



Building Safety Inspection Report Form Amended 03/15/12

ELECTRICAL

Building Information

Building / Structure address 1950 South Ocean Blvd., Laud.-By-The-Sea, FL 33062
 Legal description The Native Sun Resort
 Folio Number of Building /Structure _____
 Owner's name The Native Sun Resort
 Owner's mailing address 1950 South Ocean Blvd., Laud.-By-The-Sea, FL 33062
 Building Code Occupancy Classification In accordance with Building Code Edition
 Type of Construction In accordance with Building Code Edition
 Electrical Installation In accordance with National Electrical Code Edition
 Size (Square footage) 12,500 SF Foot Print
 Number of Stories 4

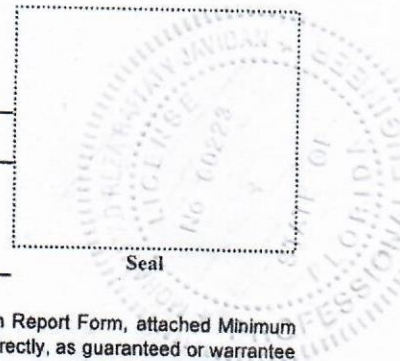
Inspection Firm

Inspection Firm or Individual A & A DESIGN GROUP, INC.
 Address 2842 Waterford Drive South, Deerfield Beach, FL 33442
 Telephone Number 561-706-5161
 Inspection Commencement Date 01/06/2020 Inspection Completion Date 01/10/2020
 Inspection made by Reza Javidan, PE and Bijan Abidian, EI

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 in the attached inspection report.

Licensed Professional Engineer / Architect Engineer
 License # PE 60223



" I am qualified to practice in the discipline in which I am hereby signing."
 Signature and Date Reza Javidan 1/12/20

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 warranty 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.

Save **Print**

MINIMUM INSPECTION GUIDELINES FOR
BUILDING SAFETY INSPECTION
ELECTRICAL

I. Electrical Service:
A. Size, Amperage, Voltage: 1600 Amps 250 volts
B. Phase: 3 Phase
C. Condition: Good Code Compliant (✓) Requires Repair ()
D. Comments: Need clean and paint rusted panels

II. Meter and Electrical Rooms:
A. Clearances: Code Compliant (✓) Requires Repair ()
B. Comments: No Comments

III. Switchboards/Meter/Motor Control Centers: Code Compliant (✓) Requires Repair ()
Comments: No Comments

IV. Grounding:
A. Service Code Compliant (✓) Requires Repair ()
B. Equipment Code Compliant (✓) Requires Repair ()
C. Comments: No Comments

V. Conductors: Code Compliant (✓) Requires Repair ()
Comments: No Comments

VI. Auxiliary Gutters/ Wireways/ Busways:
A. Location: Code Compliant (✓) Requires Repair ()
B. Comments: No Comments

VII. Electrical Panels:
A. Location Hallways Code Compliant (✓) Requires Repair ()
B. Clearance Code Compliant (✓) Requires Repair ()
C. Identification Code Compliant () Requires Repair (X)
D. Comments: Electrical panels at hallway need to fix

VIII. Disconnects:
A. Location Code Compliant (✓) Requires Repair ()
B. Clearance Code Compliant (✓) Requires Repair ()
C. Identification Code Compliant (✓) Requires Repair ()
D. Comments: No Comments

STATE OF FLORIDA
BROWARD COUNTY BOARD OF RULES AND APPEALS
No. 60223
1/12/20

IX. Branch Circuits:

A. Identification

Code Compliant () Requires Repair ()

B. Comments: No Comments

X. Conduit/Raceways:

Code Compliant () Requires Repair ()

Comments: No Comments

XI. Low Voltage Wiring Methods

Code Compliant () Requires Repair ()

Comments: No Comments

XII. Building Illumination:

A. Building Egress

Code Compliant () Requires Repair ()

B. Emergency

Code Compliant () Requires Repair ()

