

ELECTRICAL SAFETY INSPECTION REPORT FORMInspection Firm or Individual Name: George AkouriAddress: 4651 Sheridan Street Suite 260 Hollywood FL 33021Telephone Number: 954-292-7314Inspection Commenced Date: 5/30/2025Inspection Completed Date: 5/30/2025

No Repairs Required



Repairs are Required as Outlined in the Attached Inspection Report

Florida Licensed Professional:



Engineer



Architect

Name: George AkouriLicense Number: 49526

This item has been digitally signed and sealed by George Akouri 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.



Seal

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

Signature: George Akouri George Akouri
2025.07.08 10:03:52 -04'00'Date: 6/11/2025

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: | <u>Las Vistas in Inverrary Condominium Association Inc. (Reference)</u> | |
| b. Street Address: | <u>3591 Inverrary Dr., Lauderhill, FL 33319 (Building B)</u> | |
| c. Legal Description: | <u>LAS VISTAS B IN INVERRARY CONDO UNIT 101 PER CDO BK/PG: 5956/99 (reference)</u> | |
| d. Owner's Name: | <u>Las Vistas in Inverrary Condominium Association Inc. (Reference)</u> | |
| e. Owner's Mailing Address: | <u>3533 Inverrary Drive Lauderhill, FL 33319 (Reference)</u> | |
| f. Email Address: | <u>accounting@lasvistascondo.com</u> | Contact Number: <u>(954) 731-8484</u> |
| g. Folio Number of Property on which Building is Located: | <u>4941 23 CB 0010 (reference)</u> | |
| h. Building Code Occupancy Classification: | <u>R</u> | |
| i. Present Use: | <u>Condominium</u> | |
| j. General Description: | <u>Four story concrete building</u> | Type of Construction: <u>III</u> |
| k. Square Footage: | <u>Apprx. 30,472 S.F.</u> | Number of Stories: <u>4</u> |

I. Special Features:

None observed

m. Additional Comments:

The building is electrically safe for its intended use and occupancy.

There are five (5) main disconnects.

#1 - 1200A, 120/240V, 1Ph. - breaker;

#2 - 800A, 120/240V, 1Ph. - breaker;

#3 - 200A, 120/240V, 1Ph. - breaker;

#4 - 100A, 120/240V, 1Ph. - fuse;

#5 - 60A, 120/240V, 1Ph. - fuse;

2. INSPECTIONSa. Date of Notice of Required Inspection: **Unknown**b. Date(s) of Actual Inspection: **5/30/2025**

c. Name and Qualifications of Individual Preparing Report:

George Akouri, P.E.

d. Are any Electrical Repairs Required?

1. ☒ No – None Required2. ☐ Yes – Required (Describe Nature of Repairs):***** NOTE: Provide photographs as necessary to reflect relevant conditions and index appropriately. *******3. ELECTRIC SERVICE**a. Size: Voltage (120/240); Amperage (1200,800,200,100,60);b. Main Service Protection (1200,800,200,100,60 Amps): ☒ Fuse ☒ Breaker

c. Service Rating Amperage (1200,800,200,100,60 Amps):

d. Phase: ☐ Three Phase ☒ Single Phase

e. Condition: ☒ Good ☐ Needs Repairs

Describe the Nature of Repairs:

4. SERVICE EQUIPMENT

a. Clearances: ☒ Good ☐ Requires Repair

Describe the Nature of Repairs:

5. ELECTRIC ROOMS

a. Clearances: ☒ Good ☐ Requires Repair

Describe the Nature of Repairs:

6. GUTTERS, WIREWAYS, ETC.

a. Location: ☒ Good ☐ Requires Repair

Describe the Nature of Repairs:

b. Taps and Box Fill: ☒ Good ☐ Requires Repair

Describe the Nature of Repairs:

7. ELECTRICAL SWITCHGEAR

a. Panel # (1) ☒ Good ☐ Needs Repairs

b. Panel # (2) ☒ Good ☐ Needs Repairs

c. Panel # (3) ☒ Good ☐ Needs Repairs

d. Panel # (4) ☒ Good ☐ Needs Repairs

e. Panel # (5) ☒ Good ☐ Needs Repairs

Describe the Nature of Repairs:

8. BRANCH CIRCUITS

- a. Identified: ☒ Yes ☐ Must Be Identified
- b. Conductors: ☒ Good ☐ Deteriorated ☐ Must Be Replaced

Describe the Nature of Repairs:

