

40 Jährige Inspection !!

Building Safety Inspection Report Form Amended 03/15/12
STRUCTURAL



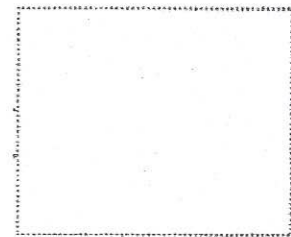
Building Information			
Building / Structure address	6050 SW 27 STREET, MIRAMAR FL 33023		
Legal description	MIAMI GARDENS ESTATES SEC 2 22-33 B LOT 6.7.8 BLK 11		
Folio # of Building /Structure	5141 25 04 1330		
Owner's name	LINDAS VILLAS INC		
Owner's mailing address	6050 SW 27 ST APT 101A MIRAMAR FL 33023		
Building Code Occupancy Classification	Group R	In accordance with Building Code Edition	2014
Type of Construction	III	In accordance with Building Code Edition	2014
Size (Square footage)	Adjusted Square Footage = 21,671 SQ. FT.		
Number of Stories	Two story condominium.		
Inspection Firm			
Inspection Firm or Individual	Akouri Consulting Engineers		
Address	4651 Sheridan Street Suite 260, Hollywood, FL 33021		
Phone	954-989-8885		
Inspection Commencement Date	10/25/2017	Inspection Completion Date	10/25/2017
Inspection made by	George Akouri M.S.C.E., P.E.		

In accordance with Section 110.15 of the Broward County Administrative provisions of the Florida Building Code and the Broward County Board of Rules and Appeals Policy # 05-05 the required safety inspection has been completed.

- No Repairs required
- Repairs are required as outlined at the end of this report.

Licensed Professional
 Engineer / Architect George Akouri M.S.C.E., P.E.

License # 49526



"I am qualified to practice in the discipline in which I am hereby signing."

Seal

Signature and Date _____

As a routine matter, and in order to avoid possible misunderstanding, nothing in this inspection Report Form, attached Minimum Inspection Guideline and our Non-Destructive Observations, should be construed directly, or indirectly, as guaranteed or warrantee for any portions of the structure. 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. This report shall not be used as due diligence inspection report for selling or buying the property.

10/25/2017

**MINIMUM INSPECTION GUIDELINES
FOR BUILDING SAFETY INSPECTION
STRUCTURAL**

I. Masonry Walls	
A. General Description	
1. Concrete masonry units	Good condition
2. Clay tile or terra cotta units	
3. Reinforced concrete tie columns	Good condition
4. Reinforced concrete tie beams	Good condition
5. Lintels	
6. Other type bond beams	
B. Cracks: Identify crack size as HAIRLINE if barely discernible; FINE if less than 1 mm in width; MEDIUM if between 1 and 2 mm in width; WIDE if over 2 mm	
1. Location - note beams, columns, other.	No cracks were observed
2. Description	
C. Spalling:	
1. Location - note beams, columns, other.	No spalling was observed
2. Description	
D. Rebar corrosion	
1. None visible	
2. Minor	
3. Significant - structural repairs required (describe)	No structural repairs required
II. Floor and Roof Systems:	
A. Roof:	
1. Describe type of framing system (flat, slope, type roofing, type roof deck, condition)	
Flat, wood trusses roof system. Good condition.	
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of supports.	
Air conditioning. Supports in good condition.	
3. Note types of drains and scuppers and condition.	
Water shedding over the edge.	
B. Floor system(s):	
1. Describe (type of system framing, material, condition)	
First floor, concrete slab on grade; second floor, concrete system.	

2. Heavy equipment and conditions of support	
None	
C. Inspection - note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members.	
Attic space in good condition.	
III. Steel Framing Systems:	
A. Description No steel framing was observed	
B. Exposed Steel - describe condition of paint & degree of corrosion.	
C. Concrete or other fireproofing - note any cracking or spalling, and note where any covering was removed for inspection.	
No cracks and/or spalling was observed	
D. Elevator sheaves beams & connections, and machine floor beams - note Condition.	
No elevator	
IV. Concrete Framing Systems:	
A. Full description of structural system.	First floor, concrete slab on grade; second floor, concrete system, masonry walls, and tie beams.
B. Cracking:	
1. Not significant.	
2. Location and description of members affected and type cracking.	
No cracks were observed	
C. General condition.	
Good	
D. Rebar corrosion	No
1. None visible	
2. Minor	
3. Significant - structural repairs required (describe)	No
V. Windows:	
A. Type (Wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other)	
Awning windows	
B. Anchorage - type & condition of fasteners and latches.	Good
C. Sealants - type & condition of perimeter sealants & at mullions.	Good
D. Interior seals - type & condition at operable vents.	Good
E. General condition.	Good Condition
VI. Wood Framing:	
A. Describe floor system	First floor, concrete slab on grade; second floor, concrete system.
B. Note condition connector or stress	Good
C. Note rotting or termite damage	Good

