

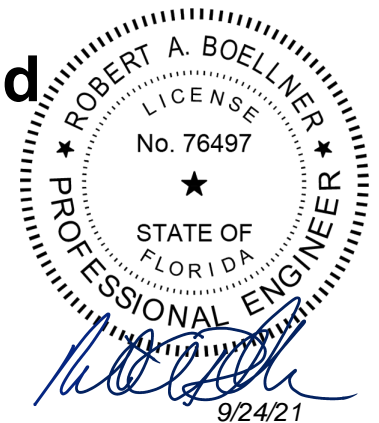
## Riverside Terrace Condominium

### 40 Year Electrical Recertification SITE INVESTIGATION



**Inspection Commenced**

**September, 2021**



I. PHOTO SECTION

**Photo 1**

**Location:** 1<sup>st</sup> Floor Service Room

**Comments:**

Gutters were observed. There was nothing stored in this room. Meters and breakers were marked in sharpie and should be relabeled with a label maker.

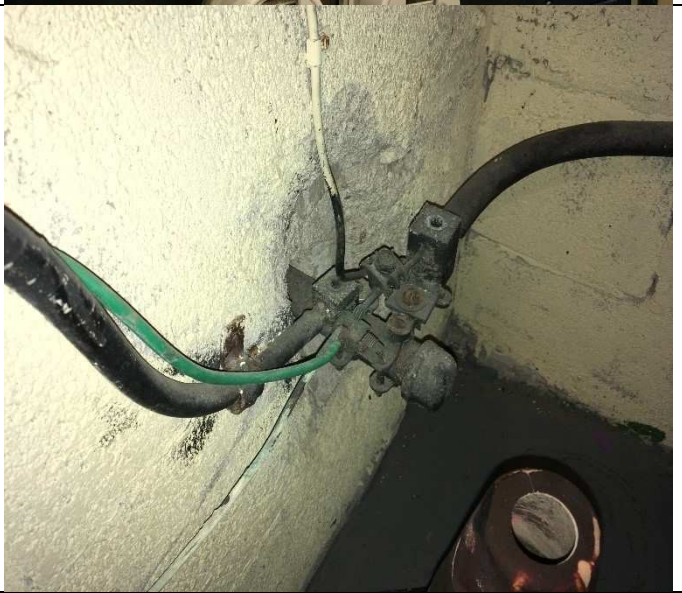


**Photo 2**

**Location:** 1<sup>st</sup> Floor Service Room

**Comments:**

Grounding was observed.



ROBERT A. BOELLNER  
LICENSE  
No. 76497  
★  
STATE OF  
FLORIDA  
PROFESSIONAL ENGINEER

*Robert A. Boellner*  
9/24/21

**Photo 3**

**Location:** 1<sup>st</sup> Floor Service Room

**Comments:**

The generator switch panel connections were observed.

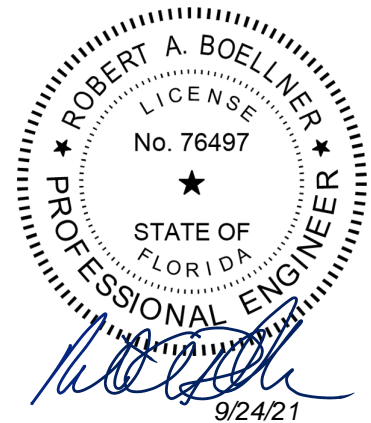


**Photo 4**

**Location:** 1<sup>st</sup> Floor Service Room

**Comments:**

The panels were not labeled and should be labeled based on the original electrical drawing's schematic.

