

ELECTRICAL SAFETY INSPECTION REPORT FORM



Inspection Firm or Individual Name: Estenoz Engineering Inc.

Address: 10433 NW 3 pl Coral Springs, FL 33071

Telephone Number: 954.224.1415

Inspection Commenced Date: 9/20/21 Inspection Completed Date: 10/7/21

No Repairs Required

Repairs are required as outlined in the attached inspection report

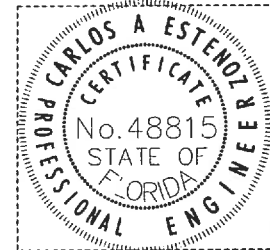
Licensed Professional,

Engineer/Architect Name: Carlos A. Estenoz PE

License Number: 48815

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

Signature Carlos A. Estenoz Digitally signed by Carlos A. Estenoz
DN: cn=US, st=Florida, ou=Coral Springs, o=Carlos A. Estenoz,
c=Carlos A. Estenoz, email=ee2@atl.net
Date: 2021.10.12 21:07:35 -0400 Date: 10/12/21



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 electrical system, based upon careful evaluation of observed conditions, to the extent reasonably possible

DESCRIPTION OF STRUCTURE

a. Name on Title:	<u>Plaza South</u>	
b. Street Address:	<u>4280 Galt Ocean Dr, Ft. Lauderdale FL 33308</u>	
c. Legal Description:	<u>see structural report</u>	
d. Owner's Name:	<u>see structural report</u>	
e. Owner's Mailing Address:	<u>see structural report</u>	
f. Folio Number of Property on which Building is Located:	<u>see structural report</u>	
g. Building Code Occupancy Classification:	<u>see structural report</u>	
h. Present Use:	<u>see structural report</u>	
i. General Description, Type of Construction:	<u>see structural</u> Square Footage:	Number of Stories:
j. Special Features:		
k. Additional Comments:		

MINIMUM GUIDELINES AND INFORMATION FOR RECERTIFICATION OF ELECTRICAL SYSTEMS OF FORTY (40) YEAR STRUCTURES

1. ELECTRIC SERVICE

1. Size:	Amperage	<input type="text" value="4000"/>	Fuses	<input type="text" value="X"/>	Breakers	<input type="text"/>
2. Phase:	Three Phase	<input checked="" type="checkbox"/>	Single Phase	<input type="checkbox"/>	Needs Repair	<input type="checkbox"/>
3. Condition:	Good	<input checked="" type="checkbox"/>	Fair	<input type="checkbox"/>		

Comments:
Mains: 4000A,2500A,2000A,1600A.
Main electrical room have sanitary and condensate lines over the service disconnects (mains) which are leaking and corroding the switchgear. Refer to pictures at the end of report.

2. METER AND ELECTRIC ROOM

1. Clearances:	Good	<input type="checkbox"/>	Fair	<input type="checkbox"/>	Requires Correction	<input checked="" type="checkbox"/>
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Comments:
Some of the meter center rooms are being used for storage, refer to pictures at the end of this report.

3. GUTTERS

Location:	Good	<input type="checkbox"/>	Requires Repair	<input checked="" type="checkbox"/>
Taps and Fill:	Good	<input type="checkbox"/>	Requires Repair	<input type="checkbox"/>

Comments:
Pump room wire way requires cover.

4. ELECTRICAL PANELS

Location: Good Needs Repair

1. Panel #(AC) Generator and main electrical room, requires labels, rust, and opening, refer to pictures.

Good Needs Repair

2. Panel #(D) Open branch circuit positions require UL covers, see pictures.

Good Needs Repair

3. Panel #()

Good Needs Repair

4. Panel #()

Good Needs Repair

5. Panel #()

Good Needs Repair

Comments:

Panels above did not have designation, and must be labeled.

5. BRANCH CIRCUITS:

1. Identified: Yes Must be identified

2. Conductors: Good Deteriorated Must be replaced

Comments:

6. GROUNDING SERVICE:

Good

Repairs Required

Comments:

7. GROUNDING OF EQUIPMENT:

Good

Repairs Required

Comments:

8. SERVICE CONDUITS/RACEWAYS:

Good

Repairs Required

Comments:

9. SERVICE CONDUCTOR AND CABLES:

Good

Repairs Required

Comments:

10. TYPES OF WIRING METHODS:

Conduit Raceways:	Good	<input checked="" type="checkbox"/>	Repairs Required	<input type="checkbox"/>
Conduit PVC:	Good	<input checked="" type="checkbox"/>	Repairs Required	<input type="checkbox"/>
NM Cable:	Good	<input type="checkbox"/>	Repairs Required	<input type="checkbox"/>
BX Cable:	Good	<input type="checkbox"/>	Repairs Required	<input type="checkbox"/>

11. FEEDER CONDUCTORS:

Good Repairs Required

Comments:

12. EMERGENCY LIGHTING:

Good Repairs Required

Comments:

13. BUILDING EGRESS ILLUMINATION:

Good Repairs Required

Comments:

14. FIRE ALARM SYSTEM:

Good

Repairs Required

Comments:

15. SMOKE DETECTORS:

Good

Repairs Required

Comments:

16. EXIT LIGHTS:

Good

Repairs Required

Comments:

17. EMERGENCY GENERATOR:

Good

Repairs Required

Comments:

Booster pumps cannot be connected to emergency system. Fire pump feeder cannot have over current protection.

