HAMPTONS SOUTH CONDOMINIUM

Turnover Report

Prepared by:

ATKINS ENGINEERS

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FEBRUARY 16, 2007

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1. Introduction

1. Introduction

The purpose of this report is to verify significant defects and /or deficiencies with respect to architectural, fire protection, structural, mechanical, and electrical systems of the building.

These observations and resulting opinions are based upon current construction methods and standards that are considered normal and customary as of the time of this inspection. The staff of Atkins Engineers has conducted on site observations and on the date indicated within this report. The observations that were made were visual in nature and non-destructive. No demolition unless specifically noted as such was conducted. The exterior of the building was easily observable unless otherwise noted. Access to the interior common areas was provided along with limited access to individual units within the condominium.

This report is believed to be the status of the building as of the dates of the on-site observations. After that date, there will be additional items found to exist. This office may then be contacted and possibly retained to provide additional observations and reporting services.

Atkins Engineers has used its best judgment in making the provided observations and reporting the items presented herein, but Atkins Engineers does not guarantee that all past, present, or potential deficiencies or defective conditions have been found during its inspections or reported.

2. Inspection Procedures

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On site observations consisted of visual examinations of the main building structure, parking area, related accessory structures, roof, certain individual unit areas, and common areas. Representatives of Atkins Engineers performed these observations and Registered Professional Engineers reviewed all information obtained and presented. Outside consultants were contracted to provide services related to elevators and a roof moisture survey. Atkins Engineers was not contracted to and therefore did not perform environmental, asbestos, radon or accessibility reviews for this report.

2.1. Exterior projections and appendages

The exterior portion of the building was observed for structural and/or architectural appendages such as balconies, soffit, eyebrows and/or reveal bands that could exhibit signs of deterioration and/or deficiency in the finish adhesion or completeness. The exterior projections were reviewed for positive slope and/or drainage in order that storm water would not be impeded from draining freely from these surfaces. The projections and/or appendages were visually observed at random for conditions of deterioration such as exposed reinforcing or concrete spalling.

2.2. Structure

Structural elements such as beams, columns, slabs and walls were randomly observed. Other areas within the building such as stairwells and interiors were also included. Where exposed, structural elements were observed for signs of cracking, spalling, rust, discoloration stains, or misalignment.

2.3. Finishes

Finishes were visually reviewed for completeness in application, uniformity and condition. Finishes in the interior of the building, which were viewed at random, were judged to be the building standard and representative of all areas within the project. The type of finish and condition for the interior of the building was recorded.

2.4. Plumbing

The plumbing system was reviewed for general conformance with building standards and basic construction. The conditions of plumbing fixtures in individual sample units observed were noted. Such items as lift stations, type of pipe, and construction are reported. Gas distribution system, domestic water supply and fire protection system information is provided, if applicable.

2.5. Doors and Windows

Fire doors were checked in common area doors at random. Sliding glass doors and windows, if applicable, were checked for operation, whether or not glass was complete and if sealant was provided at the door periphery. In addition, the sliding glass door hardware and finish were noted. Moisture penetration of the exterior building envelope, if observed, is reported.

2.6. Common Areas

Common areas, which are comprised mainly of corridors and accessory use rooms, such as storage and mechanical/electrical spaces, were reviewed. These areas were visually reviewed for general conformance with construction standards. Finishes were visually reviewed for completeness and irregularities or non-complying instances that were observed are noted.

2.7. Exteriors

Street level exteriors, accessory use areas, parking and loading areas were observed. These areas are comprised, in part, of paving, drainage, service areas, accessory use areas, and dock areas. Street level exteriors were visually reviewed for completeness and for general conformance with construction standards. Paving was reviewed for surfacing, drainage and/or ponding conditions. A property line survey was not accomplished and all dimensions and areas reported are approximated. Service areas, stairs, and loading dock areas were reviewed for general conformance with construction standards. Landscaping and sidewalk areas were reviewed with conditions being reported.

2.8. Roof

The general field of the roof was visually reviewed for type of roof, area, and slope. Items reviewed include; whether or not previous maintenance has occurred on the project, the condition of the roof membrane, the condition of the flashing and miscellaneous items particular to the type of roof. In addition, a moisture survey was conducted by Roof Leak Detection Company Inc. and is provided under the Tab entitled "Moisture Survey".

2.9. Mechanical and Electrical

Random sampling of electrical and mechanical equipment was conducted. Present condition and general observation of equipment operation are noted. The equipment was not operationally tested.

2.10. Unit Owner Questionnaire

A unit owner questionnaire was distributed to the Owners. Units selected by our firm and/or by Management were reviewed and items that were considered as reoccurring as shown by reviewing the unit questionnaire were given particular attention.

2.11. Elevator Evaluation

Lerch, Bates and Associates Inc. was retained to perform an evaluation of the elevators for the building. Their evaluation including an estimate of probable cost is provided under the Tab entitled "Elevator Evaluation".

3. Building Information

3. Building Information

Building General Information:

Project Name	:	Hamptons South
Address	:	20201 East Country Club Drive
City	:	Aventura
State	:	Florida Zip: 33180
Category	:	Condominium
Date of Inspection	:	September - October 2006

Contact Information:

Contact		:	Jannette Borjas, Property Manager
Address		:	20201 East Country Club Drive
City		:	Aventura
State		:	Florida Zip: 33180
Phone	Office	:	305-932-8882 ext. 222
	Fax	:	305-932-9760

Physical Information:

Number of Buildings	:	1
Total Area of Building	:	Approx. 897,000 sq ft
Area of Land	:	Approx. 191,054 sq ft (4.38 Acres)
Number of Floor Levels	:	28
Number of Units	:	250
Number of Parking Spaces	:	349

Codes/Standards Information:

We have researched the Building Department files at the Town of Surfside. Our review indicates the Building Permit Number was 04678 issued on 07/20/2004.

Given the above permit information the following codes and standards were used in the preparation of our report:

- South Florida Building Code, Dade County Edition 1996
- National Fire Protection Association (NFPA):
  NFPA 101: Life Safety Code, Edition 2000
  NFPA 70: National Electrical Code, Edition 1999
- American Concrete Institute (ACI), Edition 318-95
- ASME A17.1 Safety Code for Elevators
- ASTM American Society of Testing Materials

4. Architectural/Structural Observations

01-01 Parking Spaces

Observation
The drawings specify 368 parking spaces including 8 handicap. 349 spaces have been provided.

Location
Parking Garage

Criteria
Architectural Drawings A.0, A.2 and A.3

Recommendation
Provide properly sized and designated parking spaces. Provide documentation from Authority Having Jurisdiction (AHJ) that there are an adequate number of spaces for the building.

03-01 Concrete Member Cracks

Observation
Concrete beams, columns, walls and slabs are cracked/spalling. See Appendix for further information.

Location
Parking Garage

Criteria
SFBC Section 2508.5

Recommendation
Further investigation is required to determine the cause and extent of the reported condition and any remediation required. See Appendix for further information.

03-02 Formwork

Observation
There is formwork (plywood) remaining on the structure.

Location
Parking Garage

Criteria
SFBC Section 2507.2(c)

Recommendation
Remove formwork and finish the areas as required to match adjacent surfaces.

03-03 Parking Bumpers

Observation
The parking bumpers are loose and/or broken.

Location
Front entry Valet and Parking Garage

Criteria
Architectural Drawing A.1

Recommendation
Repair or replace damaged concrete bumpers as required. Attach bumpers as shown on the drawings after removal of old dowels and epoxy.

03-04 Post-Tensioned Cable Cover

Observation
There was a post-tensioned cable end exposed.

Location
West side front Balcony

Criteria
SFBC 2510.9

Recommendation
Further investigation is required to determine the cause and extent of the reported condition and any remediation required. As a minimum, fill pocket with non-metallic, non-shrink grout and finish to match existing.

03-05 Railing Post Pockets

Observation
The railing post pockets are not completely filled with grout.

Location
Tennis Court Area

Criteria
Architectural Drawing A.73

Recommendation
Fill the post pockets to the top with an anchoring cement approved for exterior use.

03-06 Slab on Grade Cracks

Observation
The slab on grade has cracks.

Location
Parking Garage

Criteria
SFBC Section 2508.5

Recommendation
Detail cracks, clean and seal with flexible sealant.

03-07 Stair Riser Height Variations

Observation
Variations within a flight exceed the 3/16 inch between risers and/or the 3/8 inch in the flight.

Location
Stair 1/2 and 9/10

Criteria
SFBC Section 3103.3d Table 31-B; NFPA 101 Section 5-2.2.2.4

Recommendation
Grind, saw cut or otherwise adjust the stairs to eliminate or reduce the riser height variation and meet Code requirements. All other Stair wells should be inspected for the same condition.

05-01 Corroded Studs

Observation
Corroded metal studs and track were observed in areas of the Spa that are under repair.

Location
Spa

Criteria
SFBC 2807

Recommendation
Remove and replace corroded studs and track prior to installation of waterproofing and finishes.

07-01 Expansion Joint

Observation
There was evidence of water intrusion through the expansion joint. In addition, there was cracked/spalling concrete and exposed reinforcing.

Location
Parking Garage near space G-13

Criteria
Industry Standards, Manufacturer Recommendations

Recommendation
Remove damaged expansion joint material, clean concrete surfaces, patch concrete as required with non-shrink grout, install new joint material, finish to match existing.

07-02 Garage Pipe Penetrations

Observation
Pipe penetrations from the garage through the ceiling slab are not properly fire sealed.

Location
Parking Garage

Criteria
Architectural Drawing. A.65

Recommendation
Provide proper sealant according to architectural drawings.

07-03 Planter Waterproofing

Observation
The planter waterproofing is not as per the plans.

Location
Parking Garage

Criteria
Architectural Drawing A.72

Recommendation
Repair planter per Architectural and Landscape drawings.

07-04 Roof Tiles

Observation
There are missing and/or broken roof tiles.

Location
Pro shop building at tennis court level

Criteria
Industry Standards

Recommendation
Remove and replace damaged roof tile.

07-05 Skylight

Observation
The skylights exhibit signs of water intrusion.

Location
Front Entry Canopy

Criteria
Industry Standards, Manufacturer Recommendations

Recommendation
Remove and replace damaged flashing and caulking in accordance with manufacturer requirements to preclude water intrusion.

08-01 Closet Door Jamb

Observation
The closet door frame is wood instead of metal as shown on the drawings and the hardware missing.

Location
Club Room and Gym/Spa

Criteria
Architectural Drawing A.66

Recommendation
Provide required hardware and adjust swing for proper closure.

08-02 Door Adjustments

Observation
Doors do not operate properly and require adjustments and/or alignment.

Location
Lobby to Pool, Receiving and Parking Garage

Criteria
Industry Standards

Recommendation
Adjust doors to insure proper operation, replace as required.

08-03 Door Finish

Observation
Doors and/or frames are not finished properly and there is evidence of corrosion.

Location
Main Roof

Criteria
Architectural Drawing A.66

Recommendation
Repair doors and/or frames and provide finish to match existing.

08-04 Door Hardware

Observation
Doors have hardware that is not secure and/or is corroded.

Location
Main Roof and Service Area

Criteria
Industry Standards

Recommendation
Secure hardware to door and insure proper hardware operation, replace as required.

08-05 Door Signage Missing

Observation
The doors were missing identification signs.

Location
Service Area and Parking Garage

Criteria
Industry Standards

Recommendation
Signage should be provided for all doors leading in and out of common areas.

08-06 Exterior Glass Door

Observation
The glass door is broken.

Location
Pro Shop at Tennis Level

Criteria
Architectural drawing A.59

Recommendation
Replace in kind aluminum and glass door per plan and details.

08-07 Impact Glazing and Shutters

Observation
RC Aluminum shop drawings specify glazing with shutters on the north elevation at the lobby and 3rd floor levels.

Location
Exterior Wall Openings

Criteria
RC Aluminum Shop Drawings Sheet 03

Recommendation
Provide Dade County Notice of Acceptance for installed windows. Provide shutters for the windows designated on the drawings to receive them.

09-01 Acoustic Ceiling Tiles

Observation
There were missing ceiling tiles.

Location
Property Manager Office

Criteria
Architectural Drawing A.67

Recommendation
Replace missing ceiling tiles.

09-02 Base Molding

Observation
The base molding is damaged, missing or improperly installed.

Location
Lobby Level, Offices

Criteria
Architectural Drawing A.67

Recommendation
Replace damaged and missing molding. Reinstall the base molding to remove all gaps and finish area to match surrounding.

09-03 Ceiling Finish Damage

Observation
The ceiling finish is damaged and there is evidence of water intrusion.

Location
Main Lobby, Gym, Club Room

Criteria
Architectural Drawing A.67

Recommendation
Further investigation is required to determine the source and extent of the water intrusion and any remediation required. As a minimum, remove and replace damaged materials and finish to match existing.

09-04 Exterior Wall Finish

Observation
There are exterior walls that have not been properly finished.

Location
Receiving Areas

Criteria
Architectural Drawing A.68

Recommendation
Provide a uniform finish that matches existing.

09-05 Exterior Wall Patching

Observation
There are areas of the wall that are under repair.

Location
Entry and Exit Ramp at Parking Garage

Criteria
Architectural Drawing A.72

Recommendation
Apply bonding agent as required, stucco and finish to match existing.

09-06 Gazebo Construction

Observation
There are missing and broken roof tiles. In addition, the roof slope does not appear to be 7:12 and no arches were constructed.

Location
Gazebo by wadding pool

Criteria
Architectural Drawing A.59

Recommendation
Remove and replace all damaged roof tile. Provide slope and arches per architectural drawing.

09-07 Interior Wall Finishes Incomplete

Observation
Wall finishes are incomplete or uneven, and surfaces require refinishing.

Location
Lobby Level Corridors

Criteria
Architectural Drawing A.67

Recommendation
Repair damaged areas, finish wall to match existing.

09-08 Parking Striping

Observation
Parking space striping has deteriorated and should be repainted.

Location
Front entry Valet and Parking Garage

Criteria
Architectural Drawing A.2

Recommendation
Repaint parking stripes.

09-09 Stucco Cracks

Observation
Cracks and/or spalling were observed on the exterior walls.

Location
Main Roof, Pool Deck Ceiling

Criteria
SFBC 3504.1

Recommendation
Remove delaminated stucco, inspect wall for cracks and repair as required. Apply bonding agent as required, re-apply stucco. Detail cracks and seal with flexible sealant. Finish to match existing.

09-10 Tennis Court Surface

Observation
The tennis court surfacing is blistered and delaminating.

Location
Tennis Courts

Criteria
Architectural Drawing A.58

Recommendation
Remove blistered and delaminating surfacing, clean and reinstall in accordance with manufacturer recommendations.

09-11 Toilet Partition

Observation
The men's room toilet door and partition are out of plump.

Location
Lobby Level Men's Toilet

Criteria
Industry Standards

Recommendation
Adjust door and partition to provide a uniform appearance.

09-12 Wall Effloresecence

Observation
There is efflorescence in areas of the wall.

Location
Pool Deck

Criteria
SFBC 3504.01

Recommendation
Efflorescence is caused by moisture within the wall. Correct water intrusion, remove delaminated stucco, clean, patch, detail all cracks and seal with a flexible sealant. Finish all repaired areas to match existing.

10-01 Exit Sign

Observation
Exit signs are missing and/or broken.

Location
Parking Garage, Roof, Tennis Courts

Criteria
SFBC 3102.10, Electrical Drawing E-1

Recommendation
Provide the required exit signs in accordance with Code.

13-01 Pool Corrosion

Observation
Rust stains were observed on the pool surface.

Location
Pool

Criteria
Drawing SP-1.06

Recommendation
Selective demolition is recommended to determine the extent of the reported condition. Remove finish, expose corroded steel, clean and treat steel, apply bonding agent, patch with non-shrink grout and apply finish to match existing.

22-01 Garage Flooding

Observation
The storm drainage system is not functioning properly causing flooding of the ground floor in the garage and the exterior landscaped areas.

Location
Parking Garage and Pump Rooms on Ground Level, Exterior/Site

Criteria
SFBC 4611.1

Recommendation
Further investigation is required to determine the cause and extent of the reported condition and any remediation required.

22-02 Pipe Hangers

Observation
There are corroded and abandon pipe hangers in the ceiling slab. The pipe is not properly supported by the hanger in some locations.

Location
Parking Garage

Criteria
SFBC 4609.3

Recommendation
Wire brush, clean and paint corroded hangers with corrosion inhibiting paint. Provide hangers at proper intervals that support the pipe in accordance with Code.

22-03 Trench Drain

Observation
The trench drain was built too high up the ramp to provide proper drainage.

Location
Parking garage entrance

Criteria
SFBC 4611.1

Recommendation
Provide drainage structure in a location that will adequately capture the runoff from the ramp.

