MLO			
Repairs are required as follows: Missing proper circuit identification. See Annex “A”, photo #59.							

25. Panel #: 7L	Location: Level 7. Meter Room						
	Good ( )	Needs Repair (◉)					
Comments:	Size: 100 AMPS	Volt: 208	Phases: 3	Type: MCB			
Repairs are required as follows: Missing proper circuit identification. See Annex “A”, photo #60.							

26. Panel #: 7EL	Location: Level 7. Meter Room				
	Good ( )	Needs Repair (◉)			
Comments:	Size: 100 AMPS	Volt: 208	Phases: 3	Type: MCB	
Repairs are required as follows: Opening in circuit space. See Annex "A", photo #61.					

27. Panel #: 2NL	Location: Level 2. Electrical Room				
	Good (◉)	Needs Repair ( )			
Comments:	Size: 225 AMPS	Volt: 208	Phases: 3	Type: MLO	
See Annex "A", photo #62.					

28. Panel #: RL	Location: Level Roof.				
	Good ( )	Needs Repair (◉)			
Comments:	Size: 100 AMPS	Volt: 208	Phases: 3	Type: MCB	
Repairs are required as follows: a. Missing panel Identification. See Annex "A", photo #63. b. Missing screws. See Annex "A", photo #64. c. Missing proper circuit identification. See Annex "A", photo #65. d. Opening in circuit space. See Annex "A", photo #66.					

29. Panel #: No ID	Location: Level Roof.				
	Good ( )	Needs Repair (◉)			
Comments:	Size: 400 AMPS	Volt: 480	Phases: 3	Type: MLO	
Repairs are required as follows: a. Missing panel Identification. See Annex "A", photo #67. b. Missing proper circuit identification. See Annex "A", photo #68.					

30. Panel #: REL	Location: Level Roof.				
	Good ( )	Needs Repair (◉)			
Comments:	Size: 100 AMPS	Volt: 208	Phases: 3	Type: MCB	
Repairs are required as follows: a. Missing panel Identification. See Annex "A", photo #69. b. Missing proper circuit identification and missing screws. See Annex "A", photo #70.					

8. BRANCH CIRCUITS

1. Identified:	Yes ( )	Must be Identified (◉)		
2. Conductors:	Good (◉)	Deteriorated ( )	Must be Replaced ( )	
Comments: Branch circuits must be identified at the location of the overcurrent protection device. Refer to "ELECTRICAL PANEL" section for specific identification requirements for each panel.				

9. GROUNDING OF SERVICE

Good (◉)	Needs Repair ( )
Comments: Ground Service. See Annex "A", photo #71.	

10. GROUNDING OF EQUIPMENT

Good (◉)	Needs Repair ( )
Comments: None.	

11. SERVICE CONDUIT / RACEWAYS

Good (◉)	Needs Repair ( )
Comments: None.	

12. GENERAL CONDUIT / RACEWAYS

Good ( )	Needs Repair (◉)
Comments: Repairs are required as follows: a. Roof. Enclosed Circuit breaker not marked to identify the load it serves. See Annex "A", photo #72. b. Roof. Enclosed Circuit breaker not marked to identify the load it serves. See Annex "A", photo #73. c. Main Electrical Room. Enclosed disconnect switch not marked to identify the load and missing screws. See Annex "A", photo #74.	

13. WIRE AND CABLES

Good (◉)	Needs Repair ( )
Comments: None.	

14. BUSWAYS

Good ( )	Needs Repair ( )
Comments: N/A.	

15. THERMOGRAPHY INSPECTION RESULTS

(ADD SHEET AS REQUIRED)
Comments: See Annex, Thermography Report.

16. OTHER CONDUCTORS

1. Condition	Good (◉)	Needs Repair ( )
Comments: None.		

17. TYPE OF WIRING METHODS

1.	Conduit Raceways Rigid:	Good	(◉)	Needs Repair	( )	N/A	( )
2.	Conduit PVC:	Good	(◉)	Needs Repair	( )	N/A	( )
3.	NM Cable:	Good	( )	Needs Repair	( )	N/A	(◉)
4.	Other:	Good	( )	Needs Repair	(◉)	N/A	( )
	a. Other Wiring (Specify): EMT conduit						

Comments:
Repairs are required as follows:

a. All Meter room. Missing GFCI protection for receptacles. See Annex "A", photo #75.
b. Generator room. Missing GFCI protection for receptacles. See Annex "A", photo #76.
c. Roof. Electrical Room. Missing JB cover, GFCI protection, and cable sheath for extension plug. See Annex "A", photo #77.
d. Pump room. Missing GFCI protection for receptacles. See Annex "A", photo #78.
e. Roof. Mechanical room. Missing GFCI protection for receptacles. See Annex "A", photo #79.
f. Roof. Mechanical room. Missing GFCI protection for receptacles. See Annex "A", photo #80.
g. Roof. Missing cover weatherproof for receptacle box. See Annex "A", photo #81.
h. Restroom. Missing GFCI protection for receptacles - test fail. See Annex "A", photo #82, photo #83, and photo #84.
i. Club Room. Kitchen. Missing GFCI protection for receptacles- test fail. See Annex "A", photo #85.
j. Laundry Room. Missing GFCI protection for receptacles. See Annex "A", photo #86, and See Annex "A", photo #87.
k. Drinking fountain. Flexible detached and broken connector. See Annex "A", photo #88.
l. Water heater. Flexible detached and broken connector. See Annex "A", photo #89.
m. Heater Room. Missing GFCI protection for receptacles. See Annex "A", photo #90.
n. Outside Diesel Room. Missing Pvc pipes supports. See Annex "A", photo #91.

18. EMERGENCY LIGHTING

Good	(◉)	Needs Repair	( )	N/A ( )

Comments:
None.

19. BUILDING EGRESS ILLUMINATION

Good	(◉)	Needs Repair	( )	N/A ( )

Comments:
None.

20. FIRE ALARM SYSTEM

Good	(◉)	Needs Repair	( )	N/A ( )

Comments:
None.
.See Annex "A", photo #92.

21. SMOKE DETECTORS

Good	( )	Needs Repair	(◉)	N/A ( )

Comments: Repairs are required as follows:
Residential units require smoke alarm inside sleeping rooms (Refer to Item 28).

22. EXIT LIGHTS

Good ( )	Needs Repair (◉)	N/A ( )

Comments:
Repairs are required as follows:
Missing Exit sign. Main Electrical room. See Annex “A”, photo #93, photo #94.

23. EMERGENCY GENERATOR

Good (◉)	Needs Repair ( )	N/A ( )

Comments:
None.

24. WIRING IN OPEN OR UNDER COVER PARKING GARAGE AREAS

Good ( )	Requires Additional Illumination (◉)	N/A ( )

Comments:
None.
Level C. Cover parking garage. Missing cover in Junction Box. See Annex A, photo #95.

25. OPEN OR UNDERCOVER PARKING GARAGE AND EGRESS ILLUMINATION

Good ( )	Requires Additional Illumination (◉)	N/A ( )

Comments:
Repairs are required as follows:
a. Level A. Cover parking garage. Missing proper illumination - fc = 0.3. See Annex A, photo #96.
b. Ramp Level A and B. Cover parking garage. Missing proper illumination - fc = 0.71. See Annex A, photo #97.
c. Level B. Cover parking garage. Missing proper illumination - fc = 0.89. See Annex A, photo #98.
d. Level C. Missing exit sign. See Annex A, photo #99.

26. SWIMMING POOL WIRING

Good ( )	Needs Repair (◉)	N/A ( )

Comments:
Repairs are required as follows:
a. Swimming Pool. Pool equipotential bonding: Failed test. See Annex "A", photo #100.
b. Yacuzzi. Pool equipotential bonding: Failed test. See Annex "A", photo #101.
c. Pool. Men's restroom. Missing GFCI protection for receptacles- test fail. See Annex “A”, photo #102.
d. Pump Pool Room. Missing GFCI protection for receptacles. See Annex “A”, photo #103.
e. Pool Pump room. Missing GFCI protection for receptacles. See Annex “A”, photo #104.
f. Pool - Electrical Room. Transformer 30 KVA. Double tapping in neutral. See Annex “A”, photo #105.