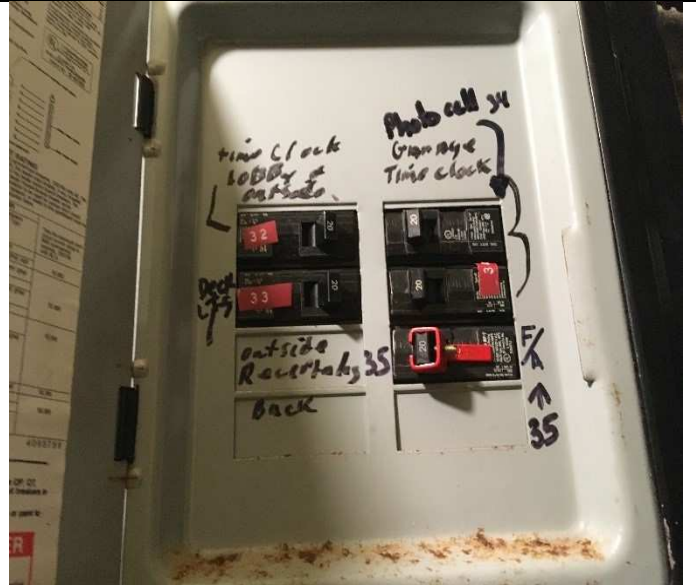


**Photo 5**

**Location:** 1<sup>st</sup> Floor Service Room

**Comments:**

Panels were not labeled on the exterior and the interior was poorly labeled with a sharpie. This needs to be relabeled on a separate sheet.

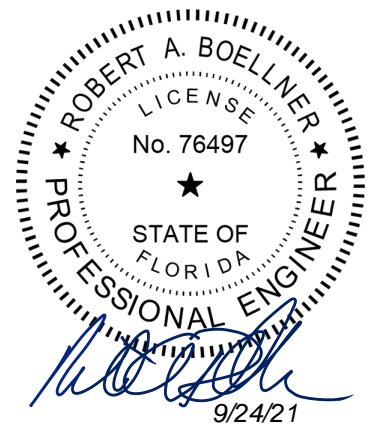


**Photo 6**

**Location:** 1<sup>st</sup> Floor Service Room

**Comments:**

Panels were not labeled on the exterior and the interior was poorly labeled with a sharpie. This needs to be relabeled on a separate sheet.



**Photo 7**

**Location:** 1<sup>st</sup> Floor Service Room

**Comments:**

The Main service was inspected to and marked 2000 AMPS, 120/208 Volts, 3 Phase, 4 Wire.



**Photo 8**

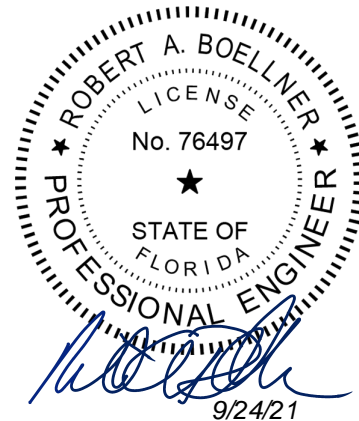
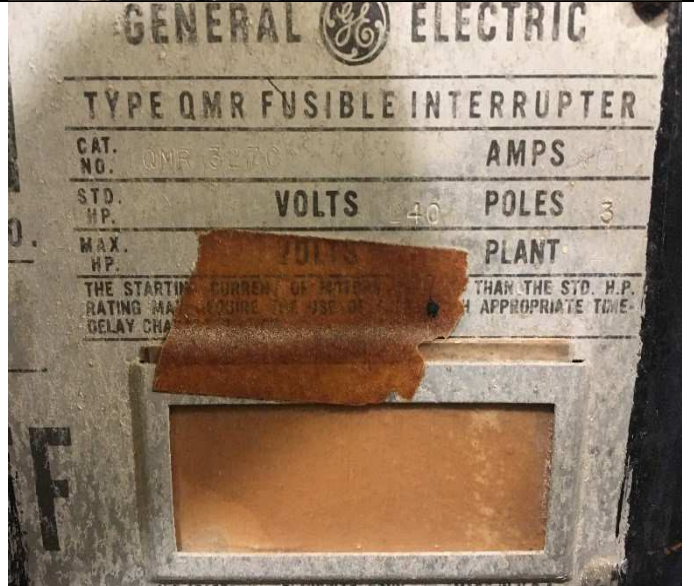
**Location:** 1<sup>st</sup> Floor Service Room