9. GROUNDING OF SERVICE

- ☒ Good ☐ Repairs Required

Comments:

10. GROUNDING OF EQUIPMENT

- ☒ Good ☐ Repairs Required

Comments:

11. SERVICE CONDUITS/RACEWAYS

Good



Repairs Required

Comments:

12. SERVICE CONDUCTOR AND CABLES

Good



Repairs Required

Comments:

13. GENERAL CONDUIT/RACEWAYS

Good



Repairs Required

Comments:

14. FEEDER CONDUCTORS

Good



Repairs Required

Comments:

15. BUSWAYS

a. Location:



Good



Repairs Required

Describe the Nature of Repairs:

There are no busways. Not applicable.

16. OTHER CONDUCTORS

Good



Repairs Required

Comments:

17. EMERGENCY LIGHTING

Good



Repairs Required

Comments:

18. BUILDING EGRESS ILLUMINATION

Good



Repairs Required

Comments:

19. FIRE ALARM SYSTEM

Good



Repairs Required

Comments:

20. SMOKE DETECTORS

Good



Repairs Required

Comments:

21. EXIT LIGHTS

Good



Repairs Required

Comments:

22. EMERGENCY POWER SYSTEMS☐

Good

☐

Repairs Required

Comments:

There is no generator on site.

23. WIRING AND CONDUIT AT ALL PARKING LOTS AND GARAGES☒

Good

☐

Repairs Required

Comments:

24. SWIMMING POOL WIRING☒

Good

☐

Repairs Required

Comments:

25. WIRING TO MECHANICAL EQUIPMENT☒

Good

☐

Repairs Required

Comments:



AKOURI CONSULTING ENGINEERS

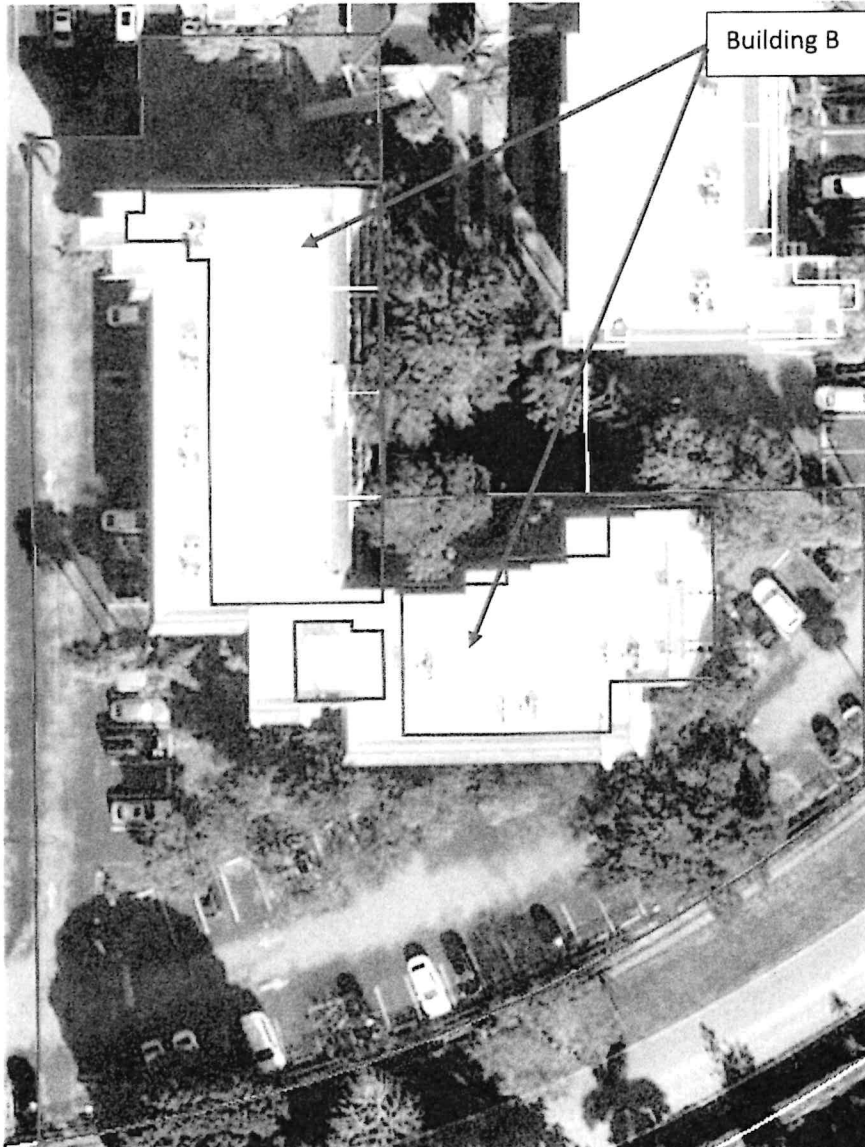
4651 SHERIDAN ST STE. 260 HOLLYWOOD FL 33021