27. WIRING TO MECHANICAL EQUIPMENT

Good (◉)	Needs Repair ( )	N/A ( )
Comments: None.		

28. ADDITIONAL COMMENTS

Out of the 184 existing units, a total of 26 were entered upon availability and were inspected to identify "typical" electrical deficiencies.

These deficiencies are assumed to be common and may be present in other similar circumstances. A qualified electrical contractor shall utilize this report as a guide to investigate and identify similar deficiencies which may be present in all units throughout the facility and rectify under proper permits. The electrical contractor shall also bring all deficiencies to the attention of the engineer of record, and the board's representative.

The following table depicts the inferred percentages of incidence of the typical deficiencies found inside the units.

No	Description	Found	% Incidence	Units potentially affected	Devices potentially affected
1	Missing GFCI protection for receptacles in the kitchen	20	77%	142	375
2	Missing GFCI protection for receptacles in the bathrooms	10	38%	71	113
3	Missing GFCI protection for receptacles in the balcony	25	96%	177	184
4	Missing smoke alarm inside the sleeping rooms	22	85%	156	318
6	Missing smoke alarm outside of the sleeping rooms	3	12%	22	22
5	Smoke alarm location non-conforming	1	4%	8	8
7	Electrical panel: working space clearance violation	1	4%	8	8
8	Electrical panel: missing proper circuit directory	16	62%	114	114
9	Electrical panel: opening in circuit spaces	1	4%	8	8
10	Panels (to be replaced)	0	0%	0	0

1. Missing GFCI protection for receptacles in the kitchen. See Annex "A", photo #106, photo #107, and photo #108.
2. Missing GFCI protection for receptacles in the bathroom. See Annex "A", photo #109, and photo #110.
3. Missing GFCI protection for receptacles in the balcony. See Annex "A", photos #111, and photo #112.
4. Missing smoke alarm inside the sleeping rooms. See Annex "A", photos #113, and photo #114.
5. Missing smoke alarm outside the sleeping rooms. See Annex "A", photos #115.
6. Electrical panel: working space clearance violation. See Annex "A", photo #116.
7. Electrical panel: missing or incomplete proper circuit directory. See Annex "A", photos #117, and photo #118.
8. Electrical panel: opening in circuit spaces. See Annex "A", photo #119.
9. Missing GFCI protection and cover for receptacles in the Kitchen. See Annex "A", photo #120, and photo #121.
10. Missing GFCI protection in the Laundry. See Annex "A", photo #122.

Annex “A”

Site Photographs

THE LANDMARK CONDO

C20185 E COUNTRY CLUB DRIVE, AVENTURA, FL 33180

Photo # 1. Item 3.1. Electrical Room. NDH. Missing proper panel Identification - X of Y. All service equipment must be identified

Photo # 2. Item 3.2. Electrical Room. MC-1. Disconnect Switch. All service equipment must be identified.

Photo # 3. Item 3.3. Electrical Room. EM Main #4. Disconnect Switch. All service equipment must be identified

Photo # 4. Item 5.1. Level 1. Main Electrical Room.

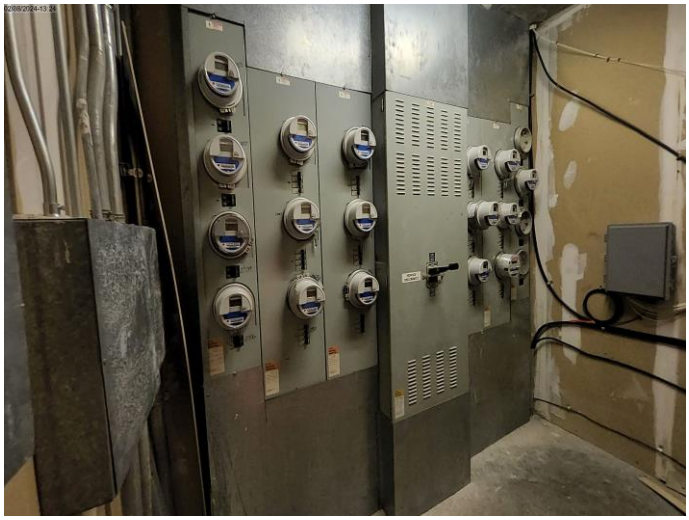


Photo # 5. Item 5.2. Level PH. Meter Electrical Room.

Photo # 6. Item 5.3. Level 25. Meter Electrical Room.

Photo # 7. Item 5.4. Level 22. Meter Electrical Room.

Photo # 8. Item 5.5. Level 20. Meter Electrical Room.

Photo # 9. Item 5.6. Level 18. Meter Electrical Room.

Photo # 10. Item 5.7. Level 14. Meter Electrical Room.

Photo # 11. Item 5.8. Level 9. Meter Electrical Room.

Photo # 12. Item 5.9. Level 5. Meter Electrical Room.

Photo # 13. Item 7.1.a. Level Roof. Mechanical Room. Panelboard No ID. Missing panel Identification.

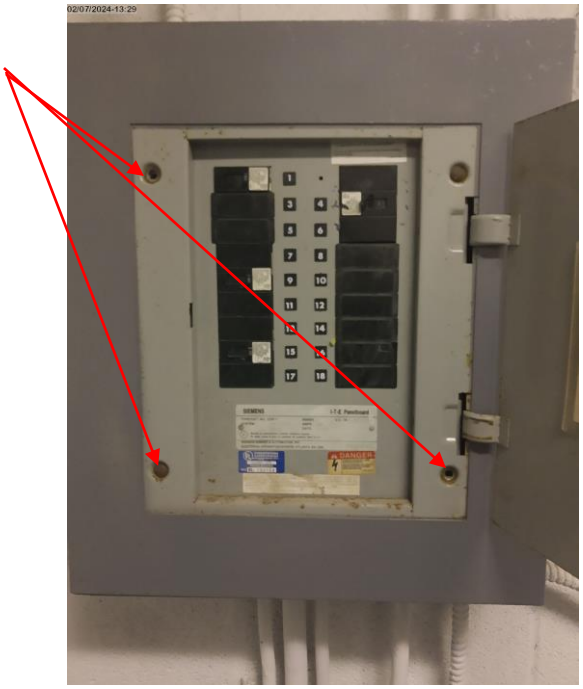


Photo # 14. Item 7.1.b. Level Roof. Mechanical Room. Panelboard No ID. Missing screws.

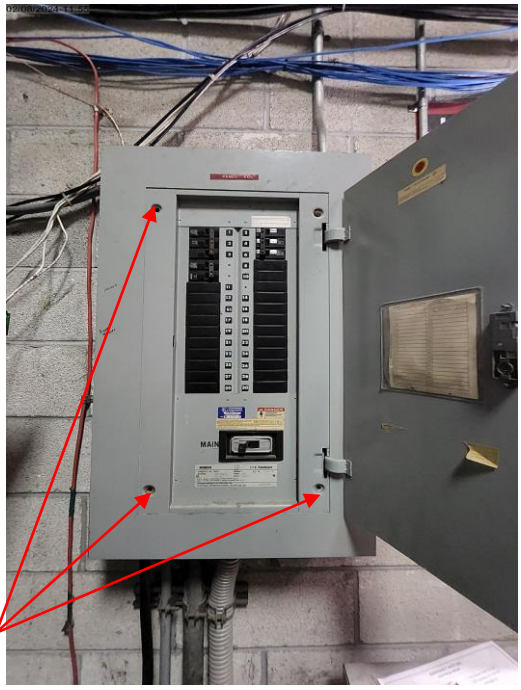


Photo # 15. Item 7.2. Level 1. Main Electrical Room. Panel EDL. Missing screws.