18. WIRING IN OPEN OR UNDER COVER PARKING GARAGE AREAS:

Good

Repairs Required

Comments:

19. OPEN OR UNDERCOVER PARKING GARAGE AREAS AND EGRESS ILLUMINATION:

Good

Repairs Required

Comments:

20. SWIMMING POOL WIRING:

Good

Repairs Required

Comments:

Pool bonding system must be connected to pool pump grounding lug and all mechanical equipment in the pool room (per NEC 680). Contractor shall test bonding system and provide engineer with ohm readings of all metallic fixtures in contact with the pool water.

21. WIRING TO MECHANICAL EQUIPMENT:

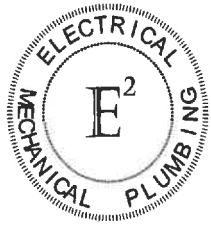
Good

Repairs Required

Comments:

22. ADDITIONAL COMMENTS:

5.89g



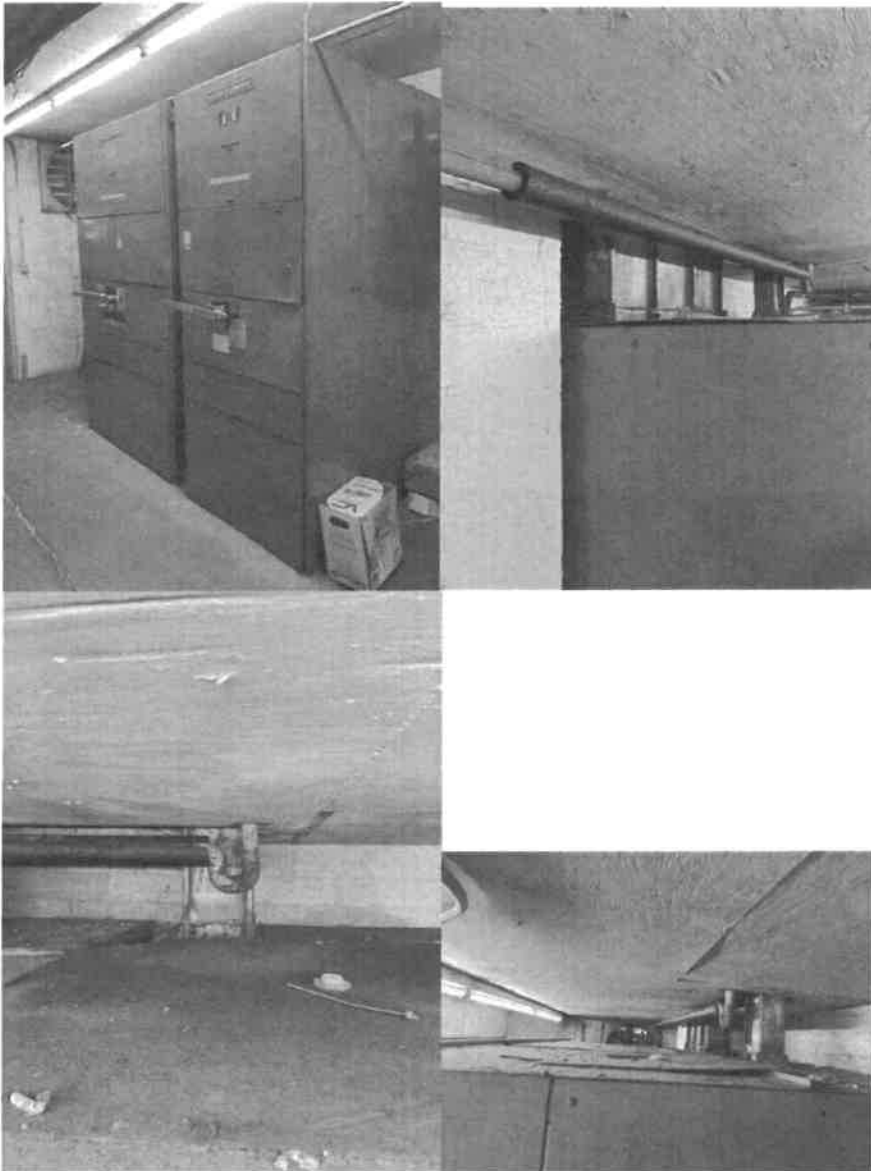
ESTENOZ ENGINEERING INC.
CONSULTING ENGINEERS