32-01 Damaged Pavers

Observation
The pavers are loose, cracked, stained and/or improperly installed.

Location
Main entry/exit ramp and receiving areas

Criteria
Industry Standards

Recommendation
Remove and replace damaged and/or improperly installed pavers.

32-02 Entry Water Feature

Observation
There is extensive algae build-up on the pond.

Location
Site Entry

Criteria
Industry Standards

Recommendation
Further investigation is required to determine the cause of the reported condition and any remediation required.

32-03 Gate Operation

Observation
The access gate does not operate properly.

Location
Service Entry

Criteria
Industry Standards

Recommendation
Replace the latch and ensure proper gate operation.

32-04 Sidewalk and Curb

Observation
The concrete sidewalks, curd and gutter are cracked and spalling.

Location
Front Receiving area and Main entry/exit drive

Criteria
Architectural Drawing A.1

Recommendation
Clean, apply bonding agent and patch with grout. Remove and replace sections that are beyond repair.

5. Electrical Observations

26-01 Communication Equipment Wiring

Observation
Communication equipment has been installed in close proximity to the transformer.

Location
Electrical Rooms

Criteria
NEC 110-26

Recommendation
Relocate communications equipment installation and secure the cables.

26-02 Electrical Devices Installation

Observation
Open light fixture outlet, deteriorated GFCI receptacle and cover, and corroded switch was observed in the tennis court area.

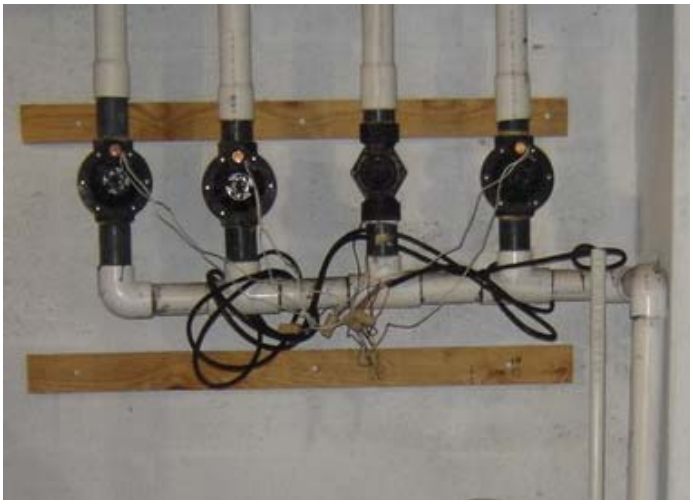
Location
Tennis Court Area

Criteria
NEC 110-11

Recommendation
Verify outdoor devices for appropriate weather proof rating. Close and seal all open electrical outlets. Replace damage components.

26-03 Electrical Installation Methods

Observation
Irrigation zone control valve installation is not properly secured.



Location
Garage

Criteria
NEC 110-3

Recommendation
Terminate and secure wiring. Remove excess wiring.

26-04 Electrical Installations

Observation
Open conduits and junction boxes were observed. Junction boxes have not been identified. EMT conduit slab penetration is covered with plywood.

Location
Garage

Criteria
NEC 110-3

Recommendation
Close and seal open conduits and junction boxes, label junction boxes covers and seal slab penetrations.

26-05 Electrical Panel Breaker Identification

Observation
Electrical panels have not been properly identified. Branch circuit breakers are not labeled.

Location
Main Electrical Room

Criteria
NEC 110-3

Recommendation
Identify panel and breakers for the specific use and location.

26-06 Main Electrical Room Ventilation

Observation
Electrical components exhibit signs of deterioration and corrosion. Equipment appears to have been exposed to high humidity levels.

Location
Main Electrical Room

Criteria
NEC 110-11

Recommendation
Provide appropriate ventilation and humidity controls for the environment. Replace damaged components, replace as required.

26-07 Safe Guarding Electrical Installations

Observation
Electrical conduits and boxes, plumbing drain pipes and A/C conduits are not protected against damage from trash containers.

Location
Trash Room

Criteria
NEC 110-3

Recommendation
Install bollards or metal guards to prevent trash container from damaging existing installations.

26-08 Transformer Installation

Observation
High voltage transformer has been installed in an open area subject to flooding.

Location
Garage

Criteria
NEC 450-8

Recommendation
Relocate transformer. Enclose area to prevent damage from unauthorized personnel.

6. Mechanical Observations

22-01 Abandoned Pipe

Observation
There is a pipe extending into the trash room that has been capped. The pipe appears to come from the elevator shaft but no pipe is shown on the drawings at this location.

Location
Ground Floor Trash Rooms

Criteria
Plumbing Drawings P-4 and P-5

Recommendation
Determine why the pipe was installed but not connected. See Appendix.

23-01 Cooling Tower Backup

Observation
The each of the cooling towers has a pump and a boiler. None of the components has a backup and the towers are not interconnected.

Location
Cooling Towers

Criteria
Industry Standards

Recommendation
There should be some redundancy in the building systems since there are four cooling towers. Provide piping for by-passing malfunctioning equipment during any down time.

23-02 Cooling Tower Fan

Observation
The cooling towers have not been equipped with variable frequency drives (VFD). This results in sudden starting and stopping of the 20hp motors.

Location
Cooling Towers

Criteria
Manufacturer Recommendations

Recommendation
Provide each cooling tower with a VFD or modify the motors and/or controls to allow a soft-start in order to prevent the current power surge, noise and vibration.

23-03 Heat Exchangers

Observation
The condenser water system was installed without heat exchangers resulting in the cooling tower water being recirculated throughout the system.

Location
Roof Mechanical Rooms

Criteria
Industry Standards

Recommendation
Testing of the condenser water at the A/C units on the lower floors is recommended. Further investigation is required to determine any remediation necessary.

23-04 Rooftop Exhaust Fans

Observation
The dryer and toilet rooftop exhaust fans were installed with timers. See Appendix.

Location
Roof

Criteria
Mechanical Drawing M-28

Recommendation
Provide fans with solid state speed control in accordance with the drawings.

23-05 Sanitary Gas Odors

Observation
Sanitary sewer odors have been noticed in the lobby area.

Location
Main Lobby

Criteria
SFBC 4610.9

Recommendation
Further investigation is required to determine the cause and extent of the reported condition and any remediation required. There may be defect sanitary vents discharging into the return air plenums.

7. Roof Observations

07-01 Counter Flashing Laps

Observation
Counter flashing laps are loose and unsealed.

Location
Main Roof

Criteria
SFBC 3408.6

Recommendation
Repair loose flashing installations and seal flashing joints.

07-02 Flashing Deterioration

Observation
The metal flashing is corroded.

Location
Main Roof

Criteria
SFBC Section 3408.1(a)

Recommendation
Remove the rust stains and provide a protective coating to prevent future corrosion. Replace flashing as required.

07-03 Roof Columns

Observation
There are short columns on the roof that are not specified on the drawings.

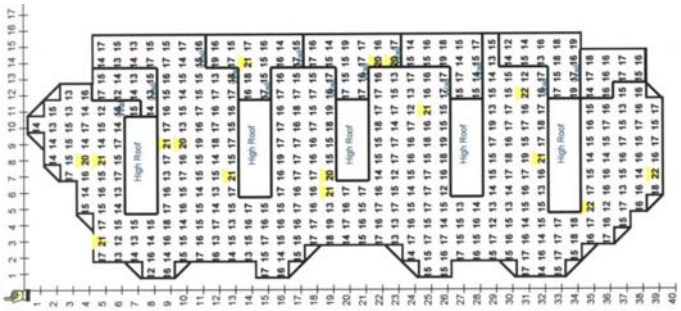
Location
Roof

Criteria
Structural Drawing S-27

Recommendation
Determine why columns were constructed. Provide drawings that reflect the as-built condition. Provide a signed and sealed set to the Building Department and a copy to the Association.

07-04 Roof Membrane Moisture

Observation
There were areas of the roof membrane that had an elevated level of hydrogen. This indicates that moisture is present.



Location
Roof

Criteria
Industry Standards

Recommendation
See Roof Moisture Survey

22-01 Backflow Preventer Leaks

Observation
The backflow preventer for the condenser water system make-up line is leaking.

Location
Roof

Criteria
SFBC 4614.3

Recommendation
Repair backflow preventer, replace as required. Remove and replace damaged roof membrane and insulation.

23-01 Condenser Water Pump Spring Isolators

Observation
The spring isolators for the condenser water pumps are corroded.

Location
Roof

Criteria
Industry Standards

Recommendation
Remove and replace corroded spring isolators with ones suitable for exterior exposure.

23-02 Cooling Tower

Observation
The cooling towers that have been provided are Marley, not Protech Model PCT-700 as specified on the drawings.

Location
Roof

Criteria
Mechanical Drawing M-28

Recommendation
Provide drawings that reflect the as-built condition. Provide documentation that cooling towers installed meet the design requirements of the Engineer of Record and have been approved by the Building Department.

23-03 Cooling Tower Access Doors

Observation
The cooling tower basin access doors and locks are corroded and not functioning properly.

Location
Cooling Towers

Criteria
Manufacturer Recommendations

Recommendation
Replace access door hardware and refinish doors, replace doors as required.

23-04 Cooling Tower Leaks

Observation
The cooling tower is leaking from the sides and intake panels. There is algae growth around the leaking areas.

Location
Roof

Criteria
Industry Standards, Manufacturer Recommendations

Recommendation

Further investigation is required to determine the cause of the reported condition. As a minimum, clean the area with solvents and finish to match existing. Remove and replace damaged stucco, flashing and roofing as required.

23-05 Cooling Tower Vibration Isolators

Observation
Thin isomode pads have been installed instead of spring type vibration isolators. This results in excessive vibration and noise, particularly in the penthouse units below.

Location
Roof

Criteria
Manufacturer Recommendations, Industry Standards

Recommendation

Provide stainless steel spring isolators.

26-01 Electrical Conduit Installation

Observation
The horizontal run of the electrical EMT conduit has only one vertical support.

Location
Roof

Criteria
NEC 348-13

Recommendation
Add additional vertical supports.

26-02 Electrical Installations

Observation
Corroded electrical enclosures, open conduits and unsupported conduits were observed.

Location
Roof

Criteria
NEC 110-11 and -12

Recommendation
Replace damaged electrical components. Support, close and seal conduits. Verify electrical component rating for use in outdoor installations.

26-03 Flexible Conduit Installation

Observation
The liquid tight flexible conduit for the condenser water pump has not been properly supported.

Location
Roof

Criteria
NEC 351-8

Recommendation
Add support brackets for the conduits.

26-04 Lightning Protection

Observation
The lightning protection system installed on the roof is not in accordance with the drawings. See Appendix.

Location
Roof

Criteria
Electrical Drawings E-13 and E-13A

Recommendation
See Appendix.

8. Unit Observations

03-01 Balcony Edge Crack

Observation
Cracks were observed at the balcony edge emanating from the post pocket. Evidence of water intrusion was observed.

Location
10% of Units observed, including 2710

Criteria
SFBC Section 2508.5

Recommendation
Further investigation and testing is required to determine the cause and extent of the reported condition and any remediation required. The cracks could be the result of improper post pocket material being used.

03-02 Balcony Railing Post Pockets

Observation
The railing post pockets are not completely filled with grout.

Location
10% of Units observed, including 2609

Criteria
Architectural Drawing A.73

Recommendation
Fill post pockets completely with non-shrink grout suitable for exterior exposure, slope grout away from post to drain. Removal of finishes may be required.

03-03 Balcony Slab Corrosion

Observation
There is exposed and corroded wire ties, nails and/or reinforcing at the balcony slab.

Location
8% of Units observed, including 402

Criteria
SFBC 2508.5

Recommendation
As a minimum, remove stucco/concrete, remove exposed ties/nails, clean reinforcement, apply bonding agent and patch with non-shrink grout, finish to match existing.

05-01 Balcony Railing Termination Gap

Observation
Gaps at railing terminations are approximately 4-3/4" which is larger than allowed by Code.

Location
4% of the Units observed, including 1802

Criteria
SFBC Section 516.2

Recommendation
Relocate railing to provide a gap in accordance with Code, or provide additional vertical picket to reject a 4" diameter sphere.

07-01 Wall/Slab Penetrations

Observation
There are wall/slab penetrations missing the proper fire stop material.

Location
Typical A/C closet

Criteria
Architectural Drawing A.65

Recommendation
Provide proper sealant according to architectural drawings.

07-02 Water Intrusion

Observation
There was evidence of water intrusion at the doors, walls and/or ceiling. See Appendix

Location
21% of Units observed, including 403. Additional Units were reported.

Criteria
Industry Standards

Recommendation
See Appendix

08-01 Door Adjustments

Observation
Doors do not operate properly and require adjustments and/or alignment.

Location
22% of the Units observed, including 1802

Criteria
Industry Standards

Recommendation
Adjust doors to insure proper operation.

08-02 Door Closers

Observation
Several doors do not have closers or the closers are not working properly.

Location
23% of the Units observed, including 2707

Criteria
SFBC Section 3110.3

Recommendation
Repair or replace door closers as required.

08-03 Door Finish

Observation
Doors and/or frames are not finished properly.

Location
3% of the Units observed, including 1505

Criteria
Architectural Drawing A.66

Recommendation
Clean and refinish doors and/or frames to match existing.

08-04 Door Hardware

Observation
Doors have hardware that is not secure and/or is corroded.

Location
21% of the Units observed, including 709

Criteria
Industry Standards

Recommendation
Secure hardware to door and insure proper hardware operation, refinish or replace as required.

08-05 Sliding Glass Door Hardware

Observation
Sliding glass doors have hardware is not secure and/or is broken.

Location
13% of the Units observed, including 1505

Criteria
R.C. Aluminum Shop Drawings

Recommendation
Replace broken hardware, secure hardware and adjust the locking mechanism to insure proper hardware operation.

08-06 SGD/Window Caulking

Observation
Sliding glass doors and/or windows are not properly caulked or sealed.

Location
5% of Units observed, including 2807

Criteria
R.C. Aluminum Shop Drawings

Recommendation
Remove deteriorated caulking, clean joint and apply new caulking.

08-07 SGD/Window Deterioration

Observation
Sliding glass doors and/or windows exhibit signs of deterioration.

Location
13% of the Units observed, including 1208

Criteria
R.C. Aluminum Shop Drawings, SFBC 3508.3(c)

Recommendation
Further investigation and testing is required to determine the cause and extent of the reported condition. As a minimum, refinish doors and/or windows. Replacement may be required.

08-08 SGD/Window Glazing Gaskets in Unit

Observation
Sliding glass door and/or window glazing gaskets are deteriorated, loose or missing.

Location
3% of Units observed, including 402

Criteria
ASTM C509

Recommendation
Remove and replace damaged gaskets.

08-09 SGD/Window Operation Improper

Observation
Sliding glass doors and/or windows do not operate properly and are difficult to open and close.

Location
10% of Units observed, including 709. Additional Units were reported.

Criteria
SFBC Section 3508.3(a)

Recommendation
Adjust the windows to operate properly.

09-01 Base Molding Installation

Observation
There are gaps between the base molding and the floor and/or wall.

Location
18% of the Units observed, including 402

Criteria
Industry Standards

Recommendation
Reinstall the base molding to remove all gaps and finish area to match surrounding.

09-02 Cabinet Installation Improper

Observation
Cabinets are not installed properly, are misaligned and/or caulking is cracked.

Location
15% of the Units observed, including 809

Criteria
Industry Standards

Recommendation
Realign and adjust as necessary to provide a complete and attractive installation.

09-03 Carpet Installation

Observation
Carpet is damaged and/or improperly installed.

Location
4% of the Units observed, including 1809

Criteria
Industry Standards

Recommendation
Remove and replace the damaged carpeting.

09-04 Ceiling Finish

Observation
The ceiling is damaged and not properly finished.

Location
10% of the Units observed, including 302

Criteria
Architectural Drawing A.67

Recommendation
Repair damaged areas to provide a uniform finish to match existing.

09-05 Crown Molding Installation

Observation
The crown molding has gaps at the joints and/or wall/ceiling.

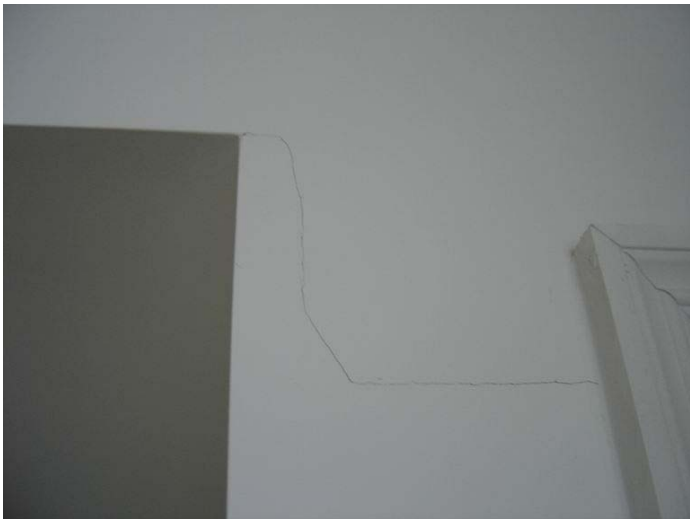
Location
18% of the Units observed, including 2508

Criteria
Industry Standards

Recommendation
Refinish or reinstall the crown molding to provide a uniform finish throughout.