C. Exit Signs

Code Compliant () Requires Repair ()

D. Comments: No Comments

XIII. Fire Alarm System:

Code Compliant () Requires Repair ()

Comments: No Comments

XIV. Smoke Detectors:

Code Compliant () Requires Repair ()

Comments: No Comments

XV. Generator:

A. Emergency

Code Compliant () Requires Repair ()

B. Standby/Optional

Code Compliant () Requires Repair ()

C. Comments: No Generator System

XVI. Site Wiring:

Code Compliant () Requires Repair ()

Comments: No Comments

XXIV. Swimming Pool/Spa Wiring:

Code Compliant () Requires Repair ()


Comments: No Comments







XXV. Wiring to Mechanical Equipment:

Code Compliant () Requires Repair ()

Comments: No Comments

XXVI. General Additional Comments:


 A circular professional seal for Reginald James, a Licensed Professional Engineer in the State of Florida. The seal includes the text "REGINALD JAMES", "LICENSED PROFESSIONAL ENGINEER", "STATE OF FLORIDA", and "No. 80228". A handwritten signature "Reginald James" and the date "1/12/20" are written over the seal.

	<p>Front sign</p>
	<p>Building west view</p>
	<p>Office electrical panel</p>
	<p>Main Electrical Room</p>
	<p>Electrical Room</p>
	<p>Main Panel 1600 AMPS 250 VOLTS 3 PHASE</p>



Breaker



Units Breakers



Units Breakers



Units Breakers



Sub-Panel



Sub-Breakers



Sub-Breakers








Electrical Panel












Electrical Room Fire Extinguisher

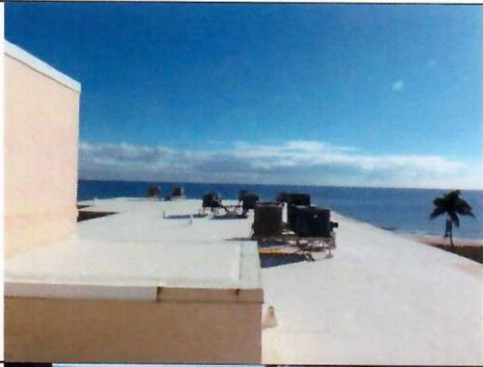


Electrical Panel

 A photograph showing a white electrical panel mounted on a light-colored wall in a hallway. The panel has a single door and is positioned next to a window with blinds.		Hallway Units Electrical Panel
 A photograph of a laundry room with several white front-loading washing machines and dryers arranged in a row. The room has a tiled floor and a dark mat in the foreground.		Laundry Room
 A photograph of a boiler room. A man in a light blue shirt is standing next to a large, white, cylindrical boiler. There are various pipes and equipment visible in the room.		Boiler Room
 A photograph of a sub-panel mounted on a wall. The panel is white and has several electrical outlets. It is surrounded by other electrical components and pipes.		Sub Panel, need remove other part around panel
 A photograph of the interior of a unit, showing a kitchen area. There is a white refrigerator, a black stove, and wooden cabinets. The room is well-lit and appears to be in good condition.		Inside one of unit

		<p>Inside one of unit</p>
		<p>Inside one of unit AHU</p>
		<p>Inside one of unit Smoke Detector</p>
		<p>Elevator Room #1</p>
		<p>Alarm System</p>

		Exit sign
		Fire Hydrant
		Inside Elevator
		Emergency Light and Exit
		Units A/C Condensing Units on the roof



Units A/C Condensing Units on the roof



Units A/C Condensing Units on the roof



Hallway Panel need to fix



Alarm System



Hallway Panel need to fix



Need Exit sign at east hallway



Elevator Room #2



Outdoor view



Pool equipment room



Pool equipment room



Pool equipment room



Pool Heater Unit



Building view



Building view



Outdoor view



SPA



Building view



SPA Equipment



SPA Equipment Breaker



Building view



Pond Equipment



Outdoor Pond