**Comments:**

Fuses were observed to have 800 AMPS, 240 Volts, 3 Poles

600 AMPS, 240 Volts, 3 Poles

600 AMPS, 240 Volts, 3 Poles



**Photo 9**  
**Location:** 1<sup>st</sup> Floor Recreation Bathroom  
**Comments:**  
The panel for the recreation room was found in the men's restroom. It was not labeled.



**Photo 10**  
**Location:** 1<sup>st</sup> Floor Recreation Bathroom  
**Comments:**  
The panel in the men's restroom needs to be relabeled and have a switch cover installed.



ROBERT A. BOELLNER  
★ LICENSE ★  
No. 76497  
★  
STATE OF  
FLORIDA  
PROFESSIONAL ENGINEER  
*Robert A. Boellner*  
9/24/21

**Photo 11**

**Location:** Unit 205

**Comments:**

Building fire alarm system were observed in each unit visited.

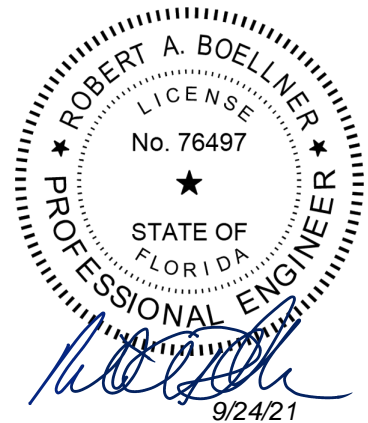
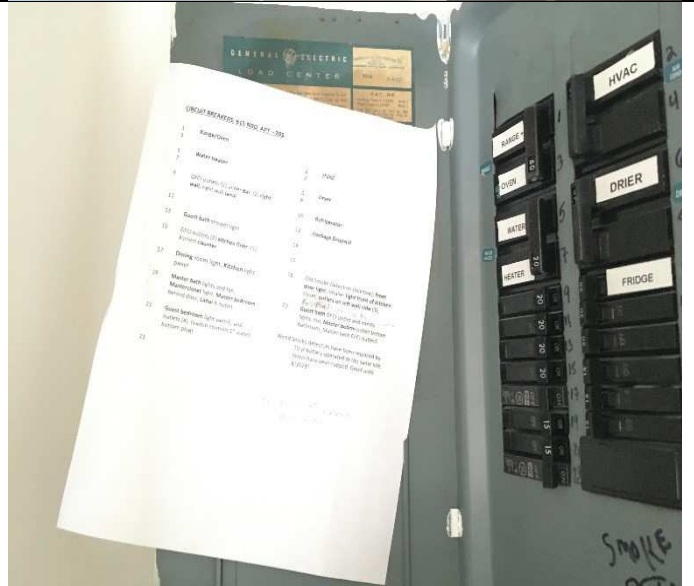


**Photo 12**

**Location:** Unit 205

**Comments:**

The breaker panel needs to have the label properly secured.



**Photo 13**

**Location:** Unit 506

**Comments:**

The breaker needs to receive proper switch covers and remove the tape.



**Photo 14**

**Location:** Unit 604

**Comments:**

The unit did not have a GFI in the kitchen.



ROBERT A. BOELLNER  
LICENSE  
No. 76497  
★  
STATE OF  
FLORIDA  
PROFESSIONAL ENGINEER  
*Robert A. Boellner*  
9/24/21

**Photo 15**

**Location:** Roof Air Conditioner Units

**Comments:**

The roofing conduits were observed and properly supported.



**Photo 16**

**Location:** Roof Air Conditioner Units

**Comments:**

The fuses were observed at A/C units.