09-06 Drywall Deficiencies

Observation
Cracks, gouges, warping, screws, holes and unfinished areas were observed in the drywall.



Location
26% of the Units observed, including 1505

Criteria
Improper Installation

Recommendation
Remove damaged materials, cut square, patch, sand and finish to match existing.

09-07 Floor Finish

Observation
The travertine tile has cracks and holes, and is crumbling and improperly installed.

Location
77% of the Units observed, including 809

Criteria
Industry Standards

Recommendation
Remove and replace damaged and improperly installed tile. A more durable tile should be considered.

22-01 Piping Noise

Observation
Spasmodic water noise within the plumbing chases for the utility room and/or the master bath was reported.

Location
15% of the Units observed, including 1809. Additional Units were reported.

Criteria
Industry Standards

Recommendation
Further investigation and possible destructive testing of the shaft wall are required to determine the cause and extent of the reported condition and any remediation required.

22-02 Plumbing Leaks

Observation
Evidence of plumbing pipe and/or sprinkler leaks were observed.

Location
5% of the Units observed, including 1107. Additional Units were reported.

Criteria
SFBC 4607.1, NFPA 13 Chapter 6

Recommendation
Further investigation is required to determine the cause and extent of the reported condition and any remediation required. As a minimum, remove and replace damaged materials, examine piping and tighten joints as required.

22-03 Water Closet Operation

Observation
Water closets did not flush properly.

Location
22% of the Units observed, including 2508. See Appendix.

Criteria
SFBC 4613.5, Industry Standards

Recommendation
Further investigation and testing is required to determine the cause and extent of the reported condition and any remediation required.

23-01 A/C Unit Condensate Trap

Observation
The condensate traps are made with elbows and straight pipe instead of the typical U-trap. This configuration tends to clog with algae.

Location
100% of Units observed

Criteria
Mechanical Drawing M-26

Recommendation
Replace condensate trap with U-trap.

23-02 Return Air Relief Provisions

Observation
The room has supply air provisions but no return air or relief provisions.

Location
Elevator Lobby

Criteria
SFBC 4802

Recommendation
Provide the room with a return grille connected to the return plenum.

26-01 Breakers not Labeled

Observation
Electrical breakers in panels are not properly labeled.

Location
15% of the Units observed, including 1005

Criteria
NEC 384-13

Recommendation
Check each circuit and provide proper labeling listing amperage and identifying circuits.

9. Miscellaneous Observations

Miscellaneous Items

During our inspection, several miscellaneous items were observed or reported throughout the building. Since these items were not consistently found, they were noted and listed for a lump sum estimate. The following is a list of these items:

Item No.	Item Title	Observation	Specific Location
01	Security Room	Water leaks through the wall of the security room next to elevator machine room in all cores.	Roof
02	Concrete Curb	A curb needs to be constructed for the easement at the corner of south access road.	Building Perimeter
03	Concrete Pads	The concrete pads by the entry door to the generator room, switch gear room and fuel tank room are cracked.	Building Perimeter
04	Sliding Glass Door	Sliding glass doors were supposed to replace the doors currently installed.	Building Main Entry
05	Lobby Ceiling	Core A lobby corridor ceiling is damaged next to game room.	Interior Common Corridor
06	Ceiling Unfinished	Fire control room wall and ceiling are not painted.	Fire Control Room
07	Waterfall Feature	Decorative columns on both sides of the waterfall are deteriorating.	Lobby Standing Waterfall
08	Floor/Wall Holes	There are holes in the floor and wall above the entry door inside the housekeeping storage next to the front desk and in the storage corridor that need to be sealed.	Housekeeping Storage, Storage Corridor, Management Office
09	Pool Tile	2 tile depth markers are missing on the east side of the pool.	Pool Deck
10	Pool Sign	Missing wadding pool sign.	Gazebo
11	A/C Distribution	38% of homeowners reported that their A/C system does not provide consistent cooling throughout their home.	Units
12	Sound Transmission	72% of homeowners reported hearing noise through their walls, ceilings and or floors.	Units
13	Mold & Mildew	10% of homeowners reported the smell of mold and mildew	Units
14	Missing Grille	The exhaust fan at the generator room is missing the grille.	Generator Room
15	Pool Coping	There were tiles missing at the pool coping on the south end.	Pool
16	Smoke Detector	A covered smoke detector was observed.	Property Manager's New Office, Units 1809, 2508, 2704
17	Gym Repairs	The sauna, steam room and showers are under repair. Drawings and permit information have not been provided to the Association.	Gym
18	Cracked Sink	The sink in the women's restroom at the Lobby level is cracked.	Women's Restroom
19	Roof Drain	There was a roof drain dome strainer missing.	Roof
20	Outlet Cover	The electrical outlet inside the communications panel was missing the cover.	Unit 2701
21	Microwave	The door for the microwave oven is difficult to open.	Units
22	Sprinkler Heads	Sprinkler heads were observed to be covered with tape.	Units 510, 1809, 2508, 2609
23	Water Closet Handle	The handle on the water closet is too loose or too tight to operate properly.	Units 605, 2606, 2706

24	Hot Water	31% of homeowners reported that the hot water takes an excessive amount of time to reach the faucet.	Units
25	Gym Thermostat	The thermostat for the Gym is located in the hallway leading to the Gym. This makes it difficult to adequately control the temperature in the designated space.	Gym
26	Pool Room Drainage	The 6” drain line in the pool pump room is restricted resulting in flooding of the room and water intrusion at the wall.	Pool Pump Room
27	Generator Exhaust	There were reports of the generator exhaust entering the units above during operation of the generator.	Generator Room Area
28	Bathroom Fixtures	There was grout missing around the tub and other bathroom fixtures.	Units 603, 702
29	Elevator Operation	It was reported that the elevators do not operate properly when homeowners have their sliding glass doors open on a windy day.	Elevators
30	Breaker Cover	There was a breaker cover missing in the electrical panel.	Unit 302

10. Appendix

Architectural/Structural Items:

03-01 Concrete Member Cracks

Observation
There is evidence of water intrusion through the cracks in the ceiling members.

Recommendation
Structures above garage, including fountains and planters, should be investigated as possible sources of water intrusion. As a minimum, cracks in the concrete should be detailed and sealed with flexible sealant. Remove spalling and loose concrete clean and patch with a non-shrink grout. Provide documentation of previous repairs including materials used.

Mechanical Items:

22-01 Abandoned Pipe

Recommendation
It appears that the pipe was intended to connect the elevator sump pump with the storm drain line. It was reported that the sump pumps were not installed in the elevator pit as shown on the drawings. Sump pumps should be installed in the elevator pits, connected to the drain lines and routed to the storm drain in accordance with the drawings.

23-04 Rooftop Exhaust Fans

Observation
The timers have been disabled due to the fact that they were not providing adequate ventilation. The fans are now being run manually. The drawings specify fans with solid state speed control.

Roof Items:

13-01 Lightning Protection

Observation
In addition, the lightning mast provided has not been properly attached to the structure.

Recommendation
Provide drawings that reflect the as-built condition. Provide documentation that system installed meets the requirements of NFPA 780 and has been approved by the Engineer of Record and Building Department. Repair damaged concrete, masonry, flashing, roofing and stucco; properly attach all masts and associated equipment to the structure.

Unit Items:

07-02 Water Intrusion

Observation
At the penthouse units there is evidence of water intrusion through the door that accesses the roof terrace and through the floor mounted A/C grille. Additional units experience water intrusion in the service corridor and stairwell area. There have also been reports of water intrusion at the sliding glass doors and windows.

Recommendation
Further investigation and testing is required to determine the cause and extent of the reported condition. As a minimum, remove and replace damaged drywall, flooring, molding, mechanical and electrical components, and finish to match existing. An environmental consultant should be retained to review mold and mildew issues.

22-03 Water Closet Operation

Observation
There have been reports of water closet backups and overflows when the fixture was not in use. There have also been reports of suds backups in the water closets. The plumbing plans indicate that the clothes washers discharge into the same stack as the water closets.

11. Roof Moisture Survey

Roof Leak Detection Company, Inc.

LICENSED: STATE OF FLORIDA
CERTIFIED: Troxler Electronic Laboratories
CERTIFIED: Infrared Thermographer
INSURED: General Liability

5189 Palazzo Place
Boynton Beach, FL 33437
Telephone (561) 736-9950
(800)330-0684
Fax (561) 736-9433

October 23, 2006

Mr. Toby Maxwell
Atkins Engineering
147 Sevilla Ave.
Coral Gables, FL 33134

Re: Roof Moisture Survey

Dear Toby,

A Roof Survey was completed on Hamptons South Condominium located at 20201 E. Country Club Drive in Aventura, Florida.

PURPOSE: The purpose of the survey, through visual and isotopic inspection data, is to provide a non-destructive means to detect moisture by determining the amount of hydrogen within the layers of the roof using a nuclear (isotopic) Roof Moisture Gauge. The gauge penetrated up to eight inches of roof and its coatings and the readings are of 7.5 seconds duration.

VISUAL INSPECTION: A visual inspection was completed with the findings noted. The visual inspection is an important part of the complete roof survey to:

1. Identify signs of roof membrane degradation such as cracks, blister, flashing failures, blocked drains, ponding of water, settlement, debris, erosion or displacement of the aggregate covering, neglected areas, if any, etc. - all factors which contribute to the aging and failure of a roof system.

2. Establish the extent of repairs required and recommend preventive maintenance procedures to be followed to maximize the roof life at minimum cost to prevent further moisture damage and deterioration of the existing system and thereby minimize the heat energy loss through the roof.

METHOD: Hydrogen readings were taken at ten foot intervals and the data recorded on the corresponding grid drawing. 446 primary readings were taken for the building. Additional secondary readings are taken, as needed.

Roof Moisture Survey Report
Hamptons South Condominium
October 23, 2006

LIMITING CONDITION TO INSPECTION: ***THIS IS A ROOFTOP SURVEY ONLY.*** Core samples to determine composition, condition of the roofing membrane and insulation were NOT made.

ROOF GRAPH: The enclosed computerized graph was prepared from the data collected and a mathematically-formulated histogram divides through frequency distribution of the hydrogen readings recorded by the survey into four "level" in relation to the "norm" established during the inspection as outlined in the "Legend".

ANALYSIS AND RECOMMENDATIONS: The surface of the roof was dry at the time of the test. Hydrogen readings are in a low to moderate to range. The building has a modified bitumen roofing system; the flashing is in good condition; the type of insulation was not identified; Drainage is good and general condition of the roof is good.

The following is suggested:

1. **HYDROGEN READINGS:** The hydrogen readings are in a low to moderate range (12-22). The purpose of the moisture test is to try to identify areas with wet material and following the moisture test, the customary procedure is for core samples be taken in high - reading areas (shown in red, green and yellow) to determine the condition of the felts and substrate and if wet, remove all wet material and replace with dry, using the same type of insulation as in the original roof. The hydrogen readings shown are an indication of moisture entering the roof system.

Additional core samples may be taken as outlined in the "legend" to determine the condition of the material and, if wet, make a determination.

2. **PITCH PANS:** At the present time the pitch pans do meet Building Code Compliance. With the exception of the missing pitch noted in the photos.

3 **ROOF DRAINAGE:** The overall rapid exhaustion of storm water from the roof surface is good.

4 **BLISTERS, BUCKLES:** All blisters should be repaired by removing damaged felts and surfacing materials to a dry surface at least 2 1/2 feet beyond the edge of the blister. Clean the area to be repaired of all debris. Cut the blister plies off so that no loose felt remains. Ensure that the area within the blister is dry. Apply a thin coat of primer. After the primer has fully dried cut a piece of granular surfaced top ply, base sheet or other suitable material approx. 9" wider than the blister area and lay it over the blister area to serve as a slip sheet for the intended repair.

Install the same type and weight of plies as were used in the original in hot asphalt or cold adhesive, as appropriate. Extend the bottom ply of felt at least 6" beyond the area being repaired. Extend each succeeding ply at least 3" beyond the lower ply. **We did not observe wide spread blistering on this roof and the repair recommendation is for future reference only.**

5. **FLASHING:** The flashing is properly installed and meets Building Code Compliance.

IN CONCLUSION: In our opinion this roofing system does meet local Building Code Compliance requirements. A routine maintenance program should be implemented and the recommendations in this report should be completed as soon as possible to prevent damage to the roofing system.

LONG TERM:

a) Long-Term planning should continue to include monitoring on an annual basis, at minimum with a **Roof Moisture Survey** before any future preventative maintenance is considered.

CONCLUDING REMARKS: SHOOTING AT TEN-FOOT INTERVALS WILL GENERALLY FINDS MOST LEAKS. However, on rare occasion small leaks in between test areas may not have wicked far enough to elevate the surrounding readings and will be undetected. I wish to emphasize that this is only on rare occasions. We prefer to return on a yearly basis to retest and compare with the previous years survey to see if the entire roof is improving or getting progressively worse and whether or not the roof requires rejuvenation or patching in order to stop deterioration.

We are nationally-licensed operators of a Roof Moisture Gauge on an Engineers level and supply the test results from the gauge which is sensitive to hydrogen atoms. We are not roofers nor do we engage in any aspect of roof repair. With changing techniques in the roofing industry today much of the final decisions pertaining to roof repair and/or application techniques should be based upon a roofing contractor or Engineers expertise, for only he or she can determine the final results. The recommendations in this report are for your guidance only.

The U.S. Army Corps. of Engineering in an article published in "The Military Engineer", April 1982, Vol. 74, No. 479, has this to say about Roof Moisture Surveys.

Roof Moisture Surveys have proven to be a very effective method for improving the long-term performance and reducing the life-cycle cost of roofing systems. It is generally agreed that it is technically unwise and fiscally irresponsible to develop plans for the maintenance, repair or replacement of a roof without first conducting a Roof Moisture Survey.

Roof Moisture Survey
Hampton South Condominium
October 23, 2006

Detecting and repairing wet areas when they are small is the key to maintaining a proper protective barrier between the insulation and the elements and extending the life of a roof. Roof Moisture Surveys can be a quick and effective, reliable and a low-cost method for detecting and repairing leakage before it leads to roof failure. We believe that when you calculate the cost vs. preventive maintenance, to say nothing of insurance claims, loss of air conditioning and general annoyance, you too, will come to the conclusion that Roof Moisture Testing is the best available precaution owners of flat roofs can avail themselves today. With watchfulness through regular inspections and modest preventive maintenance the roof life can be dramatically extended. You can thereby avoid the problems of overspending and the negative effects of underspending.

The test will also serve as documentation of existing conditions for this roof. This is an important function of the test because if a **HURRICANE** occurs and your roof is damaged you will have proof of the condition of your roof prior to the storm. Without documentation you will have to prove that your roof was damaged in the storm. This can be very costly and settlements in most cases will likely take several years to resolve.

The test will also serve as documentation of conditions if a contractor is performing work on the building and roof traffic is necessary to complete their work, painters, balcony repair and air conditioner mechanics, etc. If the roof is damaged then you have documentation of the conditions prior to their work commencing. Without documentation, it is very difficult to prove who has culpability for the damage that has occurred.

It has been our pleasure to prepare this report for you and we thank you for your business. If we can be of further assistance please do not hesitate to call.

