

ELECTRICAL SAFETY INSPECTION REPORT FORM



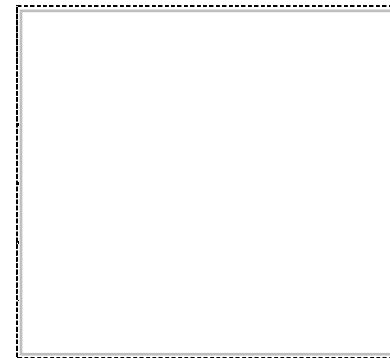
Inspection Firm or Individual Name: Apex Precision Engineering
 Address: 3177 SW 129th Way, Miramar, FL 33027
 Telephone Number: (786) 304-9259

Inspection Commenced Date: 07/29/2023 Inspection Completed Date: 08/04/2023

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

Licensed Design Professional: Electrical Engineer
 Name: Luis Andres Socarras
 License Number: PE91418

P.E. Specialized in Electrical Design: Yes No
Provide resume of qualifications upon request.



Seal

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

Signature:  Date: 08/14/2023

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:	Meadows Condominium Association
b. Street Address:	5621 SW 2nd Ct, Margate, FL 33068
c. Legal Description:	The Meadows SEC B 81-39 B PT PAR B DESC AS, COMM AT SE COR OF PAR A
d. Owner's Name:	Meadows Condominium Association
e. Owner's Mailing Address:	377 SW 56th Ave, Margate, FL 33068
f. Email Address:	Csolari@castlegroup.com
	Contact Number: (954) 792-6000
g. Folio Number of Property on which building is located:	4942-06-AD-0010
h. Building Code Occupancy Classification:	Residential
i. Present Use:	Residential
j. General Description:	Type of Construction:
k. Square Footage:	27324
	Number of Stories: 2
l. Special Features:	

m. Additional Comments:

Building 400

2. INSPECTIONS

a. Date of notice of required inspection:

b. Date(s) of actual inspection: 07/28/2023 and 08/04/2023

c. Name and qualifications of individual preparing report:

Luis Andres Socarras, PE.
Electrical Engineer

d. Are any electrical repairs required?

1. No – None Required
2. Yes – Required (Describe nature of repairs):

During the inspection, certain deficiencies were identified within the property. These issues encompassed a range of aspects and were not limited to the following:

- Unidentified man service disconnects. - Meter centers were partially corroded and with dust accumulation and a darkened hue in the busbars. - Certain circuit breakers are unidentified, incorrectly identified, or not legible identified. - Zinsco panels and meter centers were installed in the dwelling units and main electrical rooms. Zinsco electrical panels have safety concerns due to potential issues with their design and construction - The ground bar of the house panel was connected to the ground rod. This connection is not required. - Filler plates were not installed in the electrical panel of unit 214. - Stairs and main corridor was observed without the required emergency illumination. - Exit sign is missing or it was not working properly at the time of the inspection. Exit signs are required to indicate the exit path. - Receptacles in kitchen and bathroom are not GFI protected.

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

3. ELECTRIC SERVICE

a. Size: Voltage (120/240V); Amperage (1600);

b. Main Service Protection (2 - 800 amps): Fuse Breaker

c. Service Rating Amperage (2 - 800 amps):

d. Phase: Three Phase Single Phase

e. Condition: Good Needs Repairs

Describe nature of repairs:

The Building's Electrical Distribution System is 120/240, 1PH, 3W. The building has two (2)-800A main service disconnects. The 800A Main Service disconnects distributes power for all the dwelling units lights and receptacles installed at the common areas. These two (2) service disconnects are located in the main electrical room. The service wires associated with each 800A main service disconnect were three (3) sets of 350 KCMIL (AL). These wires were visually inspected and observed in good condition at the time of the inspection. During the inspection, we observed that the Main Service Disconnects were not clearly identified. Refer to sections #3 of the supplemental report for detailed information.