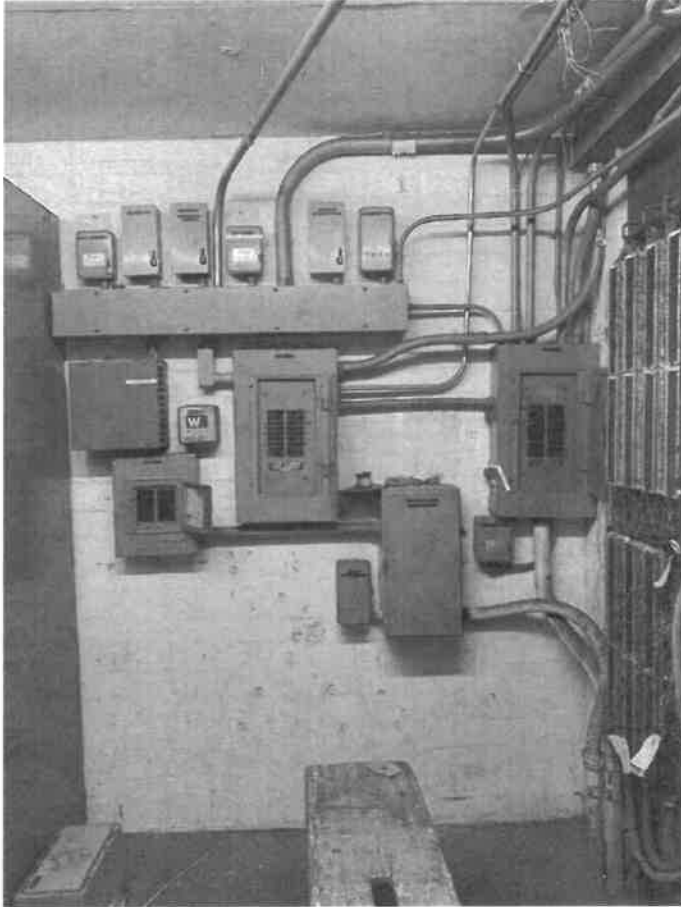
October 12, 2021

Building: Plaza South

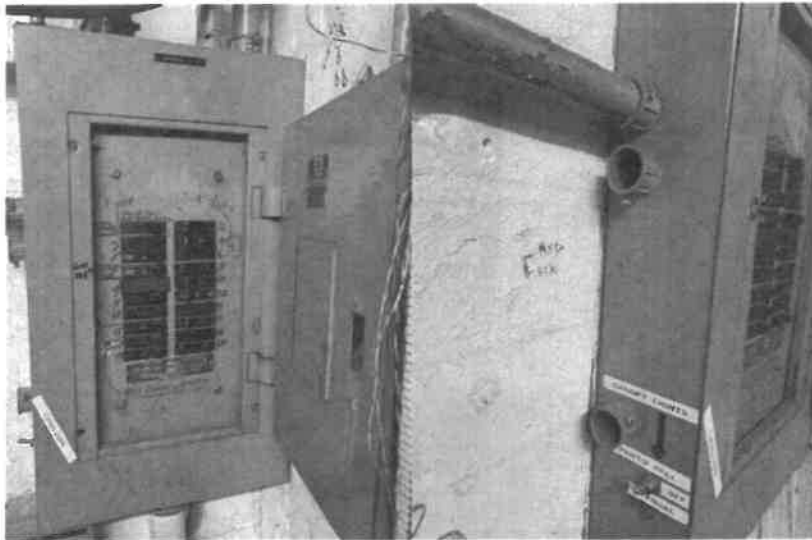
Address: 4280 Galt Ocean Dr, Ft Lauderdale Fl 33308

Main service disconnects for apartments meter centers are under a sanitary drain. Disconnects must be protected with an aluminum lid (pan) from leaks.