Sincerely,

Steven M. Thomas CSI, CT
President

Hamptons South Condominium
20201 E. Country Club Dr.
Aventura, FL

Stainless Steel Counter Flashing (Proper Height)

Missing Pitch Pan (must be replaced)

Properly Sumped Daring

Proper Pitch Pan

General Overview (Note the Good Drainage)

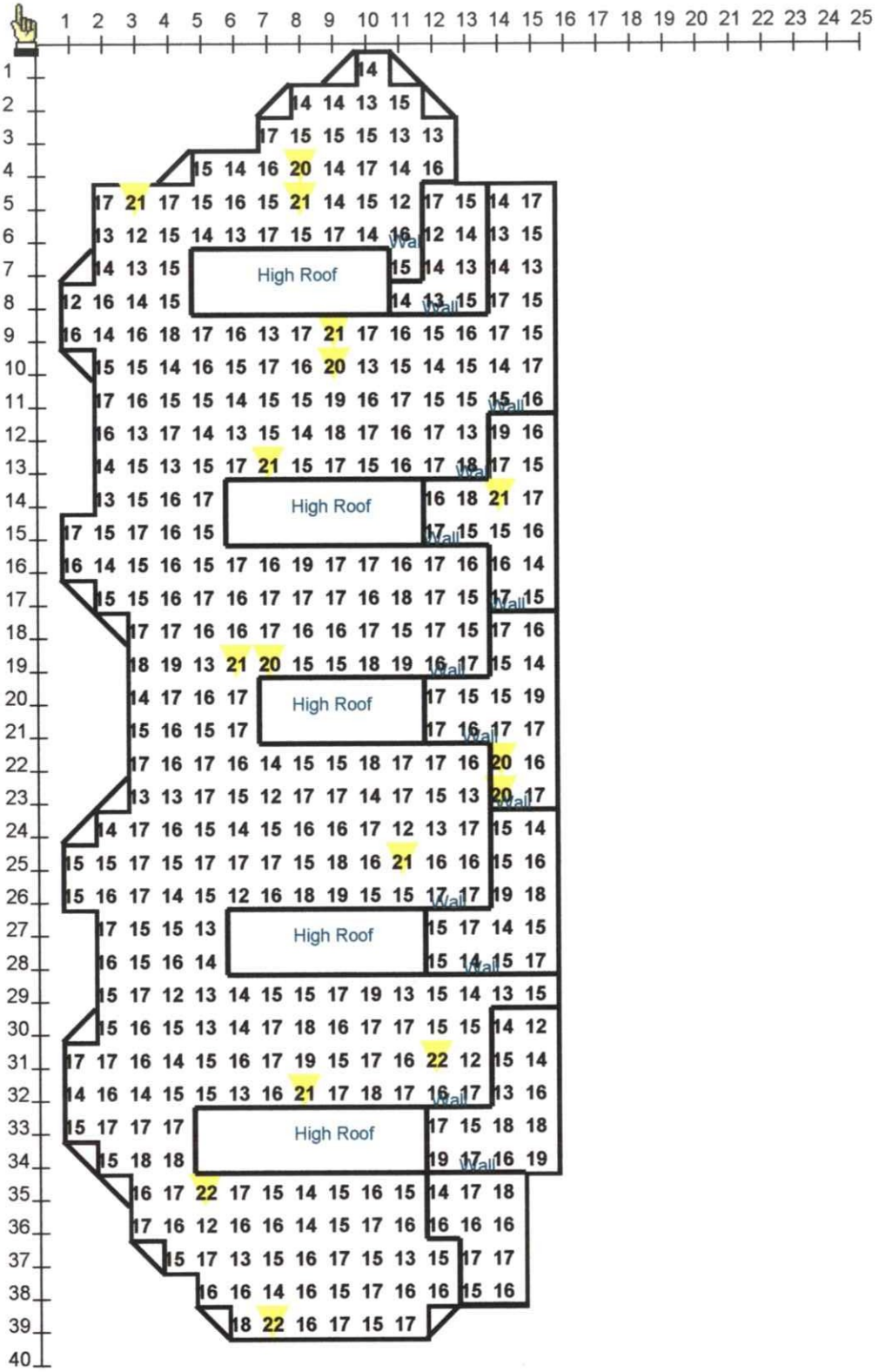
Proper Corner Flashing

LEGEND for Hamptons South Condo.

- 30 - 100 Highest Hydrogen Readings
- 25 - 29 Moderate Hydrogen Readings
- 20 - 24 Light Hydrogen Readings
- 0 - 19 No Work Needed Unless Indicated in Report

Roof Leak Detection Company Inc.
Hamptons South Condominium **October 23, 2006**
20201 E. Country Club Dr. - Aventura, FL

North:



LEGEND for Hamptons South Condo.

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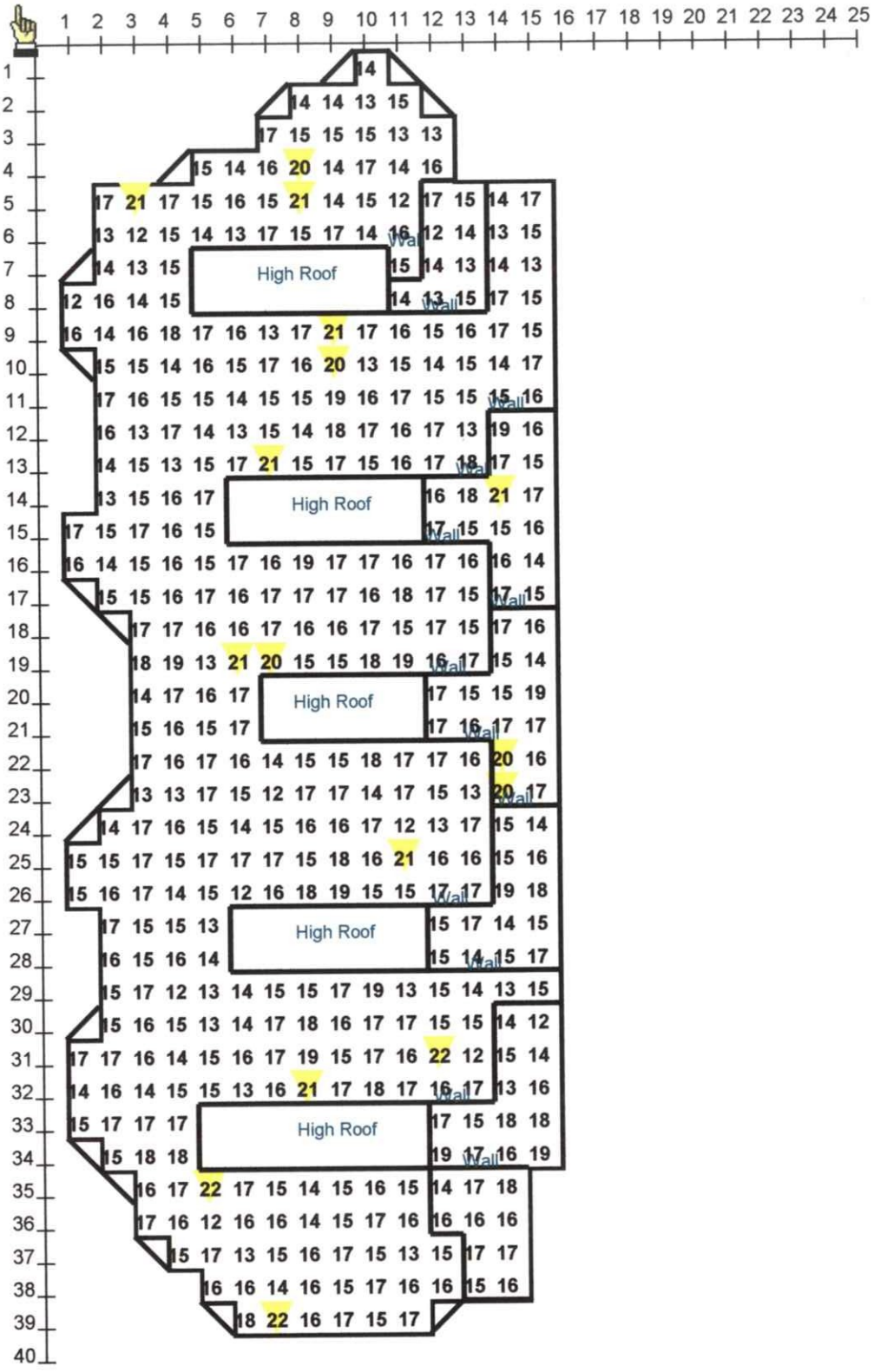
Roof Leak Detection Company Inc.
Hamptons South Condominium **October 23, 2006**
20201 E. Country Club Dr. - Aventura, FL

North:



12. Elevator Evaluation

LERCH BATES INC.
Consulting Groups

HAMPTONS SOUTH CONDOMINIUM
AVENTURA, FLORIDA
DUE DILIGENCE REPORT
FEBRUARY 13, 2007

TYPICAL VIEW OF HAMPTONS SOUTH CONDOMINIUM BUILDING WITH ELEVEN ELEVATORS TOTAL. TEN ARE IN TOWER (WITH TWO IN EACH CORE A, B, C, D, E) AND ONE IS IN THE PARKING GARAGE/TENNIS DECK LOCATED AT RIGHT/SOUTH OF TOWER)

Prepared For:

MR. TOBY MAXWELL
ATKINS ENGINEERS
147 SEVILLA AVENUE
CORAL GABLES, FLORIDA 33134

Prepared By:

DAN TYLER
PROJECT MANAGER

LBA Project No. 1205267

TABLE OF CONTENTS

SECTION I

EXECUTIVE SUMMARY

On February 13, 2007 and other dates a due diligence review of the elevators serving the Hamptons South Condominium building, Aventura, Florida was conducted by Dan Tyler of Lerch Bates Inc. (LB). The purpose of this survey was to ascertain the condition of the equipment, type of equipment control, expected life cycle of major components, compliance with applicable codes and to determine the level of maintenance.

The elevator machine room equipment, as well as hoistways, hoistway doors, interlocks, visible hydraulic system, cabs, and fixtures, were reviewed. The findings of these reviews are included in the sections of this report that follow.

Schindler Elevator Corporation is under a full maintenance contract to provide maintenance service on the vertical transportation equipment at the project location.

Schindler Elevator Corporation installed the original Schindler Elevator manufactured complete elevator equipment in 2002.

The Hamptons South building complex has eleven (11) elevators comprised of ten (10) high rise traction elevators and one (1) low rise hydraulic elevator.

The main tower has five cores each with two (2) passenger elevators. The parking garage/tennis deck at the south end of the property has a low rise passenger elevator serving the parking garage up to the tennis courts.

Core A (north) has Passenger Elevators PE1, serving 28 floors (27 front openings and 26 rear openings) and PE2, serving 29 floors (28 front openings and 27 rear openings.)

Core B has Passenger Elevators PE3, serving 27 floors (26 front openings and 26 rear openings) and PE4, serving 28 floors (27 front openings and 27 rear openings.)

Core C has Passenger Elevators PE5, serving 26 floors (25 front openings and 25 rear openings) and PE6, serving 27 floors (26 front openings and 26 rear openings.)

Core D has Passenger Elevators PE7, serving 27 floors (27 front openings and 25 rear openings) and PE8, serving 28 floors (28 front openings and 26 rear openings.)

Core E (south) has Passenger Elevators PE9, serving 28 floors (26 front openings and 27 rear openings) and PE10, serving 29 floors (27 front openings and 28 rear openings.)

The parking garage/tennis deck at the south end of the building has Passenger Elevator PE11 serving 2 floors, front openings only.

The ten (10) high rise passenger elevators (PE1-PE10) are identical in speed (400 ft/min) and capacity (3500 lb.) Control is by Schindler Elevator Corporation type Miconic TXR5 microprocessor traction controllers. The hoist machines are Hollister Whitney geared traction type 64 with AC motors. The complete elevator systems were installed in 2002.

The one (1) low rise passenger elevator (parking garage/tennis deck elevator PE11) has a contract speed of 125 ft/min and a rated capacity of 2500 lb. Control of Parking Garage/Tennis Deck Elevator PE11 is by Schindler Elevator Corporation type Miconic HX 330A microprocessor hydraulic controller. Its hoist machine is a Schindler Elevator hydraulic pump unit with submersible pump/motor with control valve. The complete elevator system was installed in 2002.

In observing the operation, the traffic flow in the building was such that some excessive waiting times for the elevators were experienced. With proper door operation and general performance improvements that are noted these waiting times will decrease. In addition, because, in each building core, only one elevator is supposed to be used by residents and only one elevator by non-residents/contractors, the single riser of pushbuttons results in a very inefficient use of the two elevators. This condition will improve drastically when both elevators are utilized by all passengers in a true two-car-duplex group configuration.

All elevators were tached for verification of proper operating speed. As noted in the performance evaluation reports, all of the high rise units performed within 5% of contract speed in both the up and down directions. As noted in the performance evaluation report, the low rise unit performed within 10% of contract speed in both the up and down directions.

Door operation is average with all elevators requiring adjustment to the door operation systems to improve traffic handling performance.

Elevator ride quality was average. The acceleration and deceleration in both the up and down directions is well out of adjustment in the low rise hydraulic elevator PE11 only. The stopping/leveling decelerations are too slow on the high rise traction elevators PE1-PE10.

The elevator machine room spaces that house the high rise traction elevator equipment PE1-PE10 (five rooms for cores A, B, C, D, E) are located on the roof of the building with access from the inside/roof of the building. The elevator machine room spaces that house the low rise hydraulic elevator equipment PE11 is located on the ground floor with access from the inside of the parking garage. It is important to provide a temperature

controlled environment for the elevator equipment. There is air conditioning in the machine rooms. Smoke detectors were present.

Car tops, hoistway door tracks, pits, and related equipment are in an average condition except for the high rise elevator hoistway pits which are dirty. There are smoke sensors in the hoistways.

A number of maintenance related deficiencies covered under the existing full maintenance contract were identified and are itemized under Section 3, Contractor Items.

All required periodic safety tests are overdue and were done in May 2005. The operating certificates expired 07/31/06 for all elevators except four (three high rise elevators PE1, PE4, PE5 and one low rise elevator PE11) which expire 07/31/07.

The overall appearance and condition of the passenger enclosures are considered to be average. Passenger enclosures consist of wood panels, stainless steel, mirrors, wood/stainless steel trim, etc. Many of the elevators (mostly the non-resident/contractor elevators) cabs are unfinished or partially finished.

The signal fixtures do comply with all present ADAAG requirements. Please see the ADA report in Section 5 for details. However the car emergency phones are not working on some of the elevators. These must be investigated and repaired to both work, illuminate and properly identify which elevator is calling when answered by the authorized 24-hour communication (main lobby desk/security.)

Based on the conditions observed, the level of overall maintenance and repair is considered to be average by industry standards.

ESTIMATE OF PROBABLE COST

Immediate

1. Adjust elevator machine room door (Core A, Core E) so that it is self closing and self locking per code.

   $100.00 (Owner item; not covered under existing elevator maintenance contract).

2. All elevators must conform to the Fire Service Uniform Key required by the State of Florida by October 1, 2009.

   $16,500.00 (Owner item; not covered under existing elevator maintenance contract).

3. Provide code approved trash receptacles in elevator machine rooms.

   $300.00 (Owner item; not covered under existing elevator maintenance contract).

4. Code-required elevator hoistway vents are not located at top of hoistway per code in Cores A, B, C, D, E. Present location is below roof level elevator entrance instead of immediately under elevator machine room slab. Investigate and relocate as necessary.

   $10,000.00 estimated/unknown (Owner item; not covered under existing elevator maintenance contract).

5. Repair inoperative pit light for elevator PE3, PE9.

   $100.00 (Owner item; not covered under existing elevator maintenance contract).

6. Some trip hazards were noted where elevator lobby construction is incomplete. Correct condition as required (example noted at elevator PE9-PE10 floor LR rear.)

   $1,000.00 (Owner item; not covered under existing elevator maintenance contract).

7. Remove all illegal wiring jumpers from the premises to prevent unsafe operation of control systems.

   $100.00 (Covered under existing elevator maintenance contract).

8. Adjust elevator PE11 to run at proper leveling speed and deceleration.

   $200.00 (Covered under existing maintenance contract).

9. Alarm bell does not illuminate when actuated. Repair to operate properly.

   $500.00 (Covered under existing maintenance contract).

10. Adjust elevators PE1-PE10 floor-to-floor performance times to 10.4 seconds to improve traffic handling capacity.

    $2,000.00 (Covered under existing maintenance contract).

11. Adjust elevator PE11 floor-to-floor performance time to 15.0 seconds to improve traffic handling capacity.

    $200.00 (Covered under existing maintenance contract).

12. Elevator doors slam open on elevator PE4 (floor 25 front), PE3 (floor 7 front.) Adjust these and other elevators to properly open and close doors.

    $2,000.00 (Covered under existing maintenance contract).

13. Adjust elevators PE4, PE7, PE8 door long hold open time to 5 seconds minimum per code.

    $300.00 (Covered under existing maintenance contract).

14. Adjust elevator PE9 door short hold open time to 3 seconds minimum per code.

    $100.00 (Covered under existing maintenance contract).

15. Door close stall pressure exceeds 30 lbf Code maximum. Investigate cause and take corrective action on elevators PE3 (front), PE8 (front and rear.)

    $300.00 (Covered under existing maintenance contract).

16. Overspeed governor tail sheave is bottomed out. Shorten governor rope. Sheave is resting on pit floor or nearly on pit floor causing slack in the rope on many elevators including PE3, PE5, PE6.

    $1,500.00 (Covered under existing maintenance contract).

17. Rope wear noted on elevator PE5. Investigate and correct.

    $200.00 (Covered under existing maintenance contract).