OFFICE: 954.989.8885 EMAIL: GEORGE@AKOURI.NET WEB: WWW.AKOURI.NET

June 17, 2025

Name of title: Las Vistas in Inverrary Condominium Association Inc. (Reference)
Address: 3591 INVERRARY DRIVE, LAUDERHILL FL 33319 (BLDG B)
Folio #: 4941 23 CB 0010 (Reference)
Legal Description: LAS VISTAS B IN INVERRARY CONDO UNIT 101 PER CDO BK/PG: 5956/99 (reference)
Reference: Photos required for the 25/30-year recertification report.

1. Aerial photography.



2. Building photographs.
West elevation



South elevation



East elevation

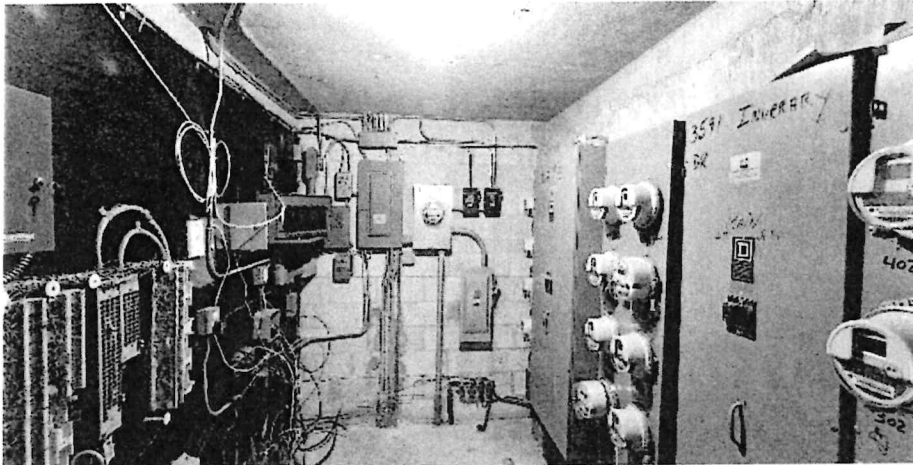


North elevation

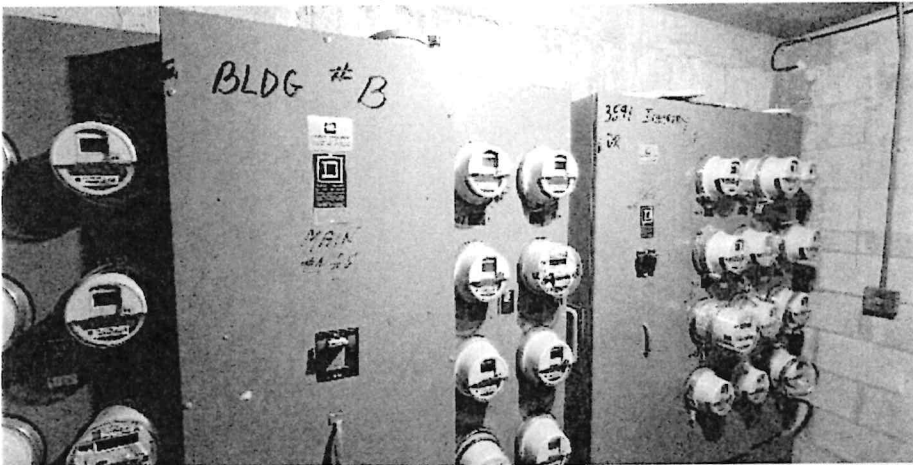


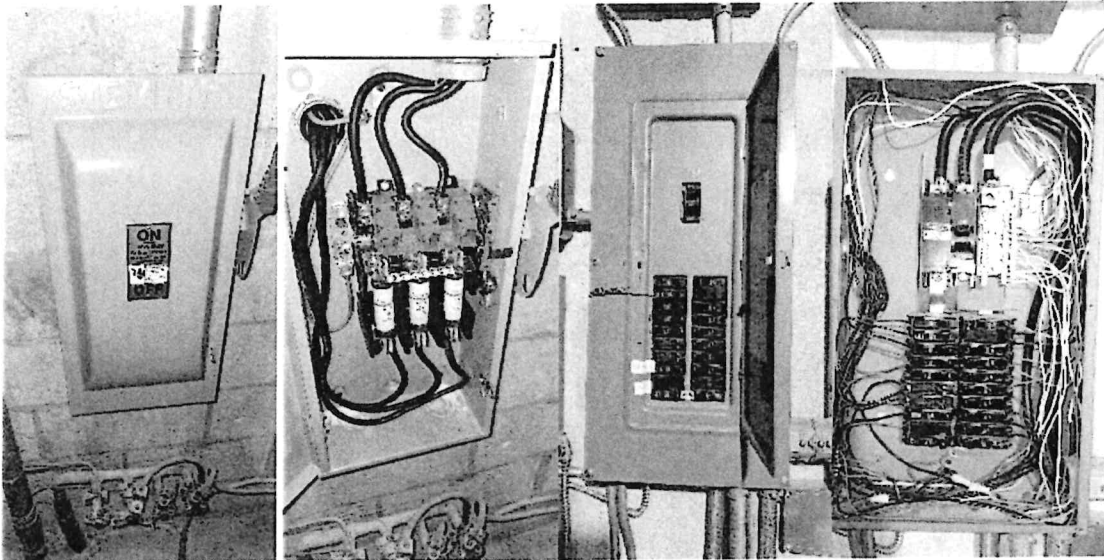
3. Electrical photographs.

Electrical room.

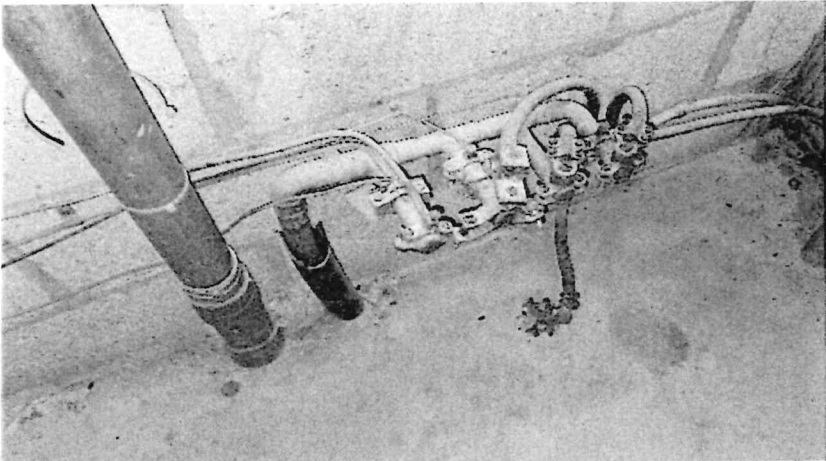


Main disconnects and metering equipment.