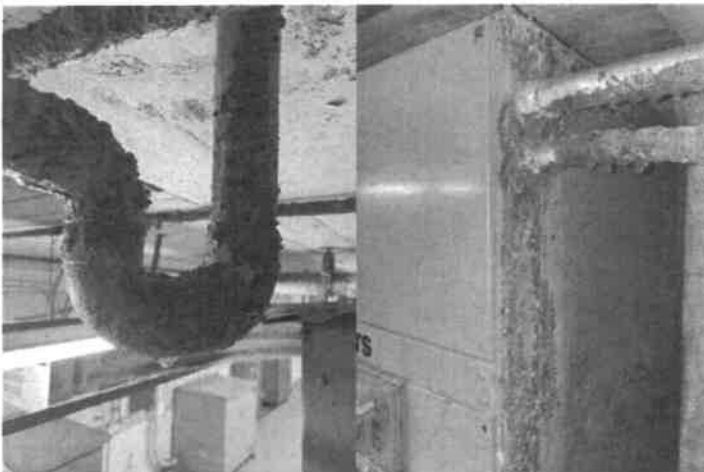
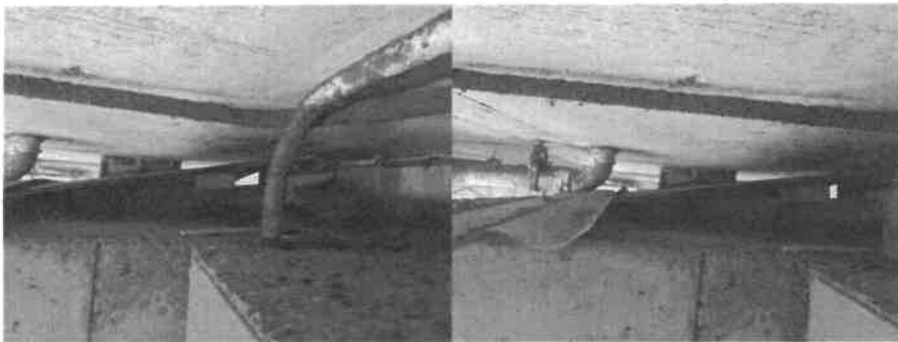


Open knock outs must be covered with a listed cover. Switch must be removed. Branch circuits must be identified on placard.



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Main electrical room switch gear has severe corrosion due to plumbing leaks. Pan (lid) must be provided with drain over electrical equipment.