18. Possible motor bearing noise/damage on elevator PE5, PE7. Investigate and correct.

    $500.00 (Covered under existing maintenance contract).

19. Correct scraping heard during flight on elevator PE5.

    $100.00 (Covered under existing maintenance contract).

20. Correct cab vibrations during travel in both up/down directions on elevator PE6.

    $200.00 (Covered under existing maintenance contract).

21. Whisperflex compensation cable is not inside pit guide. Repair on elevator PE6.

    $100.00 (Covered under existing maintenance contract).

22. For elevators PE5, PE6 floor 3 does not exist. Remove dummy floor buttons in car operating panels as required.

    $100.00 (Covered under existing maintenance contract).

23. Cab vents are covered over by interior finishes on many cabs. Correct condition as necessary.

    $5,000.00 (Covered under existing maintenance contract).

24. Cab swing return panel is unattached. Reattach on elevator PE10.

    $100.00 (Covered under existing maintenance contract).

25. Whisperflex compensation cable (1 of 2) is missing and pit guides damaged. Replace/repair on elevator PE10.

    $1,000.00 (Covered under existing maintenance contract).

26. Car ("2") and hall ("LR") Braille labels do not match. Correct condition as required (example noted at elevators PE1-PE2 floor 2 rear)

    $200.00 (Covered under existing maintenance contract).

27. Replace worn door guide gibs.

    $1,000.00 (Covered under existing maintenance contract).

28. Remove rust, repair rust damage and control/inhibit further rust damage to elevator hoistway door frames.

    $1,000.00 (Covered under existing maintenance contract).

29. Repair inoperative car riding lantern on elevator PE4, PE5 (rear), PE8 (rear), PE10 (front), PE9.

    $300.00 (Covered under existing maintenance contract).

30. Elevators PE3-PE4, PE9-PE10 are not labeled/designated properly left to right at each lobby per code. Investigate and correct label/designation as necessary.

    $4,000.00 estimated/unknown (Covered under existing maintenance contract).

31. Replace the missing wiring box/duct covers in elevator machine rooms and hoistways/pits.

    $100.00 (Covered under existing maintenance contract).

32. Provide an up to date firefighters' service monthly test log on premises (suggest in the machine room) for all elevators.

    $200.00 (Covered under existing maintenance contract).

33. Remove all spare parts, literature, debris, etc. from inside controller, on car tops, machine room floors, hoistway pits, etc. and properly store in machine room cabinets.

    $500.00 (Covered under existing maintenance contract).

34. The operating certificates expired 07/31/06 for all elevators except four (three high rise elevators PE1, PE4, PE5 and one low rise elevator PE11) which expire 07/31/07. Replace overdue certification on all cars as necessary.

    $3,000.00 (Covered under existing maintenance contract).

35. The car emergency phone in car PE11 is not operational. Repair car emergency phone to operate properly and also to properly identify which elevator is calling when answered by the authorized 24-hour communication (Hamptons South Lobby/Security Desk.)

    $100.00 (Covered under existing maintenance contract).

36. Car emergency phones in cars PE1-PE10 do not contain visual acknowledgement of emergency communication. Repair car emergency phones to operate properly and also to properly identify which elevator is calling when answered by the authorized 24-hour communication (Hamptons South Lobby/Security Desk.)

    $1,000.00 (Covered under existing maintenance contract).

5-Year

None.

10-Year

None.

CONCLUSION

The LBA due diligence review revealed that this elevator installation is about 3-4 years old. Elevator equipment is usually considered for replacement in 20 to 25 years. It was noted that some parameters on all elevators require adjustment (see performance charts), door operation, car speeds/stops and general performance needs attention.

It does not appear that Schindler Elevator Corporation is applying quite enough resources to this equipment based on the conditions noted in this report. The adjustments and repairs noted are easily corrected and should be done without delay.

This concludes our Report Summary. We trust you find it beneficial in evaluating your ongoing vertical transportation maintenance program. Should you have any questions regarding our review, report, etc., please contact us.

SECTION II

EQUIPMENT SUMMARY

Hamptons South Condominium
Aventura, Florida

ELEV. NO.	STATE ID. NO.	TYPE	CAPACITY	SPEED (FT / MIN)	STOPS / OPENINGS
PE1 (Core A)	63668	Traction	3500	400	28 / 27 Front & 26 Rear
PE2 (Core A)	63669	Traction	3500	400	29 / 28 Front & 27 Rear
PE3 (Core B)	63670	Traction	3500	400	27 / 26 Front & 26 Rear
PE4 (Core B)	63671	Traction	3500	400	28 / 27 Front & 27 Rear
PE5 (Core C)	63672	Traction	3500	400	26 / 25 Front & 25 Rear
PE6 (Core C)	63673	Traction	3500	400	27 / 26 Front & 26 Rear
PE7 (Core D)	63674	Traction	3500	400	27 / 27 Front & 25 Rear
PE8 (Core D)	63675	Traction	3500	400	28 / 28 Front & 26 Rear
PE9 (Core E)	63676	Traction	3500	400	28 / 26 Front & 27 Rear
PE10 (Core E)	63677	Traction	3500	400	29 / 27 Front & 28 Rear
PE11 (Garage)	74308	Hydraulic	2500	125	2 / 2 Front

SECTION III

EQUIPMENT CONDITION OVERVIEW

BACKGROUND

The subject property includes a total of eleven (11) elevators. Ten (10) are high rise traction passenger elevators and one (1) is a hydraulic passenger elevator. All tower high rise traction units and one parking garage/tennis deck low rise hydraulic unit are maintained by Schindler Elevator Corporation.

CONDITION OVERVIEW

In each of five building cores, the two high rise passenger elevators (PE1-PE2, PE3-PE4, PE5-PE6, PE7-PE8, or PE9-PE10) are located side-to-side in a common hoistway. The single low rise passenger elevator Parking Garage/Tennis Deck PE11 is each located in a single, separate hoistway.

All tower high rise elevators are in duplex/two-car configurations (in each of five building cores) providing direct entry to all floors. The low rise elevator is in a simplex/one-car configuration providing direct entry to all floors. Each of these elevators is operating on a microprocessor based control system that is operating in average condition.

Ride quality was average on the high rise elevators and below average on the low rise elevators primarily due to acceleration and deceleration being out of adjustment.

Leveling accuracy was good on all elevators.

Door operation will require adjustment to meet industry standard. Door gibs are worn and require replacement.

Door protection is functioning properly and is accomplished by means of a full length infrared curtain.

Structural equipment for all elevators is in sound condition.

Based on the conditions observed, overall maintenance and repair is considered average by industry standards.

HOUSEKEEPING

Housekeeping was average in most areas except for the service elevator pits and hydraulic elevator pits and car tops.

USEFUL LIFE EXPECTANCY

The elevator equipment appears to be in average condition. We feel that with slightly improved maintenance the elevators will continue to operate satisfactorily for another 20-25 years.

RECOMMENDED UPGRADES

None.

CONTRACTOR'S ITEMS

There are items noted as Elevator Maintenance Contractor Deficiencies that require correction by the Maintenance Contractor to ensure optimum equipment reliability and performance. All of the deficiency items are typically covered under the terms of a full maintenance agreement and are, therefore, the responsibility of the Maintenance Contractor.

All Eleven (11) Elevators PE1-PE10 and PE11 unless specifically noted:

1. Remove all illegal wiring jumpers from the premises to prevent unsafe operation of control systems; noted in both traction and hydraulic controllers.

2. Adjust elevator PE11 to run at proper leveling speed and deceleration.

3. Alarm bell does not illuminate when actuated. Repair to operate properly.

4. Adjust elevators PE1-PE10 floor-to-floor performance times to 10.4 seconds to improve traffic handling capacity.

5. Adjust elevator PE11 floor-to-floor performance time to 15.0 seconds to improve traffic handling capacity.

6. Elevator doors slam open on elevator PE4 (floor 25 front), PE3 (floor 7 front.) Adjust these and other elevators to properly open and close doors.

7. Adjust elevators PE4, PE7, PE8 door long hold open time to 5 seconds minimum per code.

8. Adjust elevator PE9 door short hold open time to 3 seconds minimum per code.

9. Door close stall pressure exceeds 30 lbf Code maximum. Investigate cause and take corrective action on elevators PE3 (front), PE8 (front and rear.)

10. Overspeed governor tail sheave is bottomed out. Shorten governor rope. Sheave is resting on pit floor or nearly on pit floor causing slack in the rope on many elevators including PE3, PE5, PE6.

11. Rope wear noted on elevator PE5. Investigate and correct.

12. Possible motor bearing noise/damage on elevator PE5, PE7. Investigate and correct.

13. Correct scraping heard during flight on elevator PE5.

14. Correct cab vibrations during travel in both up/down directions on elevator PE6.

15. Whisperflex compensation cable is not inside pit guide. Repair on elevator PE6.

16. For elevators PE5, PE6 floor 3 does not exist. Remove dummy floor buttons in car operating panels as required.

17. Cab vents are covered over by interior finishes on many cabs. Correct condition as necessary.

18. Cab swing return panel is unattached. Reattach on elevator PE10.

19. Whisperflex compensation cable (1 of 2) is missing and pit guides damaged. Replace/repair on elevator PE10.

20. Car ("2") and hall ("LR") Braille labels do not match. Correct condition as required (example noted at elevators PE1-PE2 floor 2 rear)

21. Replace worn door guide gibs.

22. Remove rust, repair rust damage and control/inhibit further rust damage to elevator hoistway door frames.

23. Repair inoperative car riding lantern on elevator PE4, PE5 (rear), PE8 (rear), PE10 (front), PE9.

24. Elevators PE3-PE4, PE9-PE10 are not labeled/designated properly left to right at each lobby per code. Investigate and correct label/designation as necessary.

25. Replace the missing wiring box/duct covers in elevator machine rooms and hoistways/pits.

26. Provide an up to date firefighters' service monthly test log on premises (suggest in the machine room) for all elevators.

27. Remove all spare parts, literature, debris, etc. from inside controller, on car tops, machine room floors, hoistway pits, etc. and properly store in machine room cabinets.

28. The operating certificates expired 07/31/06 for all elevators except four (three high rise elevators PE1, PE4, PE5 and one low rise elevator PE11) which expire 07/31/07. Replace overdue certification on all cars as necessary.

29. The car emergency phone in car PE11 is not operational. Repair car emergency phone to operate properly and also to properly identify which elevator is calling when answered by the authorized 24-hour communication (Hamptons South Lobby/Security Desk.)

30. Car emergency phones in cars PE1-PE10 do not contain visual acknowledgement of emergency communication. Repair car emergency phones to operate properly and also to properly identify which elevator is calling when answered by the authorized 24-hour communication (Hamptons South Lobby/Security Desk.)

OWNER'S ITEMS

The following are items that do not come under the responsibility of Schindler Elevator Corporation. Items noted here are to be corrected by the owner.

1. Adjust elevator machine room door (Core A, Core E) so that it is self closing and self locking per code.

2. All elevators must conform to the Fire Service Uniform Key required by the State of Florida by October 1, 2009.

3. Provide code approved trash receptacles in elevator machine rooms.

4. Code-required elevator hoistway vents are not located at top of hoistway per code in Cores A, B, C, D, E. Present location is below roof level elevator entrance instead of immediately under elevator machine room slab. Investigate and relocate as necessary.

5. Repair inoperative pit light for elevator PE3, PE9.

6. Some trip hazards were noted where elevator lobby construction is incomplete. Correct condition as required (example noted at elevator PE9-PE10 floor LR rear.)

SECTION IV

EVALUATION OF MAINTENANCE

Schindler Elevator Corporation

Based on the site and equipment condition discussed above, in our judgment, Schindler Elevator Corporation (cars PE1-PE10, PE11) is providing average preventive maintenance on this equipment.

Our evaluation of the present service is as follows:

1.	HOUSEKEEPING	Average
2.	LUBRICATION	Average
3.	REPLACEMENT and REPAIR	Average
4.	ADJUSTMENTS	Average

MAINTENANCE EVALUATION CRITERIA

Maintenance is broken down into the areas of Housekeeping/Examination/ Replacement/Repair, Lubrication and Adjustments. The importance of each of these areas and the percentage of the overall preventive maintenance time generally allotted to each one is as follows.

HOUSEKEEPING/EXAMINATION

Housekeeping and examination requires about 60% of the total maintenance time. While at first glance this may appear to be an excessive amount of time simply cleaning, it is in fact time well spent. If the equipment and surroundings are kept clean, the fire hazard (especially in hoistways) is greatly reduced. Potential troubles and worn components are often detected during routine cleaning operations. Dirt is a major source of elevator malfunctions; a speck of dust between relay contacts can shut an elevator down. Finally, a clean job facilitates routine inspection and maintenance.

REPLACEMENT/REPAIR

Replacement/repair of worn or defective components requires about 15% of total maintenance time. By detecting and replacing worn components, it is often possible to prevent elevator malfunctions and unscheduled shutdowns.

LUBRICATION

Lubrication requires about 15% of the total maintenance time. As with any mechanical equipment, proper lubrication minimizes wear, assure proper operation, and lengthens trouble free life of components.

ADJUSTMENTS

Adjustments require about 10% of the total maintenance time. Proper timely adjustment keeps the equipment working smoothly and quietly, thus assuring peak performance and maximum life.

MAINTENANCE RATING CRITERIA

“Above Average” means extra effort is evident in the condition and adjustment of equipment. This is not a normal situation; no more than 10% of the elevators that we evaluate are receiving this kind of attention.

“Average” maintenance represents 75% to 80% of the installations that we review. “Average” indicates that the elevator contractor is fulfilling his contractual obligations to the Owner but that improvement is possible. Since the range of “Average” maintenance is broad, we may further indicate that our evaluation is at the high or low end of “Average.”

“Below Average” indicates a concentrated effort is required in all areas to justify payment of the monthly contract fee. This rating applies to 10% to 15% of the installations that we review.

SECTION V

ADA and CODE COMPLIANCE

ADA COMPLIANCE

The elevator system was evaluated for compliance with the Americans with Disabilities Act (A.D.A.).

The results of this survey and any noted deficiencies are specifically delineated in Appendix A for your review.

CODE COMPLIANCE

Elevator equipment appears to be in conformance with all other Code requirements under which they were installed.

END OF REPORT

APPENDIX "A"

PERFORMANCE CHARTS and ADA REVIEW

LERCH, BATES & ASSOCIATES INC. **ELEVATOR PERFORMANCE EVALUATION**

PROJECT:	HAMPTONS SOUTH CONDO	OWNER ID #:	CAR PE1	REVIEW DATE:	February 13, 2007		
LOCATION:	20201 E. COUNTRY CLUB DR.	ELEVATOR GROUP:	CORE A	PERMIT ID #:	63668		
CITY AND STATE:	AVENTURA, FLORIDA	GEARLESS:		GEARED:	X	HYDRAULIC:	
LBA PROJECT NO:	1205267	PASSENGER:	X	SERVICE:		FREIGHT:	
MANUFACTURER:	SCHINDLER	FLOORS SERVED:	28	FRONT:	27	REAR:	26
CONTRACTOR:	SCHINDLER	CAPACITY	3500 LBS.	SPEED	400 FPM		

MEASURED	CAR EMPTY	CAR FULL	CRITERIA		MEETS CRITERIA YES/NO	COMMENTS	NOTES
SPEED UP - FPM	395.0		380/420		YES		± 5 % (3, 5, or 10%)
SPEED DOWN - FPM	397.0		380/420		YES		± 5 % (3, 5, or 10%)
PERFORMANCE - UP - SEC	12.2		10.4		NO	TOO SLOW	TYPICAL FLOOR HEIGHT: 9' 6"
PERFORMANCE - DOWN - SEC	12.5		10.4		NO	TOO SLOW	BETWEEN FLOORS: 19-20 PRE-OPENING: YES NO X
STOPPING ACCURACY	1/4		1/4"		YES		± 1/4 "
	FRONT	REAR	FRONT	REAR			DOOR TYPE: 1 SPEED SIDE OPEN WIDTH: 3' 6" HEIGHT: 7' 0"
DOOR OPEN - SEC.	3.8	3.5	2.9	2.9	NO	TOO SLOW	DOOR OPERATOR SPEED:
DOOR CLOSE - SEC.	3.6	4.0	4.1	4.1	NO	TOO SLOW	LOW: X MED: HIGH:
SHORT HOLD OPEN - SEC. (CAR CALL)	4.2	4.3	>3.0	>3.0	YES	RECOMMEND SET SHORTER TO 3.0 SEC	
INTERRUPTED RAY - SEC.			>3.0*	>3.0*			* >3.0 INITIAL, .5-1.5 SUBSEQUENT
NUDGING - SEC.			>20.0	>20.0			
STALL PRESSURE -LBS.	18	20	30 MAX	30 MAX	YES		
LONG HOLD OPEN - SEC. (HALL CALL)	11.0	5.3	>5.0	>5.0	YES	RECOMMEND SET SHORTER TO 5.0 SEC	
LANTERNS CALL NOTIFICATION SEC. (HALL CALL)							PREDICTIVE LANTERNS: YES OR NO X
REDUCED DOOR CLOSE TIME (NUDGING)							1.68 X DOOR CLOSE TIME (LBA MINIMUM TIME)

OBSERVATIONS	MEETS CRITERIA	COMMENTS
ACCELERATION	YES	
RIDE	YES	
DECELERATION	NO	ADJUSTMENT NEEDED
STOP	YES	
DOOR OPERATION	NO	ADJUSTMENT NEEDED
DOOR PROTECTION	YES	
DOOR OPEN BUTTON	YES	
ALARM BUTTON	NO	NO LIGHT
CAR LIGHTING GUARDED	YES	CORDED LIGHT
FALSE CALL CANCEL	N/A	

FEATURES	INSTALLED	TESTED	COMMENTS
EMERGENCY LIGHT	YES		
FIRE SERVICE - PHASE 1	YES		
FIRE SERVICE - PHASE 2	YES		
FIRE PHONE JACK	YES		
STANDBY POWER	YES		
TELEPHONE	YES	YES	NO VISUAL INDICATION
INTERCOM	NO		
STOP SWITCH	YES		
SEISMIC OPERATION	N/A		
DOOR RESTRICTION	YES		

NOTES:	ORIGINAL INSTALLATION 2002 BY SCHINDLER ELEVATOR.