Photo # 16. Item 7.3. Level 1. Main Electrical Room. Panel NDL. Missing screws.

Photo # 17. Item 7.4. Level 1. Main Electrical Room. Panel EDH. Missing screws.

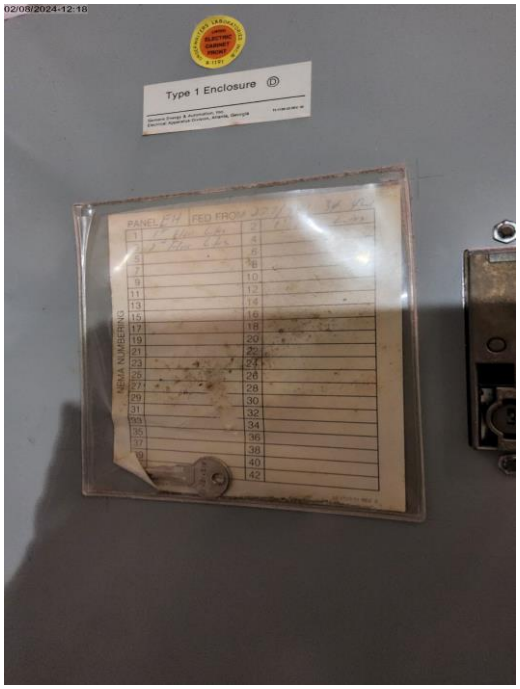


Photo # 18. Item 7.5.a. Level 1. Main Electrical Room. Panel EH. Missing proper circuit identification.

Photo # 19. Item 7.5.b. Level 1. Main Electrical Room. Panel EH. Missing screws.

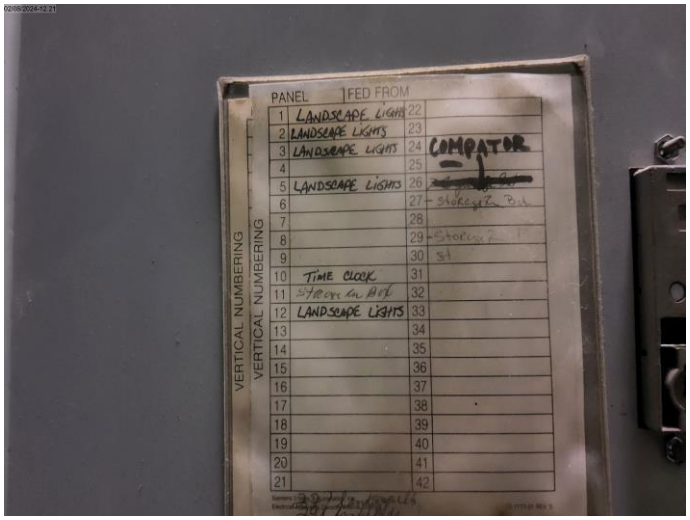


Photo # 20. Item 7.6.a. Level 1. Main Electrical Room. Panel OL. Missing proper circuit identification.

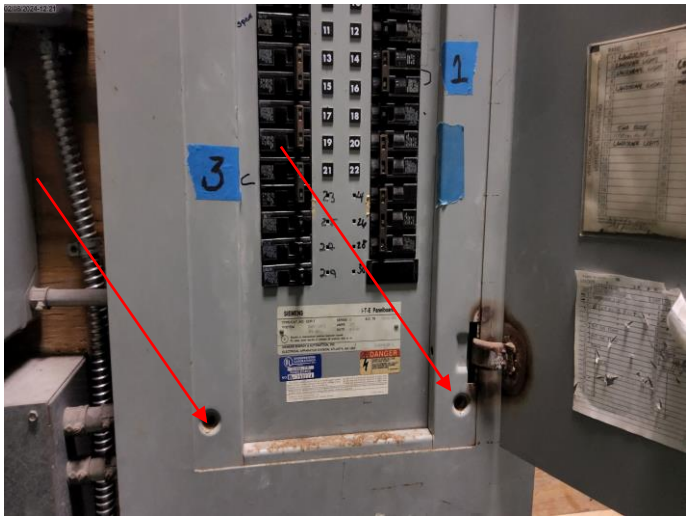


Photo # 21. Item 7.6.b. Level 1. Main Electrical Room. Panel OL. Missing screws.

Photo # 22. Item 7.7.a. Level 1. Main Electrical Room. Panel EL. Missing proper circuit identification.

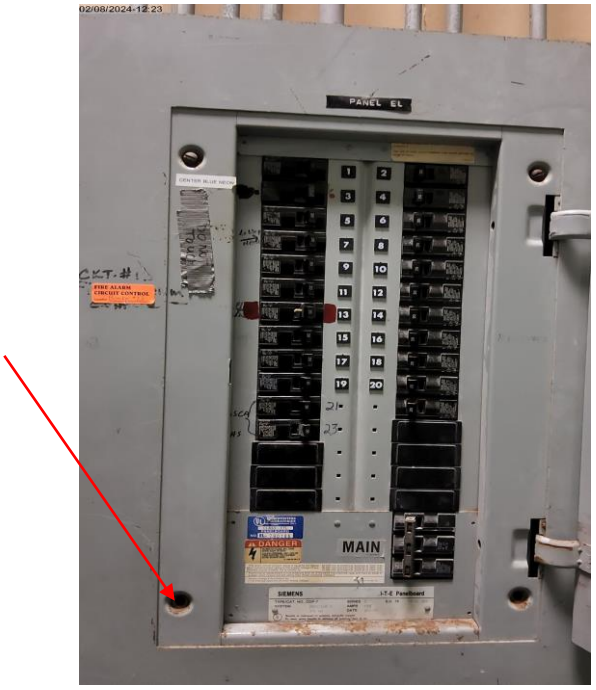


Photo # 23. Item 7.7.b. Level 1. Main Electrical Room. Panel EL. Missing screws.

Photo # 24. Item 7.8.a. Panel NO ID. Main Electrical Room. Missing panel Identification.

Photo # 25. Item 7.8.b. Level 1. Main Electrical Room. Panel No ID. Missing proper circuit identification and opening in circuit space.

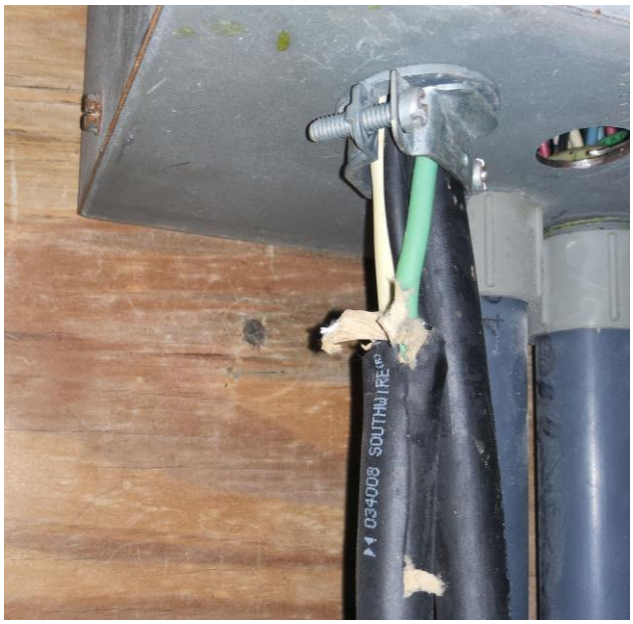


Photo # 26. Item 7.8.c. Level 1. Main Electrical Room. Panel NO ID. Connector cable to panel is detached.

