

**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

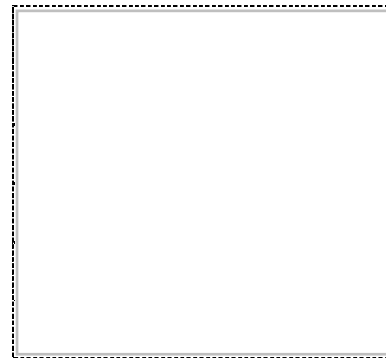
Licensed Design Professional: Electrical Engineer

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: \_\_\_\_\_

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:	377 SW 56th Ave, 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:	4942-06-17-0012
h. Building Code Occupancy Classification:	Residential
i. Present Use:	Residential - Recreational
j. General Description:	Clubhouse
	Type of Construction:
k. Square Footage:	5040
	Number of Stories: 1
l. Special Features:	

m. Additional Comments:

Club House

## 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. - Panels and disconnects without the required working space.
- Corroded electrical equipment. - Certain circuit breakers are unidentified, incorrectly identified, or not legible identified. - Deteriorated Branch circuits. - Two wires were installed in the lugs of the panel.
- Electrical wires were not protected by the associated wires. - Missing or damaged emergency light.
- Missing equipotential bonding in the pool equipment room.

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

## 3. ELECTRIC SERVICE

a. Size: Voltage ( 120/240V ); Amperage ( 400 );

b. Main Service Protection ( 2 - 200 amps):  Fuse  Breaker

c. Service Rating Amperage ( 2 - 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 two (2)-200A main service disconnects. The 200A Main Service disconnects distributes power for all the club house, pool equipment room, and Tennis court. These two (2) service disconnects are located outdoor, attached to the building. At the time of th inspection, Main Service Disconnects were not clearly identified. Also, corrosion were observed in the circuit breaker enclosure, and two (2) wires were observed installed in the main lugs of the main service breaker . Refer to sections #3, #6, and #10 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. However, they don't have the required working space in front of them. Refer to sections #4 of the supplemental report for detailed information.

#### 5. ELECTRIC ROOMS

a. Clearances:  Good  Requires Repair

Describe nature of repairs:

There is not Electrical Rooms in this building

#### 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. However, some disconnect switches, low voltage transformers, and light switches were observed with high corrosion. Refer to section #6 of the supplemental report for detailed information.

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 # ( A )  Good  Needs Repairs

b. Panel # ( B )  Good  Needs Repairs

c. Panel # ( C )  Good  Needs Repairs

d. Panel # ( D (Outdoor) )  Good  Needs Repairs

e. Panel # ( E (Outdoor) )  Good  Needs Repairs

Describe nature of repairs:

During the inspection, it was observed that electrical panels exhibit signs of corrosion. These panels are situated outdoor, an area classified as a wet location and prone to becoming a corrosive environment over time. Refer to section #7 of the supplemental report for detailed information. Electrical Panels A, B, and C 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 the exterior panels situated adjacent to the Tennis court have been noted as deteriorating and require replacement. Also, certain circuit breakers are unidentified, incorrectly identified, or not legible identified. Conversely, the branch circuits associated with the remaining panels were observed to be in satisfactory condition. Refer to section #8 of the supplemental report for detailed information.

## 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:

Service conduits are Rigid Metal Conduits. The exposed section of the service conduits was in good condition at the time of the inspection.

## 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 4/0 (AWG). they are properly protected by the associated 200A service disconnect.

### 13. GENERAL CONDUIT/RACEWAYS

Good

Repairs Required

Comments:

The AC disconnect switches installed in the roof were observed to lack the necessary support; instead, they were being upheld solely by the conduit. This situation is having adverse effects on the conduit, its fittings, and the associated wires. Refer to section #13 of the supplemental report for detailed information. Conversely, the accessible portion of the others EMT 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:

Existing feeders are not properly protected by the associated circuit breaker. An #1 AWG (AL) wire rated for 100 Amp is being protected by a 125 Amp circuit breaker. Refer to section #14 of the supplemental report for detailed information. Conversely, the other feeders installed in panels were observed in good condition and properly protected by the associated circuit breaker.

### 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 #17 of the supplemental report for detailed information.

Conversely, the majority of the emergency lights were observed working and in good condition at the time of the inspection.

## 18. BUILDING EGRESS ILLUMINATION

Good

Repairs Required

Comments:

Normal ceiling-mounted lights are installed on the property illuminating the indoor and outdoor of the property. All the lights were observed working at the time of the inspection. However, some emergency lights were not installed. This condition affects the egress illumination of the building. Refer to Section #17 of the supplemental report for detailed information.

## 19. FIRE ALARM SYSTEM

Good

Repairs Required

Comments:

There is not Fire Alarm system on this building

## 20. SMOKE DETECTORS

Good

Repairs Required

Comments:

There is not Smoke Detectors installed on this building

## 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:

An equipotential bonding conductor was not observed in the pool equipment room. In addition, a ground rod was observed outside the pool equipment room, and the ground wires connected to the water heater. This is a code violation and a Life Safety Issue.

Equipotential bonding in a pool refers to the practice of connecting all metallic and conductive elements in and within 5ft of the pool area to a common grounding point. This is done to ensure that all these elements maintain the same electrical potential, reducing the risk of electric shock hazards in and around the pool. Refer to Section #24 of the supplemental report for detailed information.



## 25. WIRING TO MECHANICAL EQUIPMENT

Good

Repairs Required

Comments:

The wiring leading to the mechanical equipment has been assessed and found to be in fair condition. It's important to note that there were certain shortcomings identified concerning the wires and conduits that serve equipment located on the roof. These issues have been included in section #13 of this form, as well as in the supplemental report.