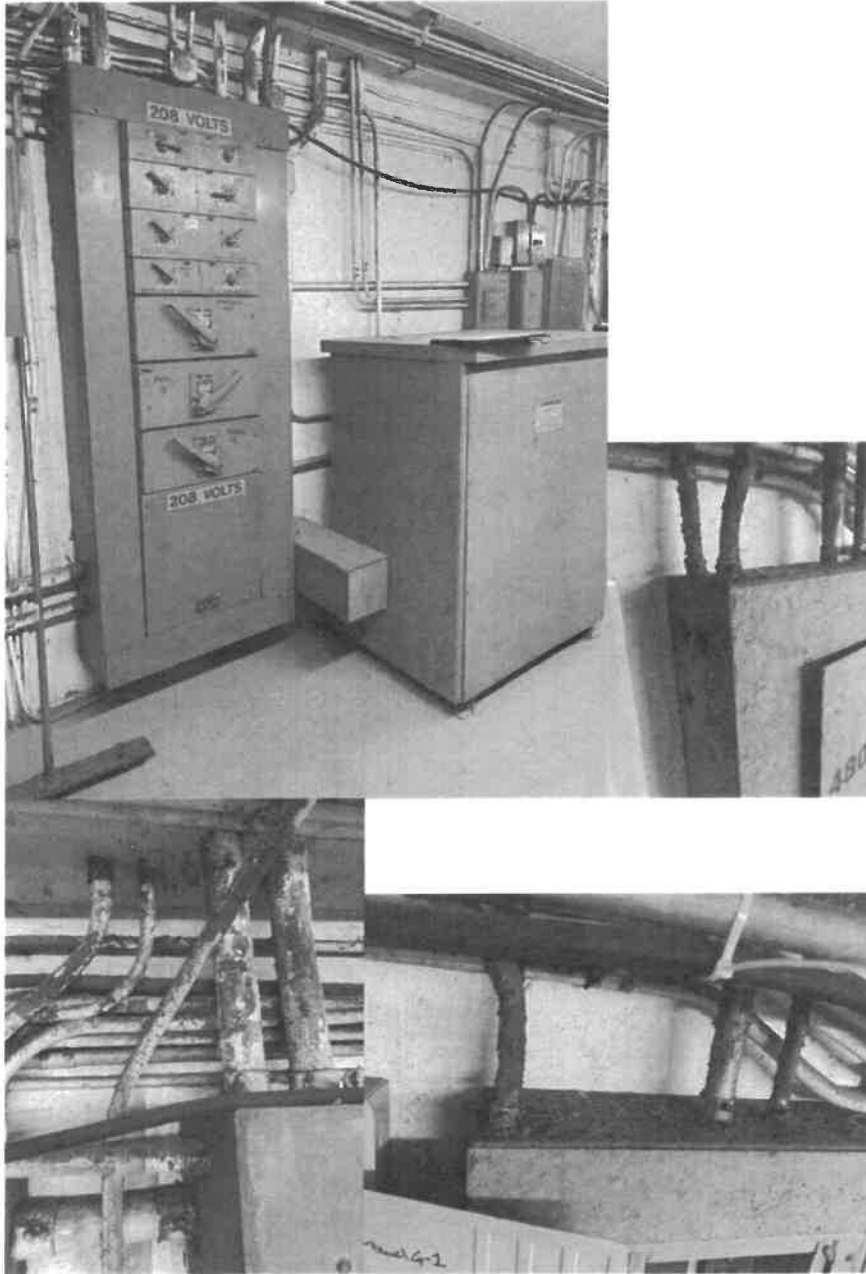


10433 NW 3rd Place Coral Springs, FL 33071 954.224.1415

ee2@att.net

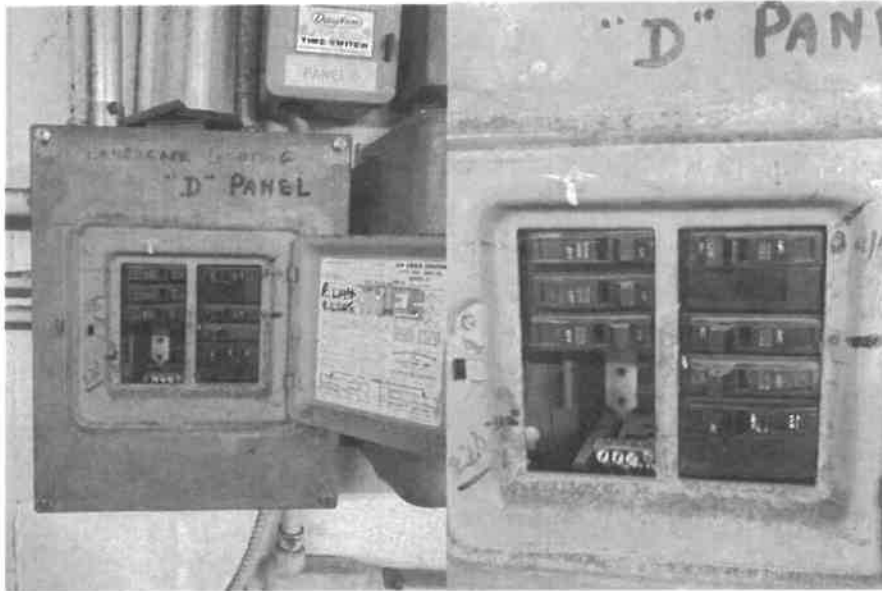
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Conduits have severe corrosion that must be removed. Conduits must prime and painted. If the conduits are perforated, they must be replaced. 480v panel has open knock outs and severe corrosion.