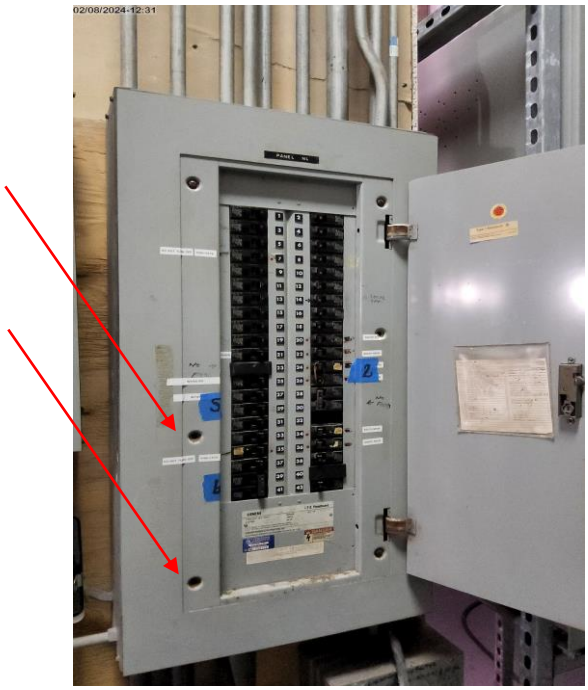


Photo # 27. Item 7.9.a. Level 1. Main Electrical Room. Panel NL. Missing proper circuit identification and missing screws.

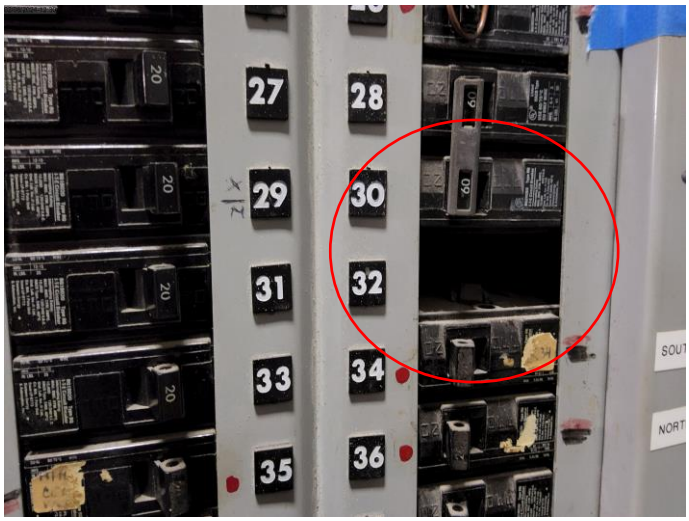


Photo # 28. Item 7.9.b. Level 1. Main Electrical Room. Panel NL. Opening in circuit space.

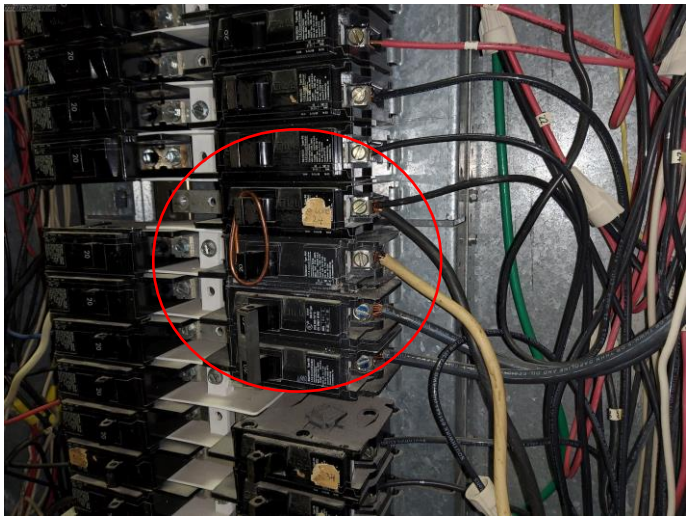


Photo # 29. Item 7.9.c. Level 1. Main Electrical Room. Panel NL. Double tapping in circuit breaker CB#24 and no proper Handle Tie.

Photo # 30. Item 7.10.a. Level 1. Main Electrical Room. Panel NHA. Missing proper circuit identification.

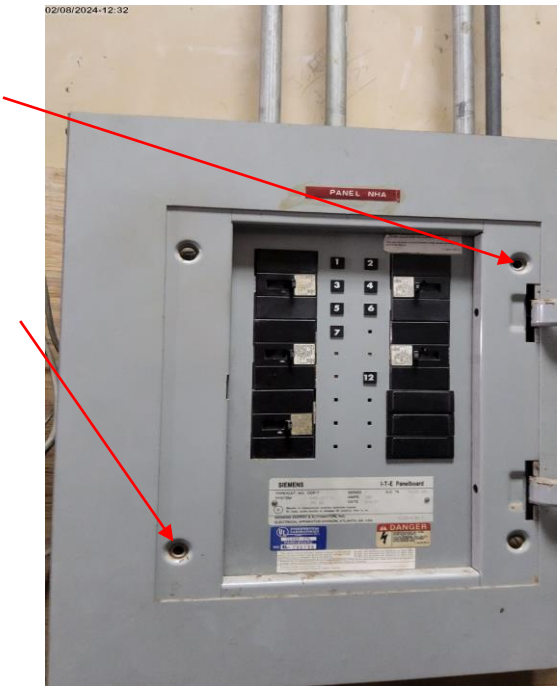


Photo # 31. Item 7.10.b. Level 1. Main Electrical Room. Panel NHA. Missing screws.

Photo # 32. Item 7.11.a. Panel NH. Main Electrical Room. Missing panel Identification.

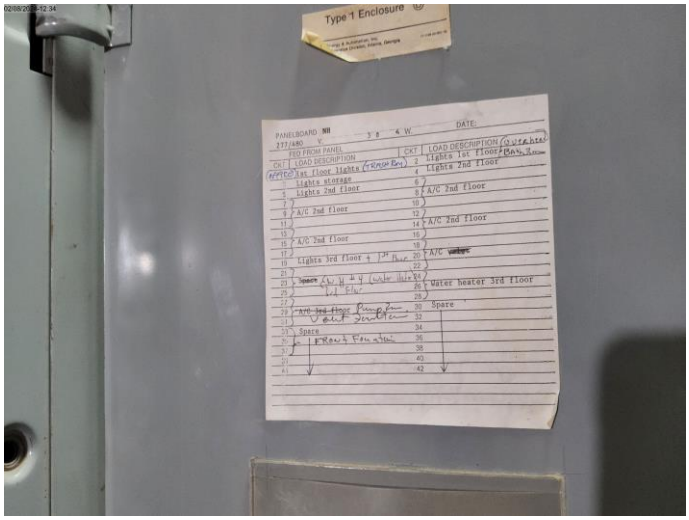


Photo # 33. Item 7.11.b. Level 1. Main Electrical Room. Panel NH. Missing proper circuit identification.

Photo # 34. Item 7.11.c. Level 1. Main Electrical Room. Panel NH. Missing Screws.

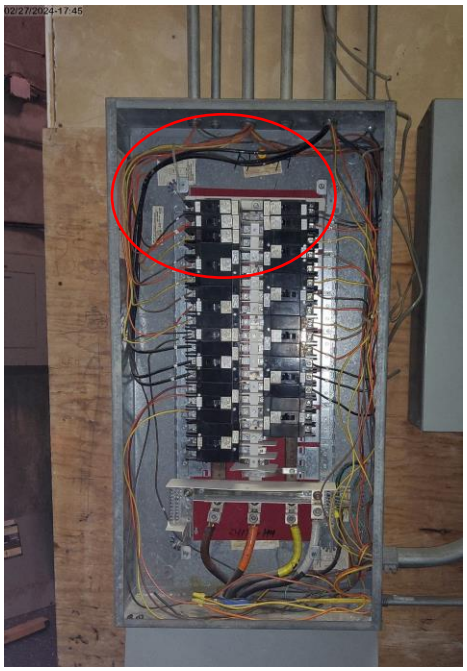


Photo # 35. Item 7.11.c. Level 1. Main Electrical Room. Panel NL. Double tapping in circuit breaker CB#2 and CB#3.