D. Note alignment problems	None
E. Note bearing deficiencies	None
F. Note any significant damage that might affect safety and stability of building structure.	None
No damages were observed	
VII. Exterior Finishes / Note any structural deficiencies in the following.	
A. Stucco	Good
B. Veneer	None
C. Soffits	Good
D. Ceiling	Good
E. Others	Good
The building is structurally safe.	

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ELECTRICAL

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Owner's mailing address		6050 SW 27 ST APT 101A MIRAMAR FL 33023	
Building Code Occupancy Classification	Group R	In accordance with Building Code Edition	2014
Type of Construction	III	In accordance with Building Code Edition	2014
Electrical Installation		In accordance with National Electrical Code Edition	2011
Size (Square footage)	Adjusted Square Footage = 21,671 SQ. FT.		
Number of Stories	Two story condominium.		
Inspection Firm			
Inspection Firm or Individual		Akouri Consulting Engineers	
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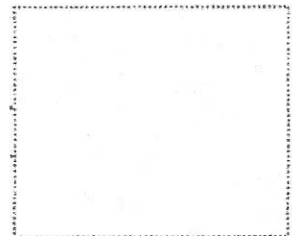
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**MINIMUM INSPECTION GUIDELINES FOR
BUILDING SAFETY INSPECTION
ELECTRICAL**

<u>I. Electrical Service:</u>		
A. Size, Amperage, Voltage:	1000A, 120/240V	
B. Phase:	Single	
C. Condition:	Good	Code Compliant (X) Requires Repair ()
D. Comments:		
<u>II. Meter and Electrical Rooms:</u>		
A. Clearances:		Code Compliant (X) Requires Repair ()
B. Comments:	Meters located in electrical room	
<u>III. Switchboards/Meter/Motor Control Centers:</u>		
		Code Compliant (X) Requires Repair ()
Comments:		
<u>IV. Grounding:</u>		
A. Service		Code Compliant (X) Requires Repair ()
B. Equipment		Code Compliant (X) Requires Repair ()
C. Comments:	Good	
<u>V. Conductors:</u>		
		Code Compliant (X) Requires Repair ()
Comments:	Good	
<u>VI. Auxiliary Gutters/ Wireways/ Busways:</u>		
A. Location:	In electrical room	Code Compliant (X) Requires Repair ()
B. Comments:		
<u>VII. Electrical Panels:</u>		
A. Location	Inside each unit	Code Compliant (X) Requires Repair ()
B. Clearance		Code Compliant (X) Requires Repair ()
C. Identification		Code Compliant (X) Requires Repair ()
D. Comments:	Good Condition	
<u>VIII. Disconnects:</u>		
A. Location	In electrical room	Code Compliant (X) Requires Repair ()
B. Clearance		Code Compliant (X) Requires Repair ()
C. Identification		Code Compliant (X) Requires Repair ()
D. Comments:		
<u>IX. Branch Circuits:</u>		
A. Identification		Code Compliant (X) Requires Repair ()

B. Comments:		
X. Conduit/Raceways:		
		Code Compliant (X) Requires Repair ()
Comments:		
XI. Low Voltage Wiring Methods		
		Code Compliant (X) Requires Repair ()
Comments:		
XII. Building Illumination:		
A. Building Egress		Code Compliant (X) Requires Repair ()
B. Emergency	There are no emergency lights	Code Compliant () Requires Repair ()
C. Exit Signs	There are no exit signs	Code Compliant () Requires Repair ()
D. Comments:		
XIII. Fire Alarm Systems:		
		Code Compliant (X) Requires Repair ()
Comments:		
XIV. Smoke Detectors:		
		Code Compliant (X) Requires Repair ()
Comments:		
XV. Generator:		
A. Emergency		Code Compliant () Requires Repair ()
B. Standby/Optional		Code Compliant () Requires Repair ()
C. Comments:	There is no generator	
XVI. Site Wiring:		
		Code Compliant (X) Requires Repair ()
Comments:		
XVII. Swimming Pool/Spa Wiring:		
		Code Compliant (X) Requires Repair ()
Comments:		
XVIII. Wiring to Mechanical Equipment:		
		Code Compliant (X) Requires Repair ()
Comments:		
XIX. General Additional Comments:		
The building is electrically safe.		