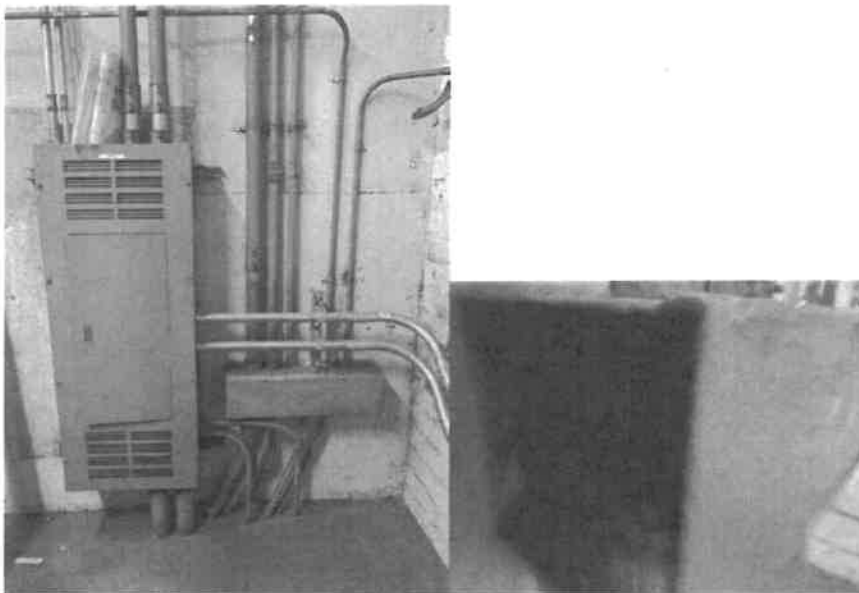


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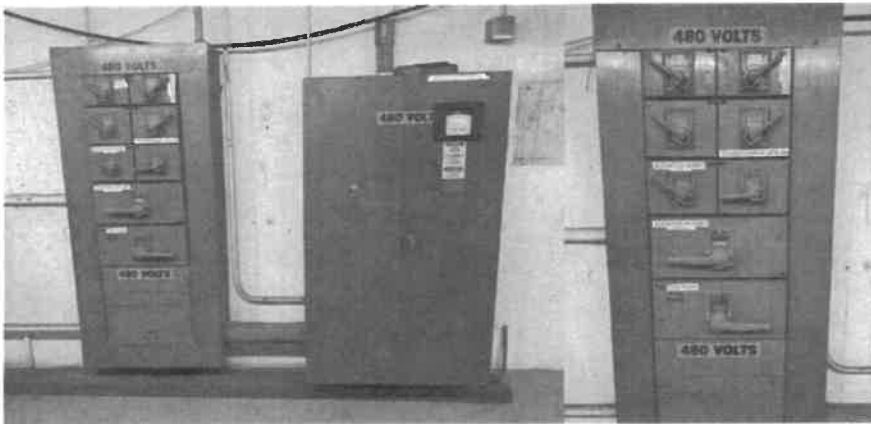
Panel D has open breaker position that must be covered with a UL listed cover. Panel requires priming and painting.



Wire way in pump room is missing end cover.



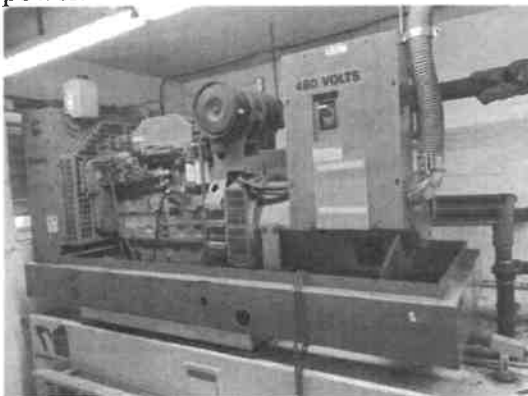
Building booster pump (top right disconnect) cannot be connected to the emergency panel. Must be relocated to a normal power panel.



Fire pump feeder cannot have over current protection.

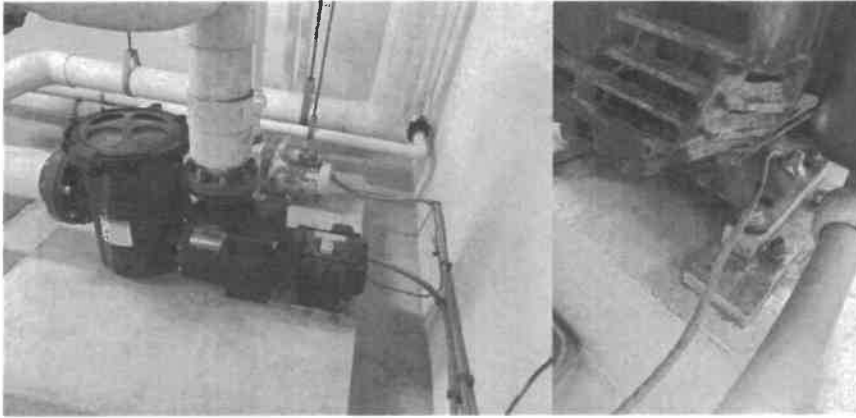


Emergency generator is rated for 175 KW/219 KVA at 3 ph, seems underrated for 75 hp fire pump and emergency load. Recommend doing a load study and load test with fire pump under load on emergency power.