Photo # 36. Item 7.12.a. Pool. Electrical Room. Panel NO ID. Missing panel Identification.

Photo # 37. Item 7.12.b. Pool. Electrical Room. Panel NO ID. Missing proper circuit identification.

Photo # 38. Item 7.12.c. Pool. Electrical Room. Panel NO ID. Missing Screws.

Photo # 39. Item 7.13.a. Pool. Electrical Room. Panel NO ID. Missing panel Identification.

Photo # 40. Item 7.13.b. Pool. Electrical Room. Panel NO ID. Missing proper circuit identification, and missing screws.

Photo # 41. Item 7.14.a. Pool. Electrical Room. Panel PEH. Missing panel identification.

Photo # 42. Item 7.14.b. Pool. Electrical Room. Panel PHE. Missing proper circuit identification.

Photo # 43. Item 7.15.a. Pool. Electrical Room. Panel NO ID. Missing panel Identification.

Photo # 44. Item 7.15.b. Pool. Electrical Room. Panel NO ID. Missing proper circuit identification, and missing screws.

Photo # 45. Item 7.16. Generator Room. Panel 3. Missing proper circuit identification.

Photo # 46. Item 7.17.a. Generator Room. Panel No ID. Missing panel Identification.

Photo # 47. Item 7.17.b. Generator Room. Panel No ID. Missing proper circuit identification.

Photo # 48. Item 7.18.a. Emergency Room. Panelboard GH. Missing proper circuit Identification.

Photo # 49. Item 7.18.b. Emergency Room. Panelboard GH. Opening in circuit space.

Photo # 50. Item 7.19.a. Level 20. Meter Room. Panelboard 20H. Missing panel Identification.

Photo # 51. Item 7.19.b. Level 20. Meter Room. Panelboard 20H. Missing proper circuit identification and missing screws.

Photo # 52. Item 7.20.a. Level 20. Meter Room. Panelboard 20EH. Missing panel Identification.

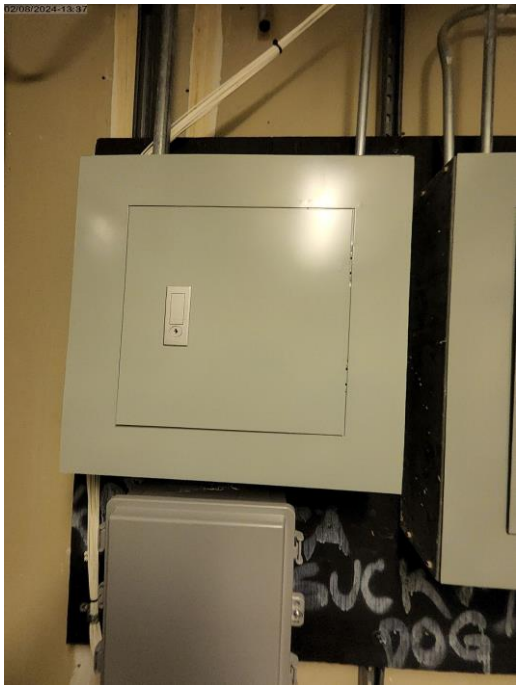
	
Photo # 53. Item 7.20.b. Level 20. Meter Room. Panelboard 20EH. Missing proper circuit identification and missing screws.	Photo # 54. Item 7.21.a. Level 20. Meter Room. Panelboard 20L. Missing panel Identification.
	
Photo # 55. Item 7.21.b. Level 20. Meter Room. Panelboard 20L. Missing proper circuit identification and missing screws.	Photo # 56. Item 7.22.a. Level 20. Meter Room. Panelboard 20EL. Missing panel Identification.

Photo # 57. Item 7.22.b. Level 20. Meter Room. Panelboard 20EL. Missing proper circuit identification.

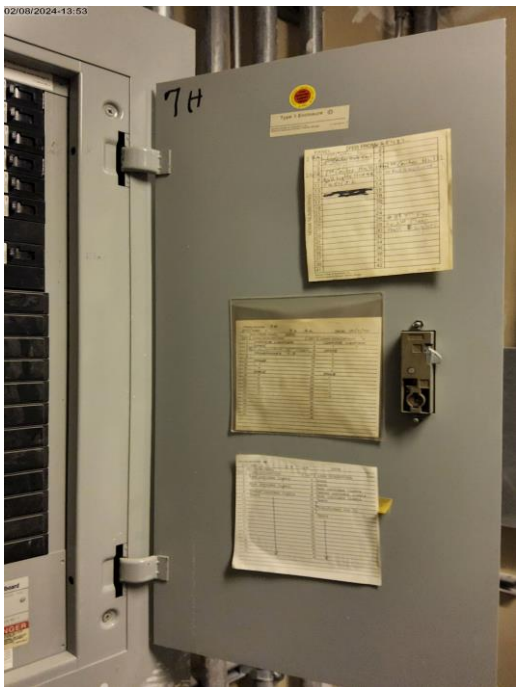


Photo # 58. Item 7.23. Level 7. Meter Room. Panelboard 7H. Missing proper circuit identification and missing screws.

Photo # 59. Item 7.24. Level 7. Meter Room. Panelboard 7EH. Missing proper circuit identification.

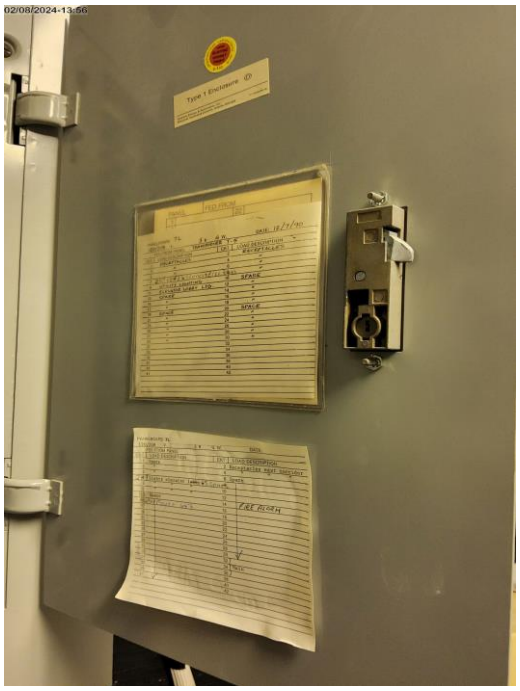


Photo # 60. Item 7.25. Level 7. Meter Room. Panelboard 7L. Missing proper circuit identification.

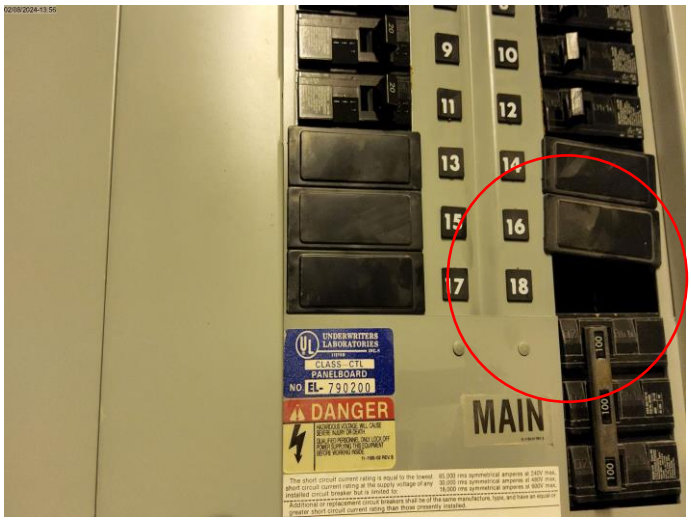


Photo # 61. Item 7.26. Level 7. Meter Room. Panelboard 7EL. Opening in circuit space.

Photo # 62. Item 7.27. Level 2. Electrical Room. Panelboard 2NL.

Photo # 63. Item 7.28.a. Level Roof. Mechanical Room. Panelboard RL. Missing panel Identification.