LERCH, BATES & ASSOCIATES INC. **ELEVATOR PERFORMANCE EVALUATION**

PROJECT:	HAMPTONS SOUTH CONDO	OWNER ID #:	CAR PE2	REVIEW DATE:	February 13, 2007		
LOCATION:	20201 E. COUNTRY CLUB DR.	ELEVATOR GROUP:	CORE A	PERMIT ID #:	63669		
CITY AND STATE:	AVENTURA, FLORIDA	GEARLESS:		GEARED:	X	HYDRAULIC:	
LBA PROJECT NO:	1205267	PASSENGER:	X	SERVICE:		FREIGHT:	
MANUFACTURER:	SCHINDLER	FLOORS SERVED:	29	FRONT:	28	REAR:	27
CONTRACTOR:	SCHINDLER	CAPACITY	3500 LBS.	SPEED	400 FPM		

MEASURED	CAR EMPTY	CAR FULL	CRITERIA		MEETS CRITERIA YES/NO	COMMENTS	NOTES
SPEED UP - FPM	395.0		380/420		YES		± 5 % (3, 5, or 10%)
SPEED DOWN - FPM	400.0		380/420		YES		± 5 % (3, 5, or 10%)
PERFORMANCE - UP - SEC	12.7		10.4		NO	TOO SLOW	TYPICAL FLOOR HEIGHT: 9' 6"
PERFORMANCE - DOWN - SEC	12.7		10.4		NO	TOO SLOW	BETWEEN FLOORS: 19-20 PRE-OPENING: YES NO X
STOPPING ACCURACY	1/4		1/4"		YES		± 1/4 "
	FRONT	REAR	FRONT	REAR			DOOR TYPE: 1 SPEED SIDE OPEN WIDTH: 3' 6" HEIGHT: 7' 0"
DOOR OPEN - SEC.	3.6	3.7	2.9	2.9	NO	TOO SLOW	DOOR OPERATOR SPEED:
DOOR CLOSE - SEC.	4.3	3.8	4.1	4.1	NO	TOO SLOW	LOW: X MED: HIGH:
SHORT HOLD OPEN - SEC. (CAR CALL)	4.6	3.8	>3.0	>3.0	YES	RECOMMEND SET SHORTER TO 3.0 SEC	
INTERRUPTED RAY - SEC.			>3.0*	>3.0*			* >3.0 INITIAL, .5-1.5 SUBSEQUENT
NUDGING - SEC.			>20.0	>20.0			
STALL PRESSURE -LBS.	17	22	30 MAX	30 MAX	YES		
LONG HOLD OPEN - SEC. (HALL CALL)	6.1	4.9	>5.0	>5.0	YES	RECOMMEND SET SHORTER TO 5.0 SEC	
LANTERNS CALL NOTIFICATION SEC. (HALL CALL)							PREDICTIVE LANTERNS: YES OR NO X
REDUCED DOOR CLOSE TIME (NUDGING)							1.68 X DOOR CLOSE TIME (LBA MINIMUM TIME)

OBSERVATIONS	MEETS CRITERIA	COMMENTS
ACCELERATION	YES	
RIDE	YES	
DECELERATION	NO	ADJUSTMENT NEEDED
STOP	YES	
DOOR OPERATION	NO	ADJUSTMENT NEEDED
DOOR PROTECTION	YES	
DOOR OPEN BUTTON	YES	
ALARM BUTTON	NO	NO LIGHT
CAR LIGHTING GUARDED	YES	CORDED LIGHT
FALSE CALL CANCEL	N/A	

FEATURES	INSTALLED	TESTED	COMMENTS
EMERGENCY LIGHT	YES		
FIRE SERVICE - PHASE 1	YES		
FIRE SERVICE - PHASE 2	YES		
FIRE PHONE JACK	YES		
STANDBY POWER	YES		
TELEPHONE	YES	YES	NO VISUAL INDICATION
INTERCOM	NO		
STOP SWITCH	YES		
SEISMIC OPERATION	N/A		
DOOR RESTRICTION	YES		

NOTES:	ORIGINAL INSTALLATION 2002 BY SCHINDLER ELEVATOR.

LERCH, BATES & ASSOCIATES INC. **ELEVATOR PERFORMANCE EVALUATION**

PROJECT:	HAMPTONS SOUTH CONDO	OWNER ID #:	CAR PE3	REVIEW DATE:	February 13, 2007		
LOCATION:	20201 E. COUNTRY CLUB DR.	ELEVATOR GROUP:	CORE B	PERMIT ID #:	63670		
CITY AND STATE:	AVENTURA, FLORIDA	GEARLESS:		GEARED:	X	HYDRAULIC:	
LBA PROJECT NO:	1205267	PASSENGER:	X	SERVICE:		FREIGHT:	
MANUFACTURER:	SCHINDLER	FLOORS SERVED:	27	FRONT:	26	REAR:	26
CONTRACTOR:	SCHINDLER	CAPACITY	3500 LBS.	SPEED	400 FPM		

MEASURED	CAR EMPTY	CAR FULL	CRITERIA		MEETS CRITERIA YES/NO	COMMENTS	NOTES
SPEED UP - FPM	396.0		380/420		YES		± 5 % (3, 5, or 10%)
SPEED DOWN - FPM	397.0		380/420		YES		± 5 % (3, 5, or 10%)
PERFORMANCE - UP - SEC	12.6		10.4		NO	TOO SLOW	TYPICAL FLOOR HEIGHT: 9' 6"
PERFORMANCE - DOWN - SEC	12.9		10.4		NO	TOO SLOW	BETWEEN FLOORS: 19-20 PRE-OPENING: YES NO X
STOPPING ACCURACY	1/4		1/4"		YES		± 1/4 "
	FRONT	REAR	FRONT	REAR			DOOR TYPE: 1 SPEED SIDE OPEN WIDTH: 3' 6" HEIGHT: 7' 0"
DOOR OPEN - SEC.	3.5	2.9	2.9	2.9	NO	TOO SLOW	DOOR OPERATOR SPEED:
DOOR CLOSE - SEC.	3.5	4.1	4.1	4.1	YES		LOW: X MED: HIGH:
SHORT HOLD OPEN - SEC. (CAR CALL)	4.1	4.3	>3.0	>3.0	YES	RECOMMEND SET SHORTER TO 3.0 SEC	
INTERRUPTED RAY - SEC.			>3.0*	>3.0*			* >3.0 INITIAL, .5-1.5 SUBSEQUENT
NUDGING - SEC.			>20.0	>20.0			
STALL PRESSURE -LBS.	>30	24	30 MAX	30 MAX	NO	MUST REDUCE TO <30	
LONG HOLD OPEN - SEC. (HALL CALL)	11.0	5.3	>5.0	>5.0	YES	RECOMMEND SET SHORTER TO 5.0 SEC	
LANTERNS CALL NOTIFICATION SEC. (HALL CALL)							PREDICTIVE LANTERNS: YES OR NO X
REDUCED DOOR CLOSE TIME (NUDGING)							1.68 X DOOR CLOSE TIME (LBA MINIMUM TIME)

OBSERVATIONS	MEETS CRITERIA	COMMENTS
ACCELERATION	YES	
RIDE	YES	
DECELERATION	NO	ADJUSTMENT NEEDED
STOP	YES	
DOOR OPERATION	NO	ADJUSTMENT NEEDED
DOOR PROTECTION	YES	
DOOR OPEN BUTTON	YES	
ALARM BUTTON	NO	NO LIGHT
CAR LIGHTING GUARDED	YES	CORDED LIGHT
FALSE CALL CANCEL	N/A	

FEATURES	INSTALLED	TESTED	COMMENTS
EMERGENCY LIGHT	YES		
FIRE SERVICE - PHASE 1	YES		
FIRE SERVICE - PHASE 2	YES		
FIRE PHONE JACK	YES		
STANDBY POWER	YES		
TELEPHONE	YES	YES	NO VISUAL INDICATION
INTERCOM	NO		
STOP SWITCH	YES		
SEISMIC OPERATION	N/A		
DOOR RESTRICTION	YES		

NOTES:	ORIGINAL INSTALLATION 2002 BY SCHINDLER ELEVATOR.

LERCH, BATES & ASSOCIATES INC. **ELEVATOR PERFORMANCE EVALUATION**

PROJECT:	HAMPTONS SOUTH CONDO	OWNER ID #:	CAR PE4	REVIEW DATE:	February 13, 2007		
LOCATION:	20201 E. COUNTRY CLUB DR.	ELEVATOR GROUP:	CORE B	PERMIT ID #:	63671		
CITY AND STATE:	AVENTURA, FLORIDA	GEARLESS:		GEARED:	X	HYDRAULIC:	
LBA PROJECT NO:	1205267	PASSENGER:	X	SERVICE:		FREIGHT:	
MANUFACTURER:	SCHINDLER	FLOORS SERVED:	28	FRONT:	27	REAR:	27
CONTRACTOR:	SCHINDLER	CAPACITY	3500 LBS.	SPEED	400 FPM		

MEASURED	CAR EMPTY	CAR FULL	CRITERIA		MEETS CRITERIA YES/NO	COMMENTS	NOTES
SPEED UP - FPM	394.0		380/420		YES		± 5 % (3, 5, or 10%)
SPEED DOWN - FPM	397.0		380/420		YES		± 5 % (3, 5, or 10%)
PERFORMANCE - UP - SEC	13.2		10.4		NO	TOO SLOW	TYPICAL FLOOR HEIGHT: 9' 6"
PERFORMANCE - DOWN - SEC	13.2		10.4		NO	TOO SLOW	BETWEEN FLOORS: 19-20 PRE-OPENING: YES NO X
STOPPING ACCURACY	1/4		1/4"		YES		± 1/4 "
	FRONT	REAR	FRONT	REAR			DOOR TYPE: 1 SPEED SIDE OPEN WIDTH: 3' 6" HEIGHT: 7' 0"
DOOR OPEN - SEC.	3.3	3.1	2.9	2.9	NO	TOO SLOW	DOOR OPERATOR SPEED:
DOOR CLOSE - SEC.	4.6	3.3	4.1	4.1	NO	TOO SLOW	LOW: X MED: HIGH:
SHORT HOLD OPEN - SEC. (CAR CALL)	3.9	4.1	>3.0	>3.0	YES	RECOMMEND SET SHORTER TO 3.0 SEC	
INTERRUPTED RAY - SEC.			>3.0*	>3.0*			* >3.0 INITIAL, .5-1.5 SUBSEQUENT
NUDGING - SEC.			>20.0	>20.0			
STALL PRESSURE -LBS.	26	29	30 MAX	30 MAX	YES		
LONG HOLD OPEN - SEC. (HALL CALL)	4.8	5.0	>5.0	>5.0	NO	MUST INCREASE TO 5.0 SEC	
LANTERNS CALL NOTIFICATION SEC. (HALL CALL)							PREDICTIVE LANTERNS: YES OR NO X
REDUCED DOOR CLOSE TIME (NUDGING)							1.68 X DOOR CLOSE TIME (LBA MINIMUM TIME)

OBSERVATIONS	MEETS CRITERIA	COMMENTS
ACCELERATION	YES	
RIDE	YES	
DECELERATION	NO	ADJUSTMENT NEEDED
STOP	YES	
DOOR OPERATION	NO	ADJUSTMENT NEEDED
DOOR PROTECTION	YES	
DOOR OPEN BUTTON	YES	
ALARM BUTTON	NO	NO LIGHT
CAR LIGHTING GUARDED	YES	CORDED LIGHT
FALSE CALL CANCEL	N/A	

FEATURES	INSTALLED	TESTED	COMMENTS
EMERGENCY LIGHT	YES		
FIRE SERVICE - PHASE 1	YES		
FIRE SERVICE - PHASE 2	YES		
FIRE PHONE JACK	YES		
STANDBY POWER	YES		
TELEPHONE	YES	YES	NO VISUAL INDICATION
INTERCOM	NO		
STOP SWITCH	YES		
SEISMIC OPERATION	N/A		
DOOR RESTRICTION	YES		

NOTES:	ORIGINAL INSTALLATION 2002 BY SCHINDLER ELEVATOR.

LERCH, BATES & ASSOCIATES INC. **ELEVATOR PERFORMANCE EVALUATION**

PROJECT:	HAMPTONS SOUTH CONDO	OWNER ID #:	CAR PE5	REVIEW DATE:	February 13, 2007		
LOCATION:	20201 E. COUNTRY CLUB DR.	ELEVATOR GROUP:	CORE C	PERMIT ID #:	63672		
CITY AND STATE:	AVENTURA, FLORIDA	GEARLESS:		GEARED:	X	HYDRAULIC:	
LBA PROJECT NO:	1205267	PASSENGER:	X	SERVICE:		FREIGHT:	
MANUFACTURER:	SCHINDLER	FLOORS SERVED:	26	FRONT:	25	REAR:	25
CONTRACTOR:	SCHINDLER	CAPACITY	3500 LBS.	SPEED	400 FPM		

MEASURED	CAR EMPTY	CAR FULL	CRITERIA		MEETS CRITERIA YES/NO	COMMENTS	NOTES
SPEED UP - FPM	395.0		380/420		YES		± 5 % (3, 5, or 10%)
SPEED DOWN - FPM	398.0		380/420		YES		± 5 % (3, 5, or 10%)
PERFORMANCE - UP - SEC	13.3		10.4		NO	TOO SLOW	TYPICAL FLOOR HEIGHT: 9' 6"
PERFORMANCE - DOWN - SEC	13.2		10.4		NO	TOO SLOW	BETWEEN FLOORS: 19-20 PRE-OPENING: YES NO X
STOPPING ACCURACY	1/4		1/4"		YES		± 1/4 "
	FRONT	REAR	FRONT	REAR			DOOR TYPE: 1 SPEED SIDE OPEN WIDTH: 3' 6" HEIGHT: 7' 0"
DOOR OPEN - SEC.	3.4	3.2	2.9	2.9	NO	TOO SLOW	DOOR OPERATOR SPEED:
DOOR CLOSE - SEC.	4.2	4.7	4.1	4.1	NO	TOO SLOW	LOW: X MED: HIGH:
SHORT HOLD OPEN - SEC. (CAR CALL)	3.9	4.2	>3.0	>3.0	YES	RECOMMEND SET SHORTER TO 3.0 SEC	
INTERRUPTED RAY - SEC.			>3.0*	>3.0*			* >3.0 INITIAL, .5-1.5 SUBSEQUENT
NUDGING - SEC.			>20.0	>20.0			
STALL PRESSURE -LBS.	18	14	30 MAX	30 MAX	YES		
LONG HOLD OPEN - SEC. (HALL CALL)	5.0	5.3	>5.0	>5.0	YES	RECOMMEND SET SHORTER TO 5.0 SEC	
LANTERNS CALL NOTIFICATION SEC. (HALL CALL)							PREDICTIVE LANTERNS: YES OR NO X
REDUCED DOOR CLOSE TIME (NUDGING)							1.68 X DOOR CLOSE TIME (LBA MINIMUM TIME)

OBSERVATIONS	MEETS CRITERIA	COMMENTS
ACCELERATION	YES	
RIDE	YES	
DECELERATION	NO	ADJUSTMENT NEEDED
STOP	YES	
DOOR OPERATION	NO	ADJUSTMENT NEEDED
DOOR PROTECTION	YES	
DOOR OPEN BUTTON	YES	
ALARM BUTTON	NO	NO LIGHT
CAR LIGHTING GUARDED	YES	CORDED LIGHT
FALSE CALL CANCEL	N/A	

FEATURES	INSTALLED	TESTED	COMMENTS
EMERGENCY LIGHT	YES		
FIRE SERVICE - PHASE 1	YES		
FIRE SERVICE - PHASE 2	YES		
FIRE PHONE JACK	YES		
STANDBY POWER	YES		
TELEPHONE	YES	YES	NO VISUAL INDICATION
INTERCOM	NO		
STOP SWITCH	YES		
SEISMIC OPERATION	N/A		
DOOR RESTRICTION	YES		

NOTES:	ORIGINAL INSTALLATION 2002 BY SCHINDLER ELEVATOR.