4. SERVICE EQUIPMENT

a. Clearances: Good Requires Repair

Describe nature of repairs:

Main Service Disconnects were observed in fair condition with the required working space at the time of the inspection. The 800A service disconnects were protecting the associated service wires (three (3) sets of 350 KCMIL (AL)).

5. ELECTRIC ROOMS

a. Clearances: Good Requires Repair

Describe nature of repairs:

The electrical equipment installed in the electrical room was observed with the required working space. Light fixture installed in the electrical room and its associated switch were working at the time of the inspection.

Some spare low voltage cables were observed in the electrical room, a contractor shall review the condition of the existing low-voltage wires installed inside the electrical rooms. Remove any spare low-voltage wire that is not in use.

6. GUTTERS, WIREWAYS, ETC.

a. Location: Good Requires Repair

Describe nature of repairs:

Gutters were observed in good condition. High corrosion was not observed at the time of the inspection.

b. Taps and box fill: Good Requires Repair

Describe nature of repairs:

Taps were properly made and protected. Also, all the electrical boxes were observed in fair condition and the wires installed inside were in good conditions.

7. ELECTRICAL SWITCHGEAR

a. Panel # (H1) Good Needs Repairs

b. Panel # (H2) Good Needs Repairs

c. Panel # (Units 108 and 117) Good Needs Repairs

d. Panel # (Unit 214) Good Needs Repairs

e. Panel # (Meter Centers) Good Needs Repairs

Describe nature of repairs:

Zinsco electrical panels were observed installed inside the following dwelling units: 108, 117, and 214. In addition, the meter centers installed in the building were also produced by Zinsco manufacturer. The electrical panels and meter centers were visually inspected, and it was observed in fair condition. However, Zinsco electrical panels and circuit breakers have safety concerns due to potential issues with their design and construction. Zinsco electrical panels and circuit breakers have been associated with safety hazards, such as circuit breaker failures, overheating, and the potential for electrical fires. Zinsco electrical panels have been recalled. Also, it has been observed that the busbar situated within the main service breaker enclosure and providing power to the meter cans show evidence of dust accumulation and a darkened hue. Lastly, The electrical meter center's enclosure was observed partially corroded. Refer to section #7 of the supplemental report for detailed information. Electrical Panels H1 and H2 were observed in good conditions.

8. BRANCH CIRCUITS

a. Identified: Yes Must be identified

b. Conductors: Good Deteriorated Must be replaced

Describe nature of repairs:

The branch circuits associated with House electrical panels and the inspected dwelling units' panels were observed to be in satisfactory condition. However, certain circuit breakers are unidentified, incorrectly identified, or not legible identified. Refer to section #8 of the supplemental report for detailed information.

The following were the dwelling units inspected: 108, 117, and 214.

9. GROUNDING OF SERVICE



Good



Repairs Required

Comments:

The exposed section of the grounding service conductor and its connections to the ground rods were in good condition at the time of the inspection.

10. GROUNDING OF EQUIPMENT



Good



Repairs Required

Comments:

In all the panels inspected, it was observed that the Equipment Grounding Conductor (EGC) has been properly installed. Notably, all equipment, including panels and disconnect switches, were visually confirmed to be effectively grounded, and the EGC was found to be in good condition.

The ground bar of the House Panel was connected to the building's ground rod via a new ground electrode conductor. The neutral bar of the House Panel is already connected to the ground electrode conductor in the main service disconnect cabinet. Therefore, this new electrode conductor in the house panel is not required. This condition is a potential code violation. Refer to section #10 of the supplemental report for detailed information.

11. SERVICE CONDUITS/RACEWAYS



Good



Repairs Required

Comments:

PVC service conduits installed in the main electrical room were observed in good conditions.

12. SERVICE CONDUCTOR AND CABELS



Good



Repairs Required

Comments:

Service conductors were visually inspected and they were observed in good condition without signs of damage or short circuit. The service wires are Aluminum three (3) sets of #350 KCMIL and they are properly protected by the associated 800A service disconnect.