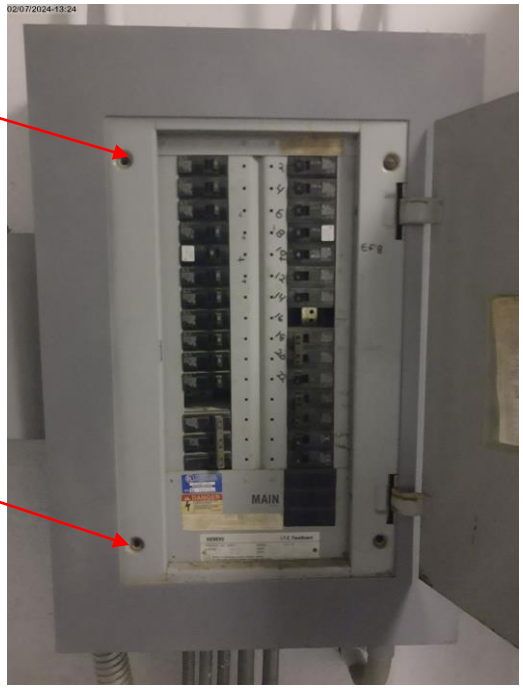


Photo # 64. Item 7.28.b. Level Roof. Mechanical Room. Panelboard RL. Misssing screws.

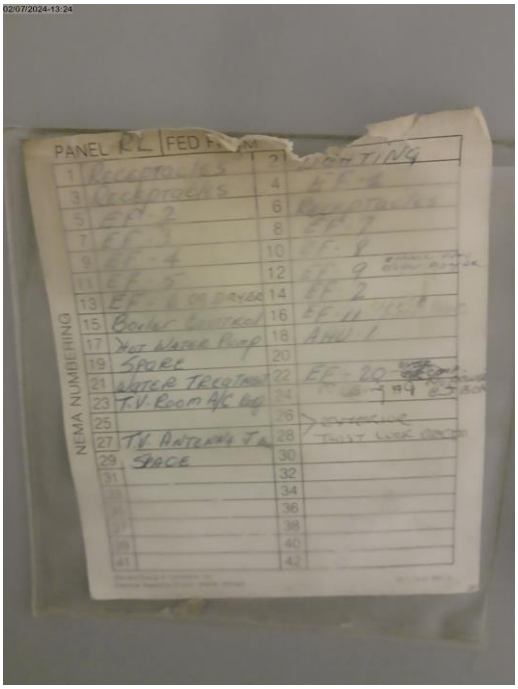


Photo # 65. Item 7.28.c. Level Roof. Mechanical Room. Panelboard RL. Missing proper circuit identification.

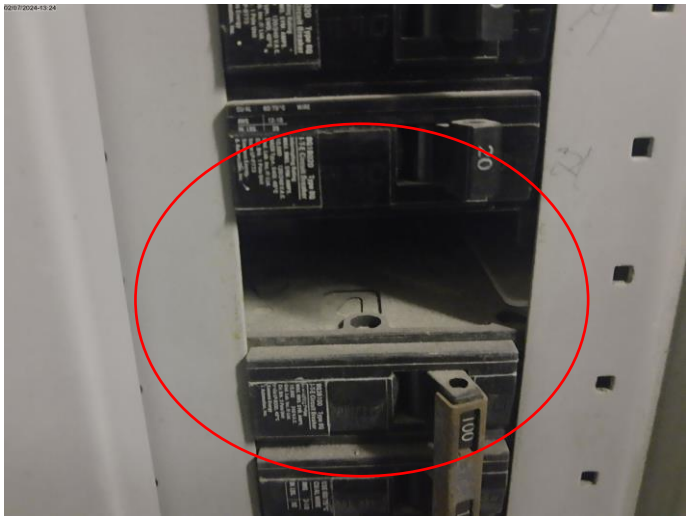


Photo # 66. Item 7.28.d. Level Roof. Mechanical Room. Panelboard RL. Opening in circuit space.

Photo # 67. Item 7.29.a. Level Roof. Mechanical Room. Panelboard No ID. Missing panel Identification.

Photo # 68. Item 7.29.b. Level Roof. Mechanical Room. Panelboard No ID. Missing proper circuit identification.

Photo # 69. Item 7.30.a. Level Roof. Mechanical Room. Panelboard REL. Missing panel Identification.

Photo # 70. Item 7.30.b. Level Roof. Mechanical Room. Panelboard REL. Missing proper circuit identification and missing screws.

Photo # 71. Item 9. Level G. Main Electrical Room. Ground service

Photo # 72. Item 12.a. Roof. Enclosed Circuit breaker not marked to identify the load.

Photo # 73. Item 12.b. Roof. Enclosed Circuit breaker not marked to identify the load.

Photo # 74. Item 12.c. Level 1. Main Electrical Room. Enclosed disconnect switch M17 not marked to identify the load and missing screws.

Photo # 75. Item 17.a. All Meter Room. Missing GFCI protection for receptacles.

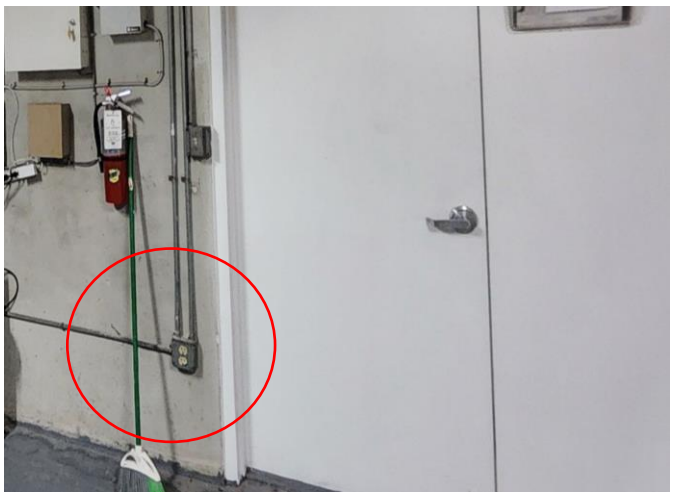


Photo # 76. Item 17.b. Generator Room. Missing GFCI protection for receptacles.

Photo # 77. Item 17.c. Roof. Electrical Room. Missing Cover for Junction Box and missing GFCI protection for receptacle

Photo # 78. Item 17.d. Pump Room. Missing GFCI protection for receptacles.

Photo # 79. Item 17.e. Roof. Mechanical room. Missing GFCI protection for receptacles.

Photo # 80. Item 17.f. Level 2. Roof. Mechanical Room. Missing GFCI protection for receptacles.

Photo # 81. Item 17.g. Roof. Missing cover weatherproof for receptacle box.

Photo # 82. Item 17.h. Restroom. Missing GFCI protection for receptacles- test fail.

Photo # 83. Item 17.h. Level 2. Women Restroom. Missing GFCI protection for receptacles- test fail.

Photo # 84. Item 17.i. Restroom Staff. Missing GFCI protection for receptacles- test fail.

Photo # 85. Item 17.j. Club Room. Kitchen. Missing GFCI protection for receptacles - test fail.

Photo # 86. Item 17.k. Laundry Room. Missing GFCI protection for receptacles.

Photo # 87. Item 17.l. Laundry Room. Missing GFCI protection for receptacles.

Photo # 88. Item 17.m. Drinking fountain. Flexible detached and broken connector.

Photo # 89. Item 17.n. Water heater. Flexible detached and broken connector.

Photo # 90. Item 17.o. Heater Room. Missing GFCI protection for receptacles.

Photo # 91. Item 17.p. Outside Diesel Room. Missing Pvc pipes supports.

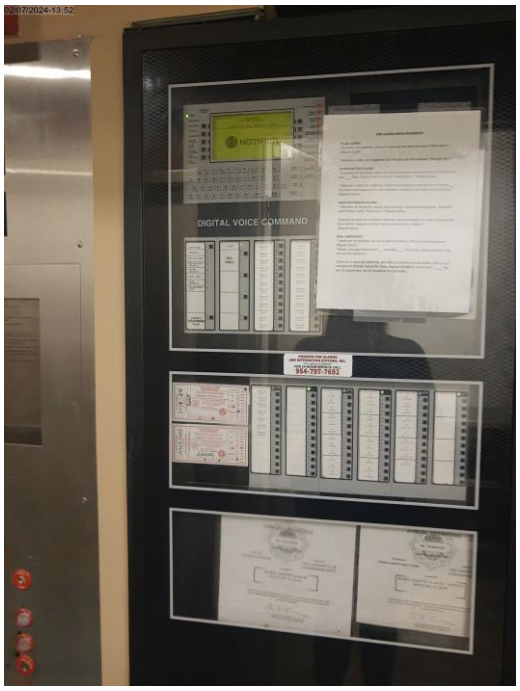


Photo # 92. Item 20.1. Fire Alarm Central Panel.

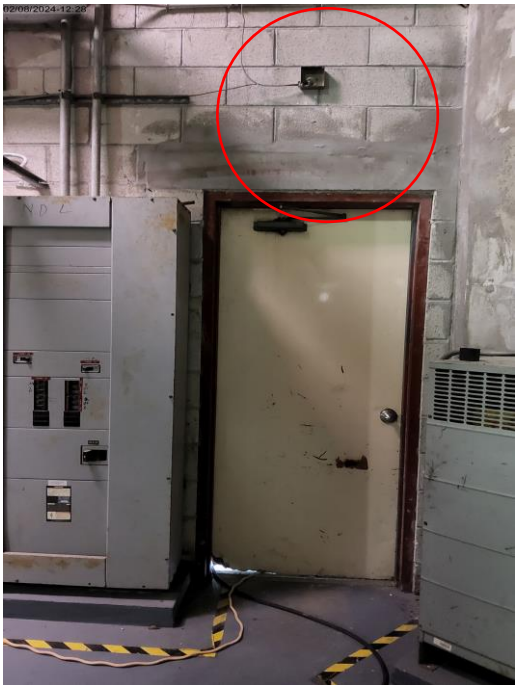


Photo # 93. Item 22.a. Main Electrical Room. Missing exit sign.

Photo # 94. Item 22.b. Main Electrical Room. Missing exit sign.

Photo # 95. Item 24. Level C. Cover parking garage. Missing cover in Junction Box.

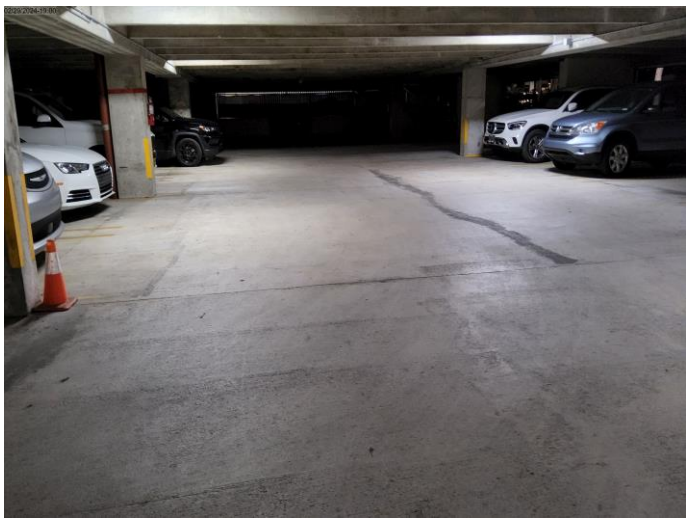


Photo # 96. Item 25.a. Level A. Cover parking garage. Missing proper illumination -fc = 0.3.

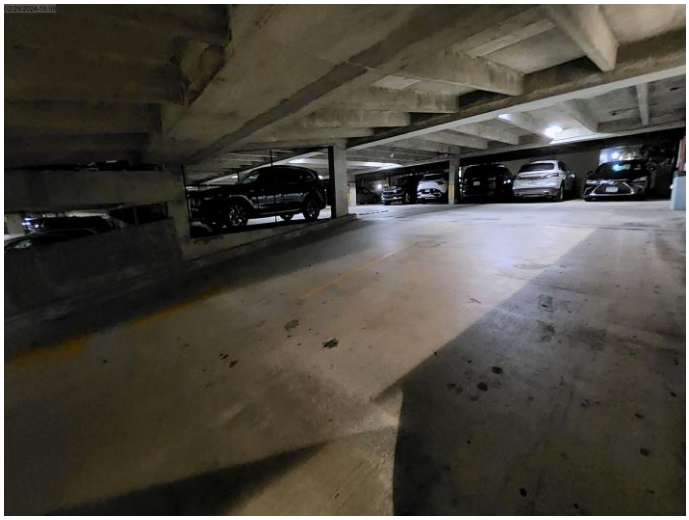


Photo # 97. Item 25.b. Ramp Level A and B. Cover parking garage. Missing proper illumination -fc = 0.71.

Photo # 98. Item 25.c. Level A. Cover parking garage. Missing proper illumination -fc = 0.89.

Photo # 99. Item 25.d. Level C. Missing exit sign.

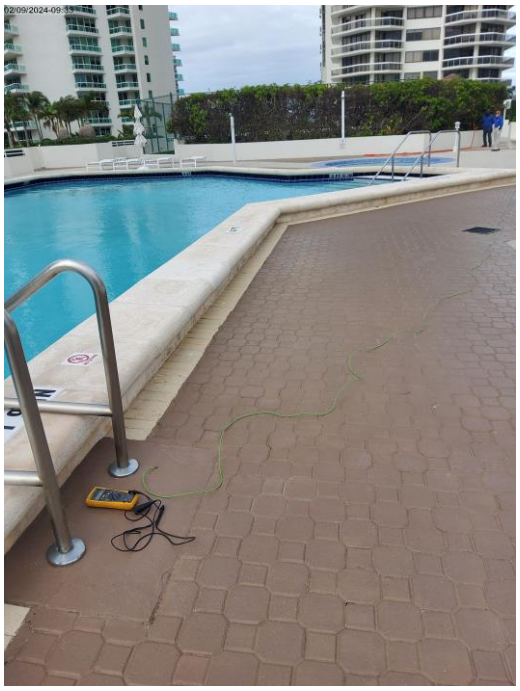


Photo # 100. Item 26.a. Swimming Pool. Pool equipotential bonding: Failed test.

Photo # 101. Item 26.b. Yacuzzi. Equipotential bonding: Failed test.

Photo # 102. Item 26.c. Pool. Men's restroom. Missing GFCI protection for receptacles- test fail.

Photo # 103. Item 26.d. Pump Pool Room. Missing GFCI protection for receptacles.

Photo # 104. Item 26.e. Pool Pump Room. Missing GFCI protection for receptacles.

Photo # 105. Item 26.f. Pool - Electrical Room. Transformer 30 KVA. Double tapping in neutral.

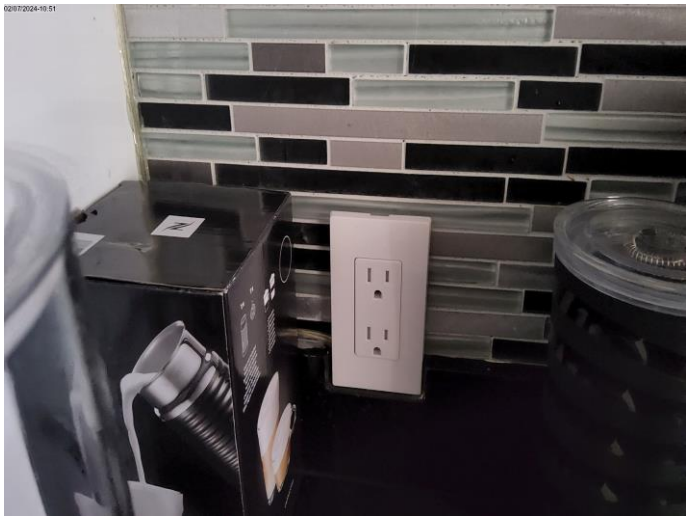


Photo # 106. Item 28.1. Missing GFCI protection for receptacles in the kitchen.