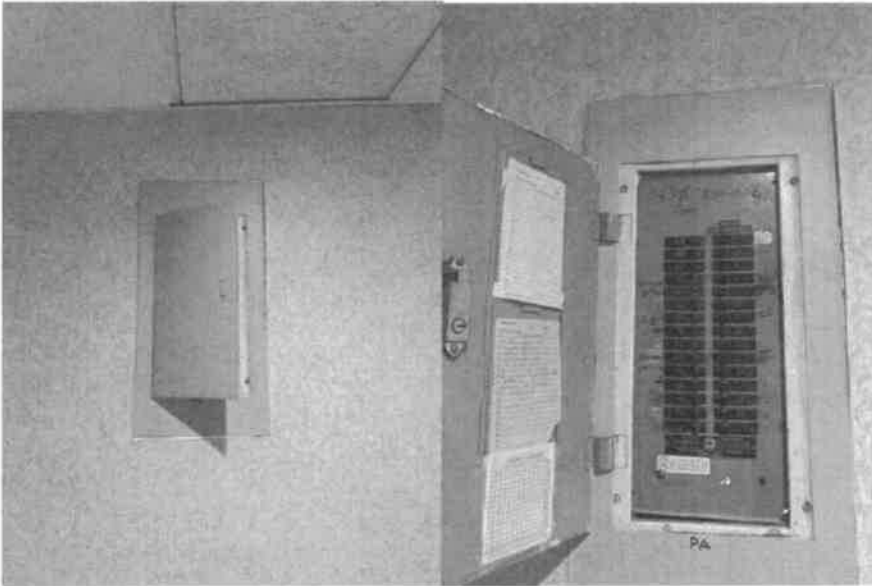


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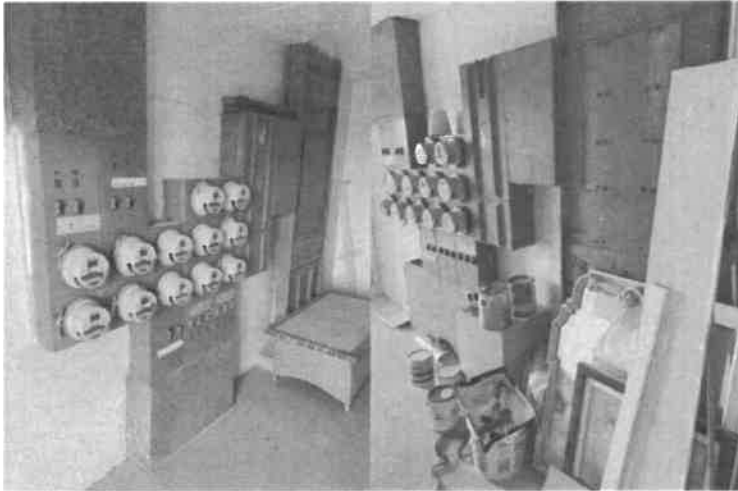
Pool bond must be tested to be connected to all metallic ladders and fixtures in contact with the pool water.



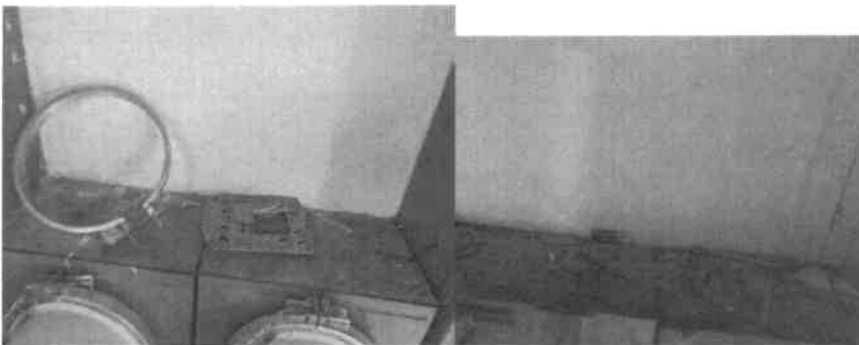
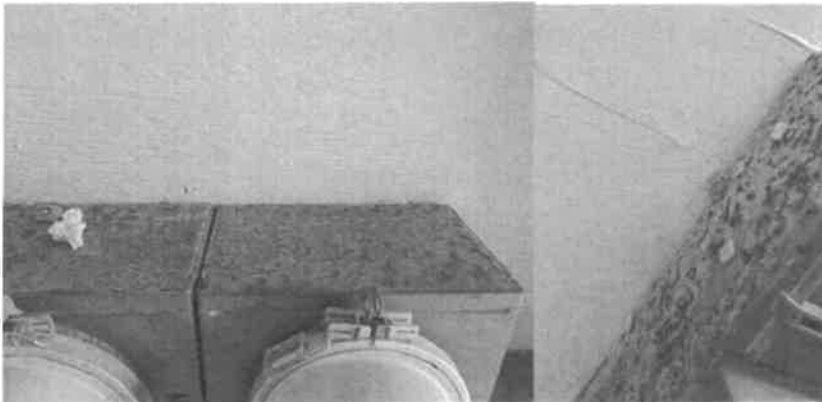
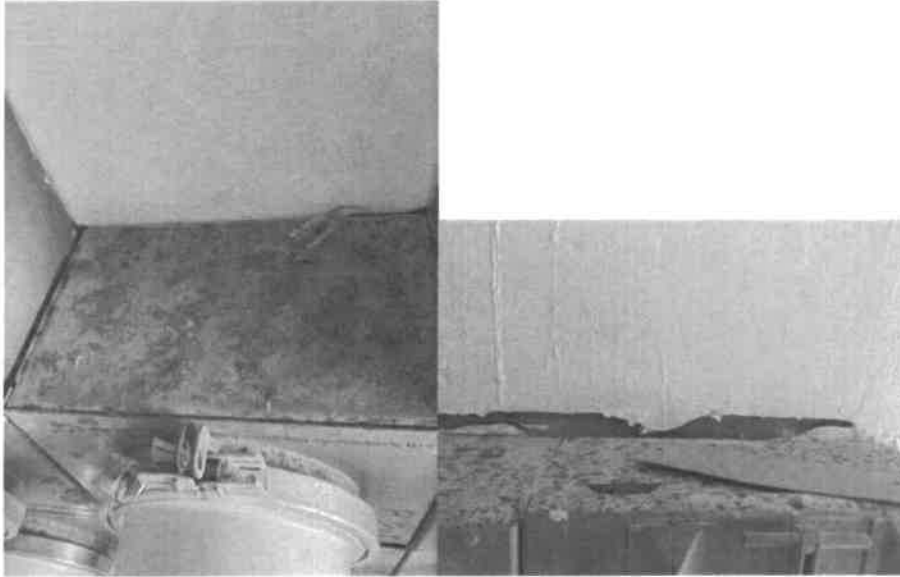
Corridor building panels must be under management control. Recommended installing a lock with key on all corridor panels.