13. GENERAL CONDUIT/RACEWAYS



Good



Repairs Required

Comments:

The accessible portion of the EMT conduits and PVC conduits installed in the property was observed in good condition. Conduits were properly attached to the associated box and high corrosion was not observed on the conduits.

14. FEEDER CONDUCTORS



Good



Repairs Required

Comments:

Feeders installed in panels were observed in good condition and properly protected by the associated circuit breaker. The feeders of the dwelling unit are Aluminum wires #1, they were visually inspected and observed in good condition at the time of the inspection. No sign of burn or contractions was present in these wires. However, we recommend frequent visual inspection of these aluminum cables as they are prone to failure over the years.

15. BUSWAYS

a. Location:



Good



Repairs Required

Describe nature of repairs:

There are no busways in this property.

16. OTHER CONDUCTORS



Good



Repairs Required

Comments:

N/A

17. EMERGENCY LIGHTING

Good

Repairs Required

Comments:

There are areas that require more emergency light to comply with the NFPA 101 minimum illumination requirements for the egress path. Emergency lights shall be installed in the egress path to provide the minimum illumination in case of emergency. Refer to Section #18 of the supplemental report for detailed information.

Conversely, all the existing emergency lights present in the building were tested during the inspection and they were working at the time of the inspection.

18. BUILDING EGRESS ILLUMINATION

Good

Repairs Required

Comments:

Normal wall sconces lights are installed illuminating the interior corridors of the building. Also, exterior lights were observed installed at the time of the inspection around the building. All the lights were observed working at the time of the inspection. However, some emergency lights were not installed at the main corridor of the building in the 1st and 2nd floor. Also, stairs leading to the 2nd floor in the interior of the building were observed without emergency lights. This condition affects the egress illumination of the building. Refer to Section #18 of the supplemental report for detailed information.

19. FIRE ALARM SYSTEM

Good

Repairs Required

Comments:

The building has a Fire-lite MS-4 fire alarm panel installed in the laundry room. Supervisory or trouble signals were not observed at the time of the inspection. The fire alarm panel was updated on the 2022. Manual pull stations and horns were observed installed in the main corridor, they were in good condition at the time of the inspection.

20. SMOKE DETECTORS

Good

Repairs Required

Comments:

Smoke alarms were observed in the interior corridors of the building. Also, smoke detectors (connected to the FACP) were observed in the storage room and in the laundry room, above the FACP. We recommend the building plan the replacement of the existing smoke alarm in the corridor with smoke detectors connected to the FACP. This will provide early fire warnings needed to save lives. In addition, in the apartment units inspected at this building, smoke alarms were observed inside and outside all rooms. However, we recommend verifying that all the apartment units have installed a smoke alarm inside and outside each sleeping room. The installation of a smoke detector inside the sleeping room will provide early fire warnings needed to save lives and minimize property damage.

21. EXIT LIGHTS

Good

Repairs Required

Comments:

Some exit signs are missing or not working properly at the time of the inspection. Exit signs are required to indicate the exit path. Contractor shall provide a new exit rated for the condition of use to indicate the exit path. Refer to Section #21 of the supplemental report for detailed information. Conversely, the other exit signs present in the building were tested during the inspection and they were working at the time of the inspection.

22. EMERGENCY POWER SYSTEMS

Good

Repairs Required

Comments:

There is no Emergency Generator in this property.

23. WIRING & CONDUIT AT ALL PARKING LOTS AND GARAGES

Good

Repairs Required

Comments:

The accessible portion of wires installed in the outdoor parking spaces located in front and the rear of the building were in good condition at the time of the inspection.

24. SWIMMING POOL WIRING

Good

Repairs Required

Comments:

There is no Swimming pool on this building. Refer to the form associated with the Club house.

25. WIRING TO MECHANICAL EQUIPMENT



Good



Repairs Required

Comments:

The wiring leading to the mechanical equipment located in the roof has been assessed and found to be in fair condition.