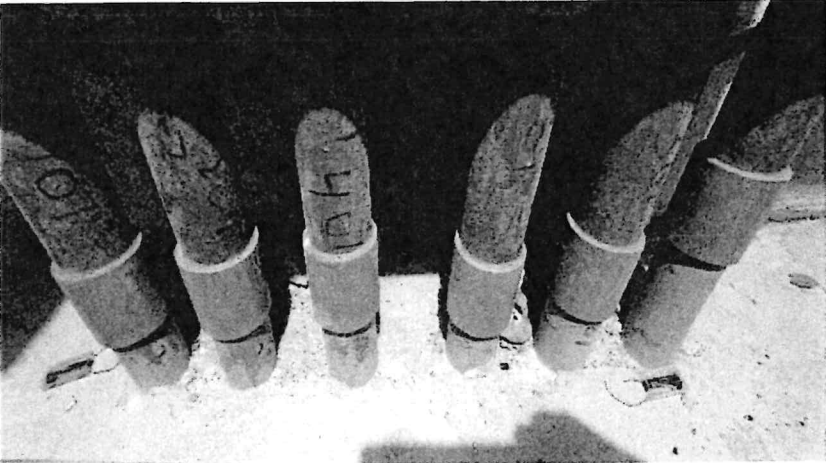




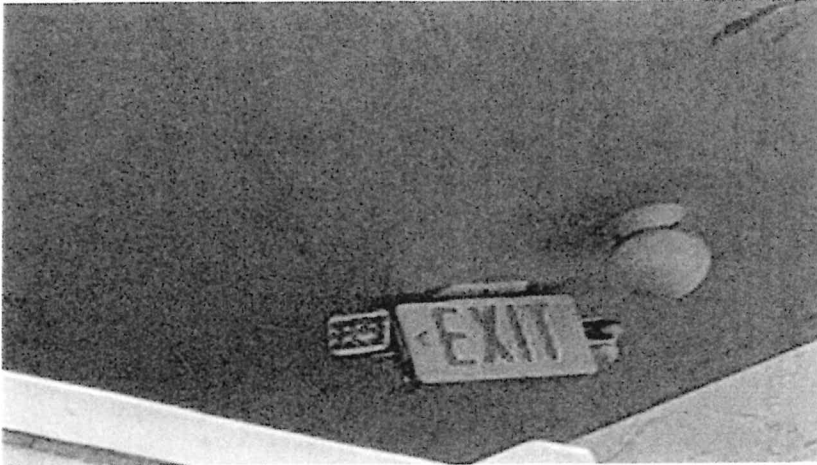
Grounding service.



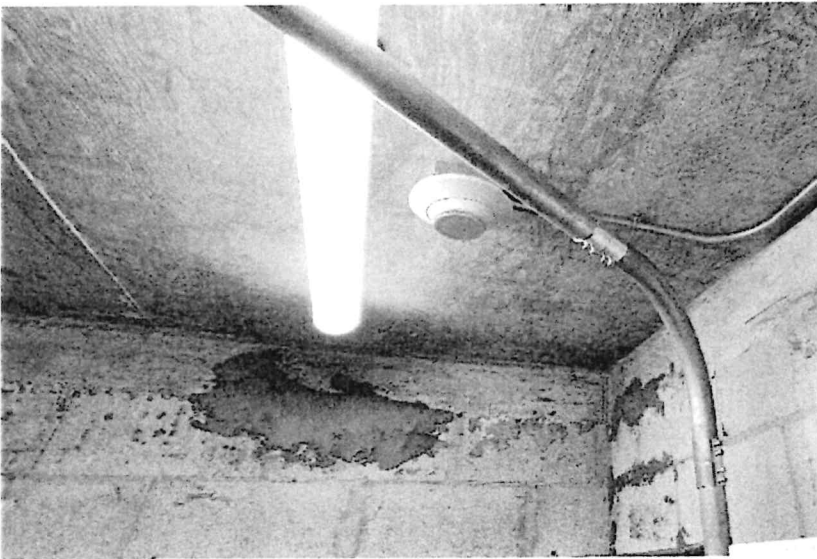
Conduits.



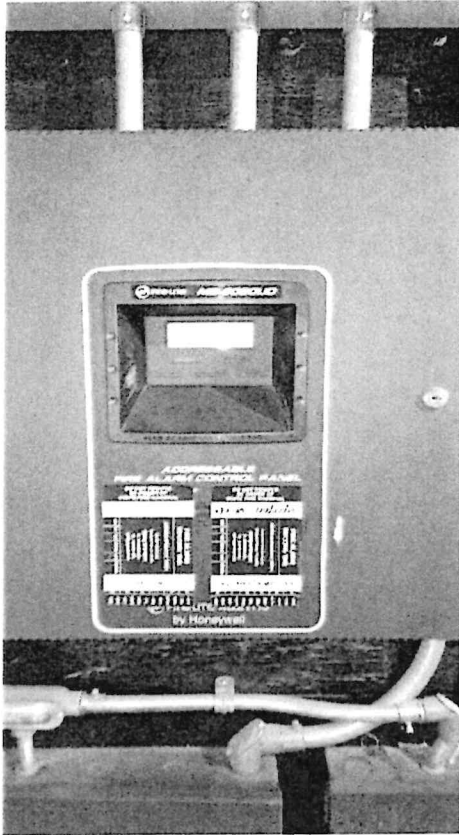
Emergency Lighting/Exit Lights.



Smoke Detector.



Fire Alarm.



If you have any questions or require additional information, please do not hesitate to contact this office at (954) 292-7314.



**George
Akouri**

George Akouri
2025.07.08
10:05:18
-04'00'

Sincerely

Akouri Consulting Engineers

George Akouri, MSCE, P.E.

Professional Engineer

Certified General Contractor

Certified Roofing Contractor

PE# 0049526

CGC058841

CCC1329062

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