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.

LUIS ANDRES SOCARRAS LICENSE No. 91418 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Luis Andres Socarras, PE on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies. 2023.10.23 21:20:35 -04'00'

Seal

I am qualified to practice in the discipline in which I am herby 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: 5660 SW 3rd Pl, 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-AK-0000	
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 800

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. - Electrical Panels are installed without the required working space. Appropriate clearances and proper workspace dimensions are mandatory. - Stairs and main corridor was observed without the required emergency illumination. - Receptacles in kitchen are not GFI protected in the units inspected.

****** 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 and 1 -200 amps): ☐ Fuse ☑ Breaker

c. Service Rating Amperage (2 - 800 and 1 -200 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 three main service disconnects (two (2) - 800A and one (1) - 200A). The 800A Main Service disconnects serve all the dwelling units, and the 200A service disconnect serves the lights and receptacles installed in the common areas. The three (3) 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), and the service wires associated with the 200A main service disconnect were one (1) set of 3/0 AWG (CU). 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 section #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 and 200A service disconnects were protecting the associated service wires.

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 # (Unit 104 and 105) [✔] Good [ ] Needs Repairs

d. Panel # (Unit 203) [ ] Good [✔] Needs Repairs

e. Panel # (Meter Centers) [ ] Good [✔] Needs Repairs

Describe nature of repairs:

Zinsco electrical panels were observed installed inside the following dwelling unit: 203. 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. Also, The electrical meter center's enclosure was observed partially corroded. Lastly, the electrical panel installed in the laundry room was observed without the required working space in front of the panel. Refer to section #7 of the supplemental report for detailed information.
Electrical Panels H1, H2 and unit 104 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: 104, 105, and 203.

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.

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. Also, the services wires (3/0 AWG (CU)) associated with the 200A disconnect were in good condition without signs of damage or short circuit.

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:

All exit sign were tested at the time of the inspection. All exit signs were in good condition and readily visible from any direction of exit access.

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.