No storage is permitted in electrical rooms.

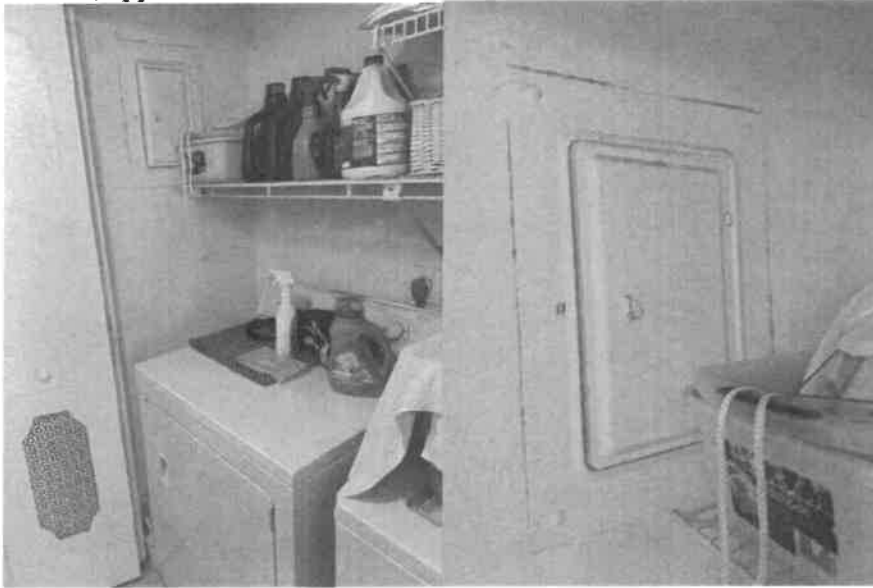


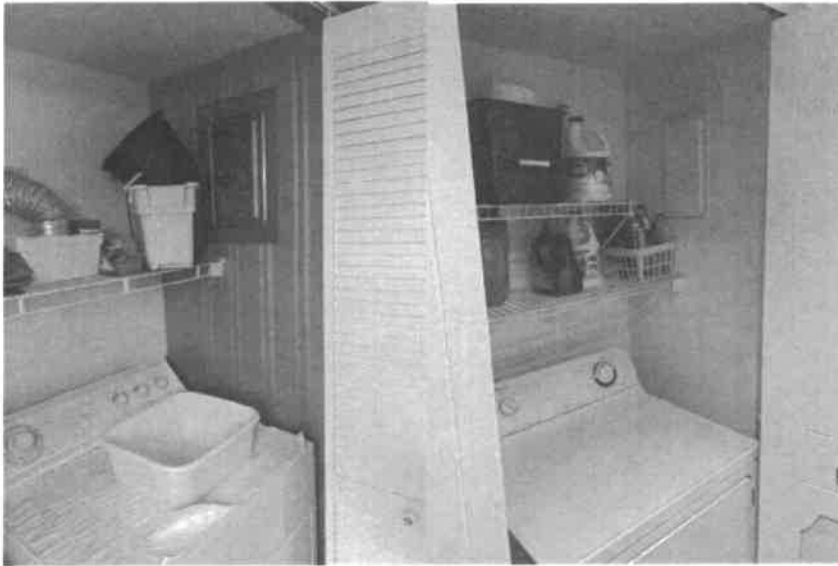
Tenant meter centers require rust to be removed and prime and painted.



TYPICAL UNIT INSPECTION NOT TO BE INCLUDED WITH 40 YR REPORT, FOR MANAGEMENT USE ONLY.

Unit electrical panels must be readily available, cannot be blocked by shelves, appliances etc.





Kitchen and bathroom receptacles must be GFCI type.