LERCH, BATES & ASSOCIATES INC. **ELEVATOR PERFORMANCE EVALUATION**

PROJECT:	HAMPTONS SOUTH CONDO	OWNER ID #:	CAR PE6	REVIEW DATE:	February 13, 2007		
LOCATION:	20201 E. COUNTRY CLUB DR.	ELEVATOR GROUP:	CORE C	PERMIT ID #:	63673		
CITY AND STATE:	AVENTURA, FLORIDA	GEARLESS:		GEARED:	X	HYDRAULIC:	
LBA PROJECT NO:	1205267	PASSENGER:	X	SERVICE:		FREIGHT:	
MANUFACTURER:	SCHINDLER	FLOORS SERVED:	27	FRONT:	26	REAR:	26
CONTRACTOR:	SCHINDLER	CAPACITY	3500 LBS.	SPEED	400 FPM		

MEASURED	CAR EMPTY	CAR FULL	CRITERIA		MEETS CRITERIA YES/NO	COMMENTS	NOTES
SPEED UP - FPM	396.0		380/420		YES		± 5 % (3, 5, or 10%)
SPEED DOWN - FPM	397.0		380/420		YES		± 5 % (3, 5, or 10%)
PERFORMANCE - UP - SEC	14.8		10.4		NO	TOO SLOW	TYPICAL FLOOR HEIGHT: 9' 6"
PERFORMANCE - DOWN - SEC	11.2		10.4		NO	TOO SLOW	BETWEEN FLOORS: 19-20 PRE-OPENING: YES NO X
STOPPING ACCURACY	1/4		1/4"		YES		± 1/4 "
	FRONT	REAR	FRONT	REAR			DOOR TYPE: 1 SPEED SIDE OPEN WIDTH: 3' 6" HEIGHT: 7' 0"
DOOR OPEN - SEC.	4.2	3.1	2.9	2.9	NO	TOO SLOW	DOOR OPERATOR SPEED:
DOOR CLOSE - SEC.	3.1	3.1	4.1	4.1	YES		LOW: X MED: HIGH:
SHORT HOLD OPEN - SEC. (CAR CALL)	4.4	4.4	>3.0	>3.0	YES	RECOMMEND SET SHORTER TO 3.0 SEC	
INTERRUPTED RAY - SEC.			>3.0*	>3.0*			* >3.0 INITIAL, .5-1.5 SUBSEQUENT
NUDGING - SEC.			>20.0	>20.0			
STALL PRESSURE -LBS.	24	14	30 MAX	30 MAX	YES		
LONG HOLD OPEN - SEC. (HALL CALL)	5.3	5.9	>5.0	>5.0	YES	RECOMMEND SET SHORTER TO 5.0 SEC	
LANTERNS CALL NOTIFICATION SEC. (HALL CALL)							PREDICTIVE LANTERNS: YES OR NO X
REDUCED DOOR CLOSE TIME (NUDGING)							1.68 X DOOR CLOSE TIME (LBA MINIMUM TIME)

OBSERVATIONS	MEETS CRITERIA	COMMENTS
ACCELERATION	YES	
RIDE	YES	
DECELERATION	NO	ADJUSTMENT NEEDED
STOP	YES	
DOOR OPERATION	NO	ADJUSTMENT NEEDED
DOOR PROTECTION	YES	
DOOR OPEN BUTTON	YES	
ALARM BUTTON	NO	NO LIGHT
CAR LIGHTING GUARDED	YES	CORDED LIGHT
FALSE CALL CANCEL	N/A	

FEATURES	INSTALLED	TESTED	COMMENTS
EMERGENCY LIGHT	YES		
FIRE SERVICE - PHASE 1	YES		
FIRE SERVICE - PHASE 2	YES		
FIRE PHONE JACK	YES		
STANDBY POWER	YES		
TELEPHONE	YES	YES	NO VISUAL INDICATION
INTERCOM	NO		
STOP SWITCH	YES		
SEISMIC OPERATION	N/A		
DOOR RESTRICTION	YES		

NOTES:	ORIGINAL INSTALLATION 2002 BY SCHINDLER ELEVATOR.

LERCH, BATES & ASSOCIATES INC. **ELEVATOR PERFORMANCE EVALUATION**

PROJECT:	HAMPTONS SOUTH CONDO	OWNER ID #:	CAR PE7	REVIEW DATE:	February 13, 2007		
LOCATION:	20201 E. COUNTRY CLUB DR.	ELEVATOR GROUP:	CORE D	PERMIT ID #:	63674		
CITY AND STATE:	AVENTURA, FLORIDA	GEARLESS:		GEARED:	X	HYDRAULIC:	
LBA PROJECT NO:	1205267	PASSENGER:	X	SERVICE:		FREIGHT:	
MANUFACTURER:	SCHINDLER	FLOORS SERVED:	27	FRONT:	27	REAR:	25
CONTRACTOR:	SCHINDLER	CAPACITY	3500 LBS.	SPEED	400 FPM		

MEASURED	CAR EMPTY	CAR FULL	CRITERIA		MEETS CRITERIA YES/NO	COMMENTS	NOTES
SPEED UP - FPM	395.0		380/420		YES		± 5 % (3, 5, or 10%)
SPEED DOWN - FPM	397.0		380/420		YES		± 5 % (3, 5, or 10%)
PERFORMANCE - UP - SEC	12.9		10.4		NO	TOO SLOW	TYPICAL FLOOR HEIGHT: 9' 6"
PERFORMANCE - DOWN - SEC	13.1		10.4		NO	TOO SLOW	BETWEEN FLOORS: 19-20 PRE-OPENING: YES NO X
STOPPING ACCURACY	1/4		1/4"		YES		± 1/4 "
	FRONT	REAR	FRONT	REAR			DOOR TYPE: 1 SPEED SIDE OPEN WIDTH: 3' 6" HEIGHT: 7' 0"
DOOR OPEN - SEC.	4.0	4.1	2.9	2.9	NO	TOO SLOW	DOOR OPERATOR SPEED:
DOOR CLOSE - SEC.	4.3	4.4	4.1	4.1	NO	TOO SLOW	LOW: X MED: HIGH:
SHORT HOLD OPEN - SEC. (CAR CALL)	4.0	7.0	>3.0	>3.0	YES	RECOMMEND SET SHORTER TO 3.0 SEC	
INTERRUPTED RAY - SEC.			>3.0*	>3.0*			* >3.0 INITIAL, .5-1.5 SUBSEQUENT
NUDGING - SEC.			>20.0	>20.0			
STALL PRESSURE -LBS.	21	20	30 MAX	30 MAX	YES		
LONG HOLD OPEN - SEC. (HALL CALL)	5.0	4.9	>5.0	>5.0	YES	MUST INCREASE TO 5.0 SEC	
LANTERNS CALL NOTIFICATION SEC. (HALL CALL)							PREDICTIVE LANTERNS: YES OR NO X
REDUCED DOOR CLOSE TIME (NUDGING)							1.68 X DOOR CLOSE TIME (LBA MINIMUM TIME)

OBSERVATIONS	MEETS CRITERIA	COMMENTS
ACCELERATION	YES	
RIDE	YES	
DECELERATION	NO	ADJUSTMENT NEEDED
STOP	YES	
DOOR OPERATION	NO	ADJUSTMENT NEEDED
DOOR PROTECTION	YES	
DOOR OPEN BUTTON	YES	
ALARM BUTTON	NO	NO LIGHT
CAR LIGHTING GUARDED	YES	CORDED LIGHT
FALSE CALL CANCEL	N/A	

FEATURES	INSTALLED	TESTED	COMMENTS
EMERGENCY LIGHT	YES		
FIRE SERVICE - PHASE 1	YES		
FIRE SERVICE - PHASE 2	YES		
FIRE PHONE JACK	YES		
STANDBY POWER	YES		
TELEPHONE	YES	YES	NO VISUAL INDICATION
INTERCOM	NO		
STOP SWITCH	YES		
SEISMIC OPERATION	N/A		
DOOR RESTRICTION	YES		

NOTES:	ORIGINAL INSTALLATION 2002 BY SCHINDLER ELEVATOR.

LERCH, BATES & ASSOCIATES INC. **ELEVATOR PERFORMANCE EVALUATION**

PROJECT:	HAMPTONS SOUTH CONDO	OWNER ID #:	CAR PE8	REVIEW DATE:	February 13, 2007		
LOCATION:	20201 E. COUNTRY CLUB DR.	ELEVATOR GROUP:	CORE D	PERMIT ID #:	63675		
CITY AND STATE:	AVENTURA, FLORIDA	GEARLESS:		GEARED:	X	HYDRAULIC:	
LBA PROJECT NO:	1205267	PASSENGER:	X	SERVICE:		FREIGHT:	
MANUFACTURER:	SCHINDLER	FLOORS SERVED:	28	FRONT:	28	REAR:	26
CONTRACTOR:	SCHINDLER	CAPACITY	3500 LBS.	SPEED	400 FPM		

MEASURED	CAR EMPTY	CAR FULL	CRITERIA		MEETS CRITERIA YES/NO	COMMENTS	NOTES
SPEED UP - FPM	395.0		380/420		YES		± 5 % (3, 5, or 10%)
SPEED DOWN - FPM	397.0		380/420		YES		± 5 % (3, 5, or 10%)
PERFORMANCE - UP - SEC	11.0		10.4		NO	TOO SLOW	TYPICAL FLOOR HEIGHT: 9' 6"
PERFORMANCE - DOWN - SEC	11.2		10.4		NO	TOO SLOW	BETWEEN FLOORS: 19-20 PRE-OPENING: YES NO X
STOPPING ACCURACY	1/4		1/4"		YES		± 1/4 "
	FRONT	REAR	FRONT	REAR			DOOR TYPE: 1 SPEED SIDE OPEN WIDTH: 3' 6" HEIGHT: 7' 0"
DOOR OPEN - SEC.	3.9	3.8	2.9	2.9	NO	TOO SLOW	DOOR OPERATOR SPEED:
DOOR CLOSE - SEC.	4.4	3.0	4.1	4.1	NO	TOO SLOW	LOW: X MED: HIGH:
SHORT HOLD OPEN - SEC. (CAR CALL)	4.4	3.9	>3.0	>3.0	YES	RECOMMEND SET SHORTER TO 3.0 SEC	
INTERRUPTED RAY - SEC.			>3.0*	>3.0*			* >3.0 INITIAL, .5-1.5 SUBSEQUENT
NUDGING - SEC.			>20.0	>20.0			
STALL PRESSURE -LBS.	>30	>30	30 MAX	30 MAX	NO	MUST REDUCE TO <30	
LONG HOLD OPEN - SEC. (HALL CALL)	5.5	4.6	>5.0	>5.0	NO	MUST INCREASE TO 5.0 SEC	
LANTERNS CALL NOTIFICATION SEC. (HALL CALL)							PREDICTIVE LANTERNS: YES OR NO X
REDUCED DOOR CLOSE TIME (NUDGING)							1.68 X DOOR CLOSE TIME (LBA MINIMUM TIME)

OBSERVATIONS	MEETS CRITERIA	COMMENTS
ACCELERATION	YES	
RIDE	YES	
DECELERATION	NO	ADJUSTMENT NEEDED
STOP	YES	
DOOR OPERATION	NO	ADJUSTMENT NEEDED
DOOR PROTECTION	YES	
DOOR OPEN BUTTON	YES	
ALARM BUTTON	NO	NO LIGHT
CAR LIGHTING GUARDED	YES	CORDED LIGHT
FALSE CALL CANCEL	N/A	

FEATURES	INSTALLED	TESTED	COMMENTS
EMERGENCY LIGHT	YES		
FIRE SERVICE - PHASE 1	YES		
FIRE SERVICE - PHASE 2	YES		
FIRE PHONE JACK	YES		
STANDBY POWER	YES		
TELEPHONE	YES	YES	NO VISUAL INDICATION
INTERCOM	NO		
STOP SWITCH	YES		
SEISMIC OPERATION	N/A		
DOOR RESTRICTION	YES		

NOTES:	ORIGINAL INSTALLATION 2002 BY SCHINDLER ELEVATOR.

LERCH, BATES & ASSOCIATES INC. **ELEVATOR PERFORMANCE EVALUATION**

PROJECT:	HAMPTONS SOUTH CONDO	OWNER ID #:	CAR PE9	REVIEW DATE:	February 13, 2007		
LOCATION:	20201 E. COUNTRY CLUB DR.	ELEVATOR GROUP:	CORE E	PERMIT ID #:	63676		
CITY AND STATE:	AVENTURA, FLORIDA	GEARLESS:		GEARED:	X	HYDRAULIC:	
LBA PROJECT NO:	1205267	PASSENGER:	X	SERVICE:		FREIGHT:	
MANUFACTURER:	SCHINDLER	FLOORS SERVED:	28	FRONT:	26	REAR:	27
CONTRACTOR:	SCHINDLER	CAPACITY	3500 LBS.	SPEED	400 FPM		

MEASURED	CAR EMPTY	CAR FULL	CRITERIA		MEETS CRITERIA YES/NO	COMMENTS	NOTES
SPEED UP - FPM	396.0		380/420		YES		± 5 % (3, 5, or 10%)
SPEED DOWN - FPM	397.0		380/420		YES		± 5 % (3, 5, or 10%)
PERFORMANCE - UP - SEC	12.3		10.4		NO	TOO SLOW	TYPICAL FLOOR HEIGHT: 9' 6"
PERFORMANCE - DOWN - SEC	12.4		10.4		NO	TOO SLOW	BETWEEN FLOORS: 19-20 PRE-OPENING: YES NO X
STOPPING ACCURACY	1/4		1/4"		YES		± 1/4 "
	FRONT	REAR	FRONT	REAR			DOOR TYPE: 1 SPEED SIDE OPEN WIDTH: 3' 6" HEIGHT: 7' 0"
DOOR OPEN - SEC.	3.1	4.3	2.9	2.9	NO	TOO SLOW	DOOR OPERATOR SPEED:
DOOR CLOSE - SEC.	4.5	3.9	4.1	4.1	NO	TOO SLOW	LOW: X MED: HIGH:
SHORT HOLD OPEN - SEC. (CAR CALL)	4.1	2.8	>3.0	>3.0	NO	MUST INCREASE TO 3.0 SEC	
INTERRUPTED RAY - SEC.			>3.0*	>3.0*			* >3.0 INITIAL, .5-1.5 SUBSEQUENT
NUDGING - SEC.			>20.0	>20.0			
STALL PRESSURE -LBS.	15	19	30 MAX	30 MAX	YES		
LONG HOLD OPEN - SEC. (HALL CALL)	10.9	5.9	>5.0	>5.0	YES	RECOMMEND SET SHORTER TO 5.0 SEC	
LANTERNS CALL NOTIFICATION SEC. (HALL CALL)							PREDICTIVE LANTERNS: YES OR NO X
REDUCED DOOR CLOSE TIME (NUDGING)							1.68 X DOOR CLOSE TIME (LBA MINIMUM TIME)

OBSERVATIONS	MEETS CRITERIA	COMMENTS
ACCELERATION	YES	
RIDE	YES	
DECELERATION	NO	ADJUSTMENT NEEDED
STOP	YES	
DOOR OPERATION	NO	ADJUSTMENT NEEDED
DOOR PROTECTION	YES	
DOOR OPEN BUTTON	YES	
ALARM BUTTON	NO	NO LIGHT
CAR LIGHTING GUARDED	YES	CORDED LIGHT
FALSE CALL CANCEL	N/A	

FEATURES	INSTALLED	TESTED	COMMENTS
EMERGENCY LIGHT	YES		
FIRE SERVICE - PHASE 1	YES		
FIRE SERVICE - PHASE 2	YES		
FIRE PHONE JACK	YES		
STANDBY POWER	YES		
TELEPHONE	YES	YES	NO VISUAL INDICATION
INTERCOM	NO		
STOP SWITCH	YES		
SEISMIC OPERATION	N/A		
DOOR RESTRICTION	YES		

NOTES:	ORIGINAL INSTALLATION 2002 BY SCHINDLER ELEVATOR.

