

CHARLES MITCHELL

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May 05, 2025,

AS BUILT LETTER

**To: City of Miami, Building department
444 SW 2nd Ave 4th Floor,
Miami, FL 33130,**

Attn: Building Official

Re: **“Inspection building works for legalization after the fact at existing multi-family apartments”**

Project: 729 N.W 55th Terr, Miami, FL. 331275
Permit Number: BD24007909001

Dear Building official:

I was retained by the owner to provide an inspection for the above referenced site. We visually inspected on **February 24, 2025**, the **“Building works for legalization after the fact at existing multi-family apartments”** Work located at the property mentioned above. To verify the existing Construction Works to determine its compliance with the requirements of the current Code **Florida Building Code 2023 8th Edition. Existing building.**

We use a method of visual inspection to verify the correct installation of all windows and doors, following the manufacturer instructions; we cut a part of existing drywall where needed on ceiling and interior walls, to verify the correct framing for new interior wood walls, for existing wood walls to be repaired and existing framing roof system to be repaired only on damaged areas.

- New Installation of (20) Series ES-EL200 Aluminum Horizontal Rolling Window **w/ 1/4" dia. Ultracon+ by DeWalt** min 1-1/4" embed into cmu masonry block structure, manufactured by **ES Windows, Inc.** & installed in accordance with Manufacturer’s installation instructions as per **Fl# 21557.1** for minimum spacing requirements (10” Max O.C. Typ. and 6-1/2” Max Typ. for corners, on Jambs); (19” Max O.C. Typ. and 7” Max Typ. for corners, on Head); (11” Max O.C. Typ. and 7” Max Typ. for corners, on Sill) with a minimum of 2-1/2” edge distance into block wall. All anchors placed in predrilled anchor locations along the jambs head and sill, legalization after the fact in compliance with the requirements.

THIS REPORT RELATES ONLY TO THE SPECIFIED INSPECTED ITEMS, NOT TO THE ENTIRE CONSTRUCTION. IT IS INTENDED SOLELY FOR INFORMATION TO THE ADDRESSEE AND NOT TO BE UTILIZED BY OTHERS FOR ANY OTHER PURPOSE. IT CAN BE REPRODUCED IN FULL ONLY WITH OUR AUTHORIZATION. OUR LIABILITY IS LIMITED TO THE PAID FEE FOR THE INSPECTION.

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- New Installation of (9) Series "2500" Aluminum Single Hung Window **w/ 1/4" dia. Ultracon+ by DeWalt** min 1-1/4" embed into cmu masonry block structure, manufactured by **Assura Windows & Doors** & installed in accordance with Manufacturer's installation instructions as per **Fl# 21857.1** for minimum spacing requirements (13-1/2" Max O.C. Typ. and 3-1/2" Max Typ. for corners, on Jambs); (14-3/8" Max O.C. Typ. and 5" Max Typ. for corners, on Head and Sill); with a minimum of 2" edge distance into block wall. All anchors placed in predrilled anchor locations along the jambs head and sill, legalization after the fact in compliance with the requirements.
- New Installation of (11) ES-EL300 Aluminum Outswing Entrance Door **w/ 1/4" dia. Ultracon+ by DeWalt** min 1-3/4" embed into cmu masonry block structure, manufactured by **ES Windows, Inc.** & installed in accordance with Manufacturer's installation instructions as per **Fl#22551.1** for minimum spacing requirements (12" Max O.C. Typ. and 6" Max Typ. for corners, on Jambs); (12" Max O.C Typ. 7-5/8" Max Typ for corners on Head and sill) with a minimum of 2-1/2" edge distance into block wall. All anchors placed in predrilled anchor locations along the jambs head and sill, legalization after the fact in compliance with the requirements.
- New repair of interior 2"x4" wood wall with 2"x4" studs @16" O.C. installed where needed, w/(1) layer of 1/2" gypsum board over 2"x4" wood stud attached w/ #8x 1-5/8" Drywall Screws @6" O.C. spacing, on both sides of wood structure, from floor slab to ceiling, legalization after the fact in compliance with the requirements.
- New 2"x4" Interior wood wall partition, 2"x4" wood stud @16" O.C. installed where needed and attached to existing ceiling and existing floor with continuous bottom and top wood stud, w/ #10 nails @24" O.C. w/(1) layer of 1/2" gypsum board over 2"x4" wood stud attached w/ #8x 1-5/8" Drywall Screws @6" O.C. spacing, on both sides of wood structure. legalization after the fact in compliance with the requirements.
- New 2"x6" Interior wood wall partition, 2"x6" wood stud @16" O.C. installed for separate the apartments and attached to existing ceiling and existing floor with continuous bottom and top wood stud, w/ #10 nails @24" O.C. w/(1) layer of 5/8" gypsum board over 2"x4" wood stud attached w/ #8x 1-5/8" Drywall Screws @6" O.C. spacing, on both sides of wood structure to comply with 1hr fire rate resistance. legalization after the fact in compliance with the requirements.
- New repair of exterior 8" block wall where needed, w/(1) layer of 1/2" gypsum board over 1"x2" wood furring @16" O.C. w/ #8x 1-5/8" Drywall Screws @6" O.C. spacing on interior finish, 3/4" stucco and paint of exterior finish, legalization after the fact in compliance with the requirements.

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- New 2"x10" syp#2 wood P.T. joist @16" O.C. spacing attached to (2) 2"x10" syp#2 wood P.T. ledger using a Simpson strong tie hanger connector FL# 10655.14, installed for reparation only on damaged areas on first framing floor of apartment #4 and second framing floor of apartment #5, legalization after the fact in compliance with the requirements.
- New (2) 2"x10" syp#2 wood P.T. ledger attached to existing reinforced cmu block wall w/(1) 5/8"x 9" long wedge anchor bolt @ max 16" O.C (min embed 4"), for new 2"x10" syp#2 wood P.T. joist @16" O.C. installed for reparation only on damaged areas on first framing floor of apartment #4 and second framing floor of apartment #5, legalization after the fact in compliance with the requirements.
- New 3/4" plywood sheathing attached to 2"x10" syp#2 wood P.T joist w/10d nails at 6" O.C. at panel edge and intermediate support 4"o.c. installed for reparation only on damaged areas on first framing floor of apartment #4 and second framing floor of apartment #5, legalization after the fact in compliance with the requirements.
- New 1/2" sheetrock cement board installed over 3/4" plywood sheathing w/ #8x 1-5/8" Drywall Screws @6" O.C. spacing, installed for reparation only on damaged areas on first framing floor of apartment #4 and second framing floor of apartment #5, legalization after the fact in compliance with the requirements.
- New 2"x10" syp#2 wood P.T. joist for roof @16" O.C. spacing attached to existing concrete tie beam using a Simpson strong tie strap connector FL# 11473.12, installed for reparation only on damaged areas on framing roof of apartment #4 and apartment #6, legalization after the fact in compliance with the requirements.
- New 5/8" gypsum board installed inside of 2"x10" syp#2 wood P.T. joist for roof w/ #8x 1-5/8" Drywall Screws @6" O.C. spacing, installed for reparation only on damaged areas on framing roof of apartment #4 and apartment #6, legalization after the fact in compliance with the requirements.
- New roof finish system with new 5/8" plywood sheathing attach to wood joist with #10 nails @8" O.C. over 2"x10" syp#2 wood P.T. joist for roof & new flat roof system top ply astm d3109 mineral surface capsheet, mapped, fully adhesive type iii & iv surface granulated, installed for reparation only on damaged areas on framing roof of apartment #4 and apartment #6, legalization after the fact in compliance with the requirements.

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- New aluminum railings 42” height, installed on existing concrete stairs, using 2”x2”x1/4” aluminum posts installed @48” max. w/4”x4”x1/2” aluminum plate attached to existing concrete stairs w/(4) 3/8” dia. Wedge anchor bolt (min. 3-1/2” embed); 2”x1”x1/8” aluminum bottom rail, 3/4”x3/4”x1/8” aluminum pickets and 2-5/8”x1-1/2”x1/8” aluminum top rail, completed connected with 1/4” filled welded connection and connected to aluminum post with 1/4” filled welded connection, legalization after the fact in compliance with the requirements.
- New aluminum handrails 36” height, 1-1/4” dia. new aluminum pipe with aluminum bracket @48” max. spacing, w/1/4” fillet welded connection to bottom of aluminum pipe and attached to existing block wall w/(1) 3/8” dia. Wedge anchor bolt (min. 3-1/2” embed); for connection to 2”x2”x1/4” aluminum posts, use aluminum bracket @48” max. spacing, w/1/4” fillet welded connection to bottom of aluminum pipe and 2”x2”x1/4” aluminum post, legalization after the fact in compliance with the requirements.

I hereby attest that, the All Work at the “**Building works for legalization after the fact at existing multi-family apartments**”, is in good condition & satisfy the requirements of the code.

I certify that the “**Building works for legalization after the fact at existing multi-family apartments**” at the above referenced, satisfy the code in effect at the time of construction.

My statement is based on this Visual Inspection and verification by pictures provided by owner, all the work has been done for the plans, I have inspected all the conceal work.

Do to the fact that this report was created based on limited physical maneuvering and visual observation, the detailed concealed installation and material may be misrepresented. Hence, this report should not be interpreted as a guarantee for the whole construction, but as my appraisal of the present condition of the inspected work, based upon engineering judgments and careful evaluation of the above-listed inspection findings. Should you have any questions or need additional information, please contact me

If I Could be of any further assistance to you, please feel free to contact me.

Very truly yours

CHARLES MITCHELL

P.E. #11127

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