

ELECTRICAL SAFETY INSPECTION REPORT FORM



Inspection Firm or Individual Name: LTM Engineering Group, LLC

Address: 4000 Hollywood Blvd, Suite 555-S, Hollywood, FL 33021

Telephone Number: 305-699-4097

Inspection Commenced Date: 4/25/2023 Inspection Completed Date: 6/21/2023

No Repairs Required Repairs are required as outlined in the attached inspection report

Licensed Design Professional: Engineer Architect

Name: Ralph Lespinasse

License Number: 60154

P.E. Specialized in Electrical Design: Yes No

Provide resume of qualifications upon request.

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



Signature: _____ Date: _____

Seal

This report has been based upon the minimum inspection guidelines for building safety inspection as listed in the Broward County Board of Rules and Appeals' Policy #05-05. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the structure, based upon careful evaluation of observed conditions, to the extent reasonably possible.

1. DESCRIPTION OF STRUCTURE		
a. Name on Title:	Hillcrest No. 4 Condominium Association, Inc	
b. Street Address:	1000 Hillcrest Court, Hollywood, Florida 33021	
c. Legal Description:	Hillcrest No 4 Condo Per CDO CIN# 115792720	
d. Owner's Name:	Hillcrest No.4 Condominium Association, Inc	
e. Owner's Mailing Address:	1000 Hillcrest Court, Hollywood, Florida 33021	
f. Folio Number of Property on which Building is Located:	514219DK0000	
g. Building Code Occupancy Classification:	R-2	
h. Present Use:	Residential	
i. General Description, Type of Construction:	CBS	Square Footage: 30,504 Number of Stories: 3
j. Is this a Threshold Building per F.S. 553.71:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
k. Special Features:		

I. Additional Comments:

2. INSPECTIONS

a. Date of notice of required inspection: Unknown

b. Date(s) of actual inspection: 4/25/2023, 6/21/2023

c. Name and qualifications of individual preparing report:

Ralph Iespinasse, P.E, Electrical Engineer

d. Are any electrical repairs required:

1. No - none Required:
2. Yes - required (Describe nature of repairs):

*** NOTE: Provide photographs as necessary to reflect relevant conditions and index appropriately ***

3. ELECTRIC SERVICE

a. Size: Voltage (240); Amperage (2000);

b. Main Service Protection (2000 amps): Fuse Breaker

c. Service Rating Amperage (2000 amps)

d. Phase: Three Phase Single Phase

e. Condition: Good Needs Repairs

Describe nature of repairs: None

Comments: Building is served by a 1600 A, meter center (with a 1600 A, single phase M.C.B) which provides power to all apartment units and a 400 A, Three-phase house panel with a 400 A M.C.B which provides power to all common areas,

4. SERVICE EQUIPMENT

a. Clearances: Good Requires Repair

Describe nature of repairs:

5. ELECTRIC ROOMS

a. Clearances: Good Requires Repair

Describe nature of repairs:

6. GUTTERS

a. Location: Good Requires Repair
Describe nature of repairs:

b. Taps and box fill: Good Requires Repair
Describe nature of repairs:

7. ELECTRICAL PANELS

- a. Panel # (1) Good Needs Repairs
- b. Panel # (2) Good Needs Repairs
- c. Panel # (3) Good Needs Repairs
- d. Panel # (4) Good Needs Repairs
- e. Panel # (5) Good Needs Repairs

Describe nature of repairs: None

Comments: There are electrical panels located in the main electrical room and in all the apartment units.

8. BRANCH CIRCUITS

- a. Identified: Yes Must be identified
- b. Conductors: Good Deteriorated Must be replaced

Describe nature of repairs:

9. GROUNDING OF SERVICE

Good Repairs Required

Comments:

10. GROUNDING OF EQUIPMENT

Comments: Good Repairs Required

11. SERVICE CONDUITS/RACEWAYS

Comments: Good Repairs Required

12. SERVICE CONDUCTOR AND CABELS

Comments: Good Repairs Required

13. Effective July 1st, 2023. GENERAL CONDUIT/RACEWAYS

Comments: Good Repairs Required

14. FEEDER CONDUCTORS

Comments: Good Repairs Required

15. BUSWAYS

a. Location: Good Requires Repair
Describe nature of repairs:

16. Effective July 1st, 2023.

THERMOGRAPHY INSPECTION RESULTS *(add sheets as required and pictures if needed).*

Comments:

17. OTHER CONDUCTORS

Good Repairs Required

Comments:

18. EMERGENCY LIGHTING

Good Repairs Required

Comments:

19. BUILDING EGRESS ILLUMINATION

Good Repairs Required

Comments:

20. FIRE ALARM SYSTEM

Good Repairs Required

Comments: Most recent system test done in July 2022

21. SMOKE DETECTORS

Good Repairs Required

Comments:

22. EXIT LIGHTS

Good Repairs Required

Comments:

23. EMERGENCY GENERATOR

Good Repairs Required

Comments: None

24. WIRING & CONDUIT AT ALL PARKING LOTS AND GARAGES

Good Repairs Required

Comments:

25. ALL PARKING LOT AND GARAGE LIGHTING

Good Repairs Required

Comments:

26. SWIMMING POOL WIRING

Good Repairs Required

Comments: None

27. WIRING TO MECHANICAL EQUIPMENT

Good Repairs Required

Comments:

28. ADDITIONAL COMMENTS