ROBERT A. BOELLNER  
LICENSE  
No. 76497  
★  
STATE OF  
FLORIDA  
PROFESSIONAL ENGINEER  
*Robert A. Boellner*  
9/24/21

**Photo 17**  
**Location:** Emergency Lighting  
**Comments:**  
The fire alarm system was observed.



**Photo 18**  
**Location:** Building Egress Illumination  
**Comments:**  
Some stairwell lights needed to be replaced in both stairwells. Emergency lights were seen on every third floor tested before replacing.



ROBERT A. BOELLNER  
LICENSE  
No. 76497  
★  
STATE OF  
FLORIDA  
PROFESSIONAL ENGINEER  
*Robert A. Boellner*  
9/24/21

**Photo 19**

**Location:** Fire Alarm System

**Comments:**

Conduit openings in the junction box need to be capped.



**Photo 20**

**Location:** Parking Fire Alarms

**Comments:**

Fire alarms was observed at the covered parking area.



ROBERT A. BOELLNER  
LICENSE  
No. 76497  
★  
STATE OF  
FLORIDA  
PROFESSIONAL ENGINEER

*Robert A. Boellner*  
9/24/21

**Photo 21**

**Location:** Exterior Lighting

**Comments:**

Exterior lights were observed at stairwell exits.



**Photo 22**

**Location:** Trash Chute Room



**Comments:**

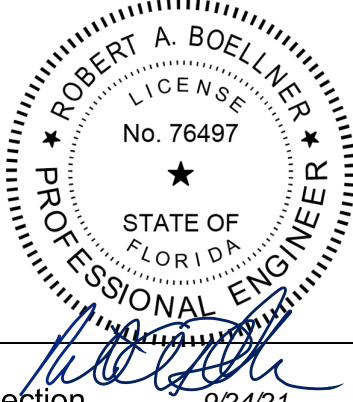
Electrical wiring were not properly supported.



ROBERT A. BOELLNER  
LICENSE  
No. 76497  
★  
STATE OF  
FLORIDA  
PROFESSIONAL ENGINEER

*Robert A. Boellner*  
9/24/21

<p><b>Photo 23</b></p> <p><b>Location:</b> Trash Chute Room</p> <p><b>Comments:</b></p> <p>Wiring needs to be properly capped off and a cover needs to be installed at this box.</p>	
<p><b>Photo 24</b></p> <p><b>Location:</b> Generator Room</p> <p><b>Comments:</b></p> <p>TRC was unable to gain access to the generator room.</p>	



End of photo section. 9/24/21

**II. GENERAL LIMITATIONS**

TRC's scope of work was limited to inspection and investigative services necessary to provide opinions described herein regarding the electrical condition of the subject property.

TRC's visit to the site and observations was limited to gathering information that would augment its condition report. TRC's visit to the site involved a walk-through of the exterior perimeter of the structure, roof, electrical rooms, and interior of the structure, to visually observe, without aid of magnification instruments, areas readily accessible and visible at the time of our inspection. TRC's scope of work did include photographic documentation.

This report is intended to communicate a summary of findings in order to provide the Owner with information to make their decision as to proceeding with restoration or repairs. As a result, this report is not a final engineering document and should be considered as preliminary in the fact that additional structural analysis and design may be required to provide construction drawings necessary for review. This report was prepared for the sole benefit of the Owner. Unauthorized use or distribution without TRCs permission shall result in no liability or legal exposure to TRC Worldwide Engineering, Restoration & Inspection, LLC.

This report was based upon a scope of work that was limited by time and cost and not intended to be exhaustive or cover all possible issues. Should additional site visits or additional relevant documents or information become available, TRC reserves the right to amend and supplement this report and modify any conclusions or opinion based upon the review and interpretation of the new information or documents.

End of Report.

Submitted By:

Prepared By:

Robert A. Boellner  
Managing Principal

Zachary A. Moreira, E.I.  
Project Manager