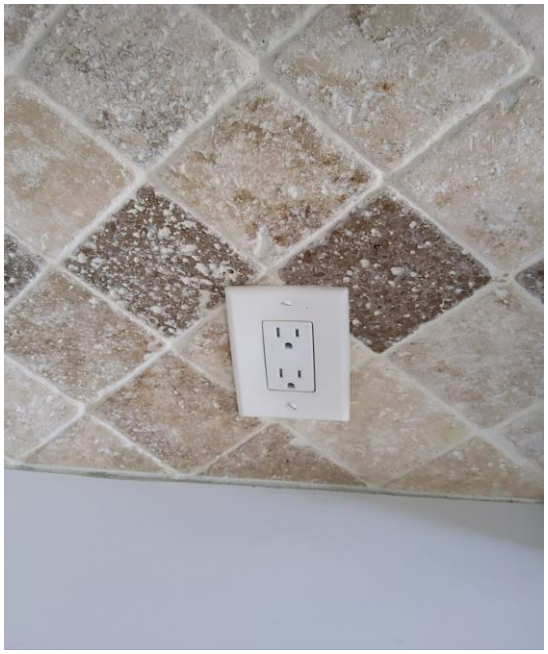


Photo # 107. Item 28.1. Missing GFCI protection for receptacles in the kitchen.

Photo # 108. Item 28.1. Missing GFCI protection for receptacles in the kitchen.

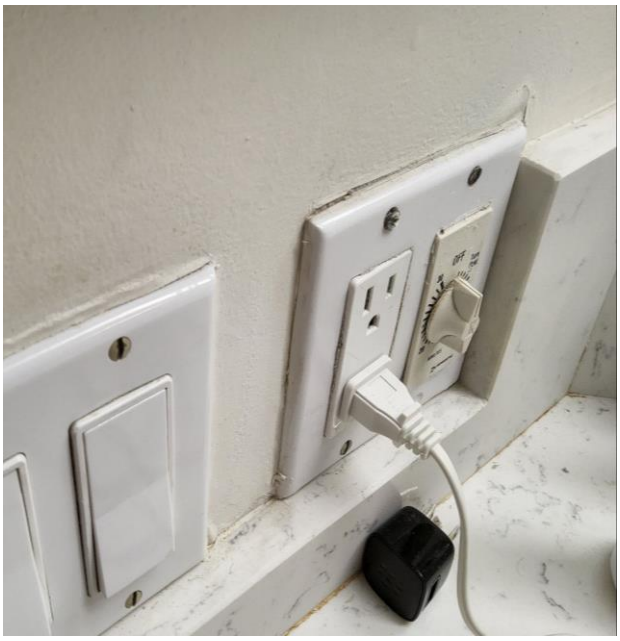


Photo # 109. Item 28.2. Missing GFCI protection for receptacles in the bathroom.

Photo # 110. Item 28.2 Missing GFCI protection for receptacles in the bathroom- test fail.

Photo # 111. Item 28.3. Missing GFCI protection for receptacles in the balcony.

Photo # 112. Item 28.3 Missing GFCI protection for receptacles in the balcony.

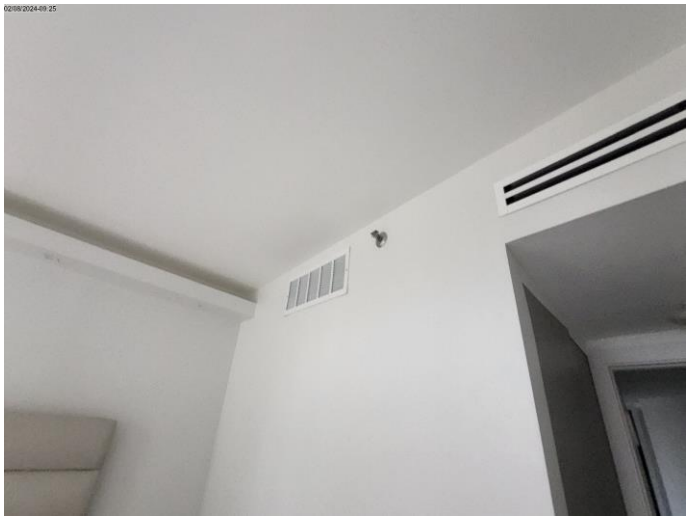


Photo # 113. Item 28.4. Missing smoke alarm inside the sleeping rooms.

Photo # 114. Item 28.4. Missing smoke alarm inside the sleeping rooms.

Photo # 115. Item 28.5. Missing smoke alarm outside the sleeping rooms.

Photo # 116. Item 28.6. Electrical panel: working space clearance violation.

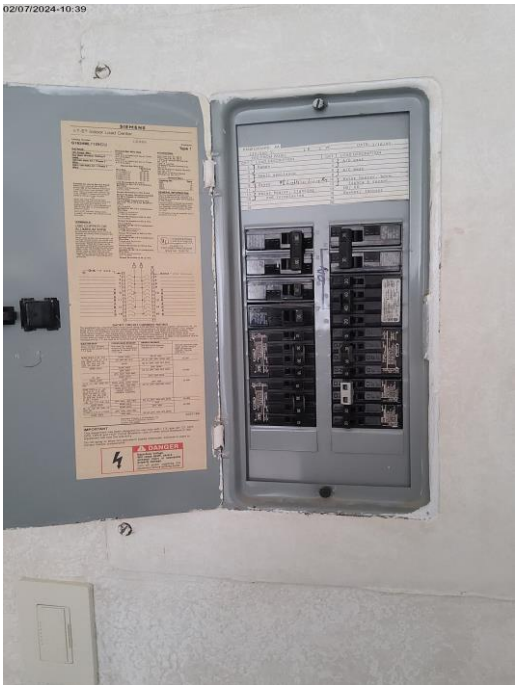


Photo # 117. Items 28.7. Electrical panel missing or incomplete proper circuit directory.

Photo # 118. Item 28.7. Electrical panel missing or incomplete proper circuit directory.

Photo # 119. Items 28.8. Electrical panel opening in circuit spaces.

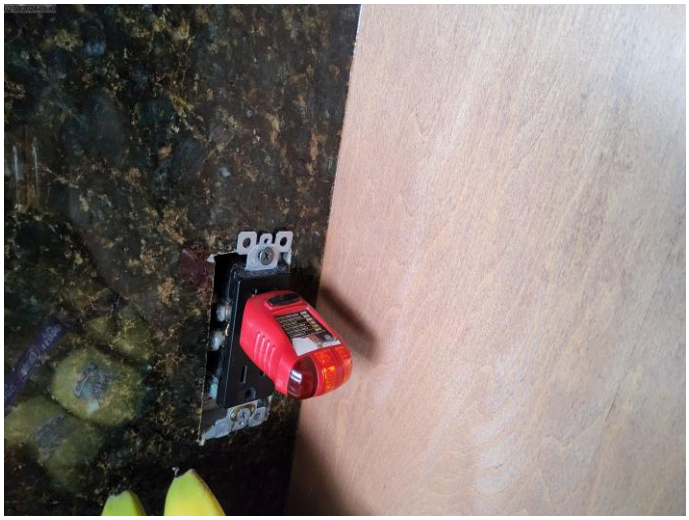


Photo # 120. Item 28.9. Missing GFCI protection and cover for receptacles in the Kitchen.

	
Photo # 121. Item 28.9. Missing GFCI protection and cover for receptacles in the Kitchen.	Photo # 122. Item 28.9. Missing GFCI protection in the Laundry.