LERCH, BATES & ASSOCIATES INC. **ELEVATOR PERFORMANCE EVALUATION**

PROJECT:	HAMPTONS SOUTH CONDO	OWNER ID #:	CAR PE10	REVIEW DATE:	February 13, 2007		
LOCATION:	20201 E. COUNTRY CLUB DR.	ELEVATOR GROUP:	CORE E	PERMIT ID #:	63677		
CITY AND STATE:	AVENTURA, FLORIDA	GEARLESS:		GEARED:	X	HYDRAULIC:	
LBA PROJECT NO:	1205267	PASSENGER:	X	SERVICE:		FREIGHT:	
MANUFACTURER:	SCHINDLER	FLOORS SERVED:	29	FRONT:	27	REAR:	28
CONTRACTOR:	SCHINDLER	CAPACITY	3500 LBS.	SPEED	400 FPM		

MEASURED	CAR EMPTY	CAR FULL	CRITERIA		MEETS CRITERIA YES/NO	COMMENTS	NOTES
SPEED UP - FPM	394.0		380/420		YES		± 5 % (3, 5, or 10%)
SPEED DOWN - FPM	401.0		380/420		YES		± 5 % (3, 5, or 10%)
PERFORMANCE - UP - SEC	11.5		10.4		NO	TOO SLOW	TYPICAL FLOOR HEIGHT: 9' 6"
PERFORMANCE - DOWN - SEC	11.7		10.4		NO	TOO SLOW	BETWEEN FLOORS: 19-20 PRE-OPENING: YES NO X
STOPPING ACCURACY	1/4		1/4"		YES		± 1/4 "
	FRONT	REAR	FRONT	REAR			DOOR TYPE: 1 SPEED SIDE OPEN WIDTH: 3' 6" HEIGHT: 7' 0"
DOOR OPEN - SEC.	3.5	3.4	2.9	2.9	NO	TOO SLOW	DOOR OPERATOR SPEED:
DOOR CLOSE - SEC.	3.2	3.4	4.1	4.1	NO	TOO SLOW	LOW: X MED: HIGH:
SHORT HOLD OPEN - SEC. (CAR CALL)	3.7	4.1	>3.0	>3.0	YES	RECOMMEND SET SHORTER TO 3.0 SEC	
INTERRUPTED RAY - SEC.			>3.0*	>3.0*			* >3.0 INITIAL, .5-1.5 SUBSEQUENT
NUDGING - SEC.			>20.0	>20.0			
STALL PRESSURE -LBS.	16	14	30 MAX	30 MAX	YES		
LONG HOLD OPEN - SEC. (HALL CALL)	10.9	5.4	>5.0	>5.0	YES	RECOMMEND SET SHORTER TO 5.0 SEC	
LANTERNS CALL NOTIFICATION SEC. (HALL CALL)							PREDICTIVE LANTERNS: YES OR NO X
REDUCED DOOR CLOSE TIME (NUDGING)							1.68 X DOOR CLOSE TIME (LBA MINIMUM TIME)

OBSERVATIONS	MEETS CRITERIA	COMMENTS
ACCELERATION	YES	
RIDE	YES	
DECELERATION	NO	ADJUSTMENT NEEDED
STOP	YES	
DOOR OPERATION	NO	ADJUSTMENT NEEDED
DOOR PROTECTION	YES	
DOOR OPEN BUTTON	YES	
ALARM BUTTON	NO	NO LIGHT
CAR LIGHTING GUARDED	YES	CORDED LIGHT
FALSE CALL CANCEL	N/A	

FEATURES	INSTALLED	TESTED	COMMENTS
EMERGENCY LIGHT	YES		
FIRE SERVICE - PHASE 1	YES		
FIRE SERVICE - PHASE 2	YES		
FIRE PHONE JACK	YES		
STANDBY POWER	YES		
TELEPHONE	YES	YES	NO VISUAL INDICATION
INTERCOM	NO		
STOP SWITCH	YES		
SEISMIC OPERATION	N/A		
DOOR RESTRICTION	YES		

NOTES:	ORIGINAL INSTALLATION 2002 BY SCHINDLER ELEVATOR.

LERCH, BATES & ASSOCIATES INC. **ELEVATOR PERFORMANCE EVALUATION**

PROJECT:	HAMPTONS SOUTH CONDO	OWNER ID #:	CAR PE11	REVIEW DATE:	February 13, 2007		
LOCATION:	20201 E. COUNTRY CLUB DR.	ELEVATOR GROUP:	GARAGE/TENNIS	PERMIT ID #:	74308		
CITY AND STATE:	AVENTURA, FLORIDA	GEARLESS:		GEARED:		HYDRAULIC:	X
LBA PROJECT NO:	1205267	PASSENGER:	X	SERVICE:		FREIGHT:	
MANUFACTURER:	SCHINDLER	FLOORS SERVED:	2	FRONT:	2	REAR:	0
CONTRACTOR:	SCHINDLER	CAPACITY	2500 LBS.	SPEED	125 FPM		

MEASURED	CAR EMPTY	CAR FULL	CRITERIA		MEETS CRITERIA YES/NO	COMMENTS	NOTES
SPEED UP - FPM	118.0		113/138		YES		± 10 % (3, 5, or 10%)
SPEED DOWN - FPM	122.0		113/138		YES		± 10 % (3, 5, or 10%)
PERFORMANCE - UP - SEC	23.5		14.7		NO	TOO SLOW	TYPICAL FLOOR HEIGHT: 10' 4"
PERFORMANCE - DOWN - SEC	19.2		14.7		NO	TOO SLOW	BETWEEN FLOORS: 1-2 PRE-OPENING: YES NO X
STOPPING ACCURACY	1/4		1/4"		YES		± 1/4 "
	FRONT	REAR	FRONT	REAR			DOOR TYPE: 1 SPEED SIDE OPEN WIDTH: 3' 6" HEIGHT: 7' 0"
DOOR OPEN - SEC.	3.0		2.9		NO	TOO SLOW	DOOR OPERATOR SPEED:
DOOR CLOSE - SEC.	4.4		4.1		NO	TOO SLOW	LOW: X MED: HIGH:
SHORT HOLD OPEN - SEC. (CAR CALL)	7.0		>3.0	>3.0	YES	RECOMMEND SET SHORTER TO 3.0 SEC	
INTERRUPTED RAY - SEC.			>3.0*	>3.0*			* >3.0 INITIAL, .5-1.5 SUBSEQUENT
NUDGING - SEC.			>20.0	>20.0			
STALL PRESSURE -LBS.	29		30 MAX	30 MAX	YES		
LONG HOLD OPEN - SEC. (HALL CALL)	9.0		>5.0	>5.0	YES	RECOMMEND SET SHORTER TO 5.0 SEC	
LANTERNS CALL NOTIFICATION SEC. (HALL CALL)							PREDICTIVE LANTERNS: YES OR NO X
REDUCED DOOR CLOSE TIME (NUDGING)	5.5		6.9		NO	MUST INCREASE TO 6.9 SEC MIN	1.68 X DOOR CLOSE TIME (LBA MINIMUM TIME)

OBSERVATIONS	MEETS CRITERIA	COMMENTS
ACCELERATION	NO	ADJUSTMENT NEEDED
RIDE	YES	
DECELERATION	NO	ADJUSTMENT NEEDED
STOP	NO	ADJUSTMENT NEEDED
DOOR OPERATION	NO	ADJUSTMENT NEEDED
DOOR PROTECTION	YES	
DOOR OPEN BUTTON	YES	
ALARM BUTTON	YES	
CAR LIGHTING GUARDED	YES	
FALSE CALL CANCEL	N/A	

FEATURES	INSTALLED	TESTED	COMMENTS
EMERGENCY LIGHT	YES		
FIRE SERVICE - PHASE 1	YES		
FIRE SERVICE - PHASE 2	YES		
FIRE PHONE JACK	YES		
STANDBY POWER	NO		
TELEPHONE	YES	YES	NOT WORKING
INTERCOM	NO		
STOP SWITCH	YES		
SEISMIC OPERATION	N/A		
DOOR RESTRICTION	YES		

NOTES:	ORIGINAL INSTALLATION 2002 BY SCHINDLER ELEVATOR.

PROJECT NAME/LOCATION:	HAMPTONS SOUTH CONDOMINIUM, AVENTURA, FLORIDA
CLIENT PROJECT NO.	
LBA PROJECT NO.	1205267
ELEVATOR NO.	PE1-PE11 ELEVATOR GROUP: CORES A, B, C, D, E & GARAGE/TENNIS
REVIEW DATE:	02/13/2007

A. GENERAL APPLICATION

ALL BUILDINGS, PASSENGER AND SERVICE ELEVATORS. FREIGHT ELEVATORS EXEMPT.

EXCEPTION: THOSE UNDER THREE (3) STORIES HIGH AND LESS THAN 3000 FT^2 PER STORY UNLESS SUCH BUILDINGS ARE SHOPPING CENTERS, MALLS, OR PROFESSIONAL OFFICES OF A HEALTHCARE PROVIDER

B. EFFECTIVE DATE

SIGNED INTO LAW JULY 26, 1990

C. COMPLIANCE DATE

VARIES. EFFECTIVE JULY 26, 1992 FOR EXISTING BUILDINGS. APPLIES TO NEW CONSTRUCTION OCCUPIED FOR THE FIRST TIME AFTER JANUARY 26, 1993.

NOTE: MANY OF THE RULES CAN BE INTERPRETED IN VARIOUS WAYS. THE FOLLOWING REPRESENTS OUR INTERPRETATION OF THE REGULATIONS AS OF THE DATE OF THE ONSITE REVIEW.

D. TAX ASSISTANCE

SECTION 190 OF THE IRS CODE ALLOWS UP TO $35,000 TAX DEDUCTION PER YEAR TO BUSINESSES THAT MAKE ACCESSIBILITY ALTERATIONS TO EXISTING FACILITIES.

RULE	REQUIREMENT	FINDINGS YES/NO	MEASURED
4.10.1 GENERAL	ACCESSIBLE ELEVATOR ON ACCESSIBLE ROUTE	YES	
	CONFORM TO A17.1-1990		
4.10.2 AUTOMATIC OPERATION	AUTOMATIC OPERATION	YES	
	SELF-LEVELING/STOPPING ACCURACY OF ± 1/2" WITH OR WITHOUT RATED LOAD	YES	
4.10.3 HALL CALL BUTTONS	CENTERED 42" ABOVE FLOOR	YES	42"
	ILLUMINATING	YES	
	MINIMUM 3/4" IN SMALLEST DIMENSION	YES	1"
	"UP" BUTTON ABOVE "DOWN" BUTTON	YES	
	RAISED OR FLUSH PUSHBUTTONS	YES	RAISED
	NO PROJECTIONS OVER 4" ABOVE OR BELOW FIXTURE BETWEEN 27" AND 80" ABOVE FLOOR	YES	

RULE	REQUIREMENT	FINDINGS YES/NO	MEASURED
4.10.4 HALL LANTERNS (NOTE: IN CAR LANTERN SIMILARLY VISIBLE IS ACCEPTABLE)	HALL LANTERNS	NO	
	IN-CAR LANTERNS	YES	ONE
	VISUAL AND AUDIBLE SOUNDS ONCE FOR "UP" AND TWICE FOR "DOWN"	YES	
	AUTOMATIC VERBAL ANNOUNCEMENT	N/A	
	CENTERED AT LEAST 72" ABOVE FLOOR	YES	72"
	AT LEAST 2-1/2" IN SMALLEST DIMENSION	YES	2-1/2"
	VISIBLE FROM VICINITY OF HALL PUSHBUTTON	YES	
4.10.5 RAISED AND BRAILLE CHARACTERS ON HOISTWAY ENTRANCES	ALL HOISTWAY ENTRANCES ON BOTH JAMBS	YES	
	CENTERED 60" ABOVE FLOOR	YES	60"
	2" HIGH CHARACTERS	YES	2"
	RAISED CHARACTERS	YES	
	PERMANENTLY APPLIED OK - 4.30.4 APPLIES	YES	
4.10.6 DOOR PROTECTIVE AND REOPENING DEVICE NOTE: EXISTING ELEVATORS WITH ELECTRO-MECHANICAL SAFETY EDGES WHICH REQUIRE CONTACT TO INITIATE DOOR REOPEN ARE ACCEPTABLE	DOORS OPEN AND CLOSE AUTOMATICALLY	YES	
	DEVICE TO STOP AND REOPEN DOORS WHEN OBSTRUCTED	YES	
	LIGHT RAYS AT 5" AND 29" ABOVE FLOOR	YES	SCREEN
	CONTACT NOT REQUIRED TO INITIATE DOOR REOPEN	YES	
	DOORS REOPEN FULLY WHEN OBSTRUCTED	YES	
	DEVICE, WHEN CONTINUOUSLY OBSTRUCTED, SHALL NOT ALLOW DOOR CLOSE FOR AT LEAST 20 SECONDS	YES	
4.10.7 DOOR AND SIGNAL TIMING FOR HALL CALLS	NOTIFICATION TIME (T) = INITIAL HALL LANTERN ILLUMINATION/SOUND UNTIL DOORS START TO CLOSE*		
	MEASURED AT =		
	NOTIFICATION TIME (T) = CAR LANTERN VISIBLE FROM HALL CALL BUTTON UNTIL DOORS START TO CLOSE*		
	MEASURED AT =		
	MINIMUM ACCEPTABLE NOTIFICATION TIME = 5 SECONDS*	NO*	* NO FOR CARS PE4,7,8 ONLY
	D = DISTANCE FROM POINT 60" DIRECTLY IN FRONT OF FURTHEST CALL BUTTON CONTROLLING THAT CAR TO CENTER OF ITS HOISTWAY DOOR		
	NOTIFICATION TIME: T = D/(1.5 F/S)*		

RULE	REQUIREMENT	FINDINGS YES/NO	MEASURED
4.10.8 DOOR DELAY FOR CAR CALLS	MINIMUM DOOR HOLD OPEN = 3.0 SECONDS IN RESPONSE TO CAR CALL	NO*	* NO FOR CAR PE9 ONLY
	** Elevator Performance Times Can Vary Significantly Over Time. Your Elevator Maintenance Contractor Must Be Very Conscientious With Maintenance And Adjustment Procedures To Maintain Consistent Reliability And Operation.*		
4.10.9 FLOOR PLAN OF ELEVATOR CARS	FIGURE 22 MINIMUM CLEAR INSIDE DIMENSIONS:		
	CENTER OPENING DOORS: 80" X 51"	N/A	
	SIDE OPENING DOORS: 68" X 51"	YES	77.5" W X 65" D
	DOOR OPENING WIDTH – 36" MINIMUM	YES	42"
	CAR SILL TO HOISTWAY SILL CLEARANCE = 1-1/4" MAXIMUM	YES	1.25"
4.10.10 FLOOR SURFACES	COMPLY WITH 4.5: FIRM, STABLE, AND SLIP RESISTANT	YES	
	MAXIMUM 1/4" VERTICAL CHANGE IN LEVEL CAR SILL TO CAR FLOOR	YES	
4.10.11 ILLUMINATION LEVELS	AT CAR CONTROLS, PLATFORM CAR AND LANDING SILL = 5 FOOT CANDLES	YES	
4.10.12 CAR CONTROLS	BUTTONS – RAISED OR FLUSH	YES	RAISED
	MINIMUM DIMENSION = 3/4"	YES	1"
	RAISED, TACTILE BRAILLE/ARABIC CHARACTERS TO LEFT OF BUTTONS (SEE 4.30). APPLIED OK.	YES	
	RAISED STAR, FLOOR DESIGNATION AND BRAILLE TO LEFT OF MAIN ENTRY FLOOR BUTTON	YES	
	FLOOR BUTTONS ILLUMINATE	YES	
	FLOOR BUTTONS EXTINGUISH WHEN CALL ANSWERED	YES	
	FLOOR BUTTONS = 54" MAXIMUM OFF FINISH FLOOR FOR SIDE APPROACH	N/A	
	FLOOR BUTTONS = 48" MAXIMUM OFF FINISH FLOOR FOR FRONT APPROACH	YES	
	EMERGENCY CONTROLS GROUP AT BOTTOM NO LESS THAN 35" ABOVE FINISH FLOOR	YES	
	ALARM BELL ILLUMINATES WHEN ACTUATED (A17.1)	NO	
	CONTROLS LOCATED ON FRONT WALL IF DOORS ARE CENTER OPENING	N/A	
	CONTROLS LOCATED ON SIDE OR FRONT WALL IF DOORS ARE SIDE OPENING	YES	

RULE	REQUIREMENT	FINDINGS YES/NO	MEASURED
4.10.13 CAR POSITION INDICATORS (ALL ELEVATORS) NOTE: FLOOR PASSING TONE NOT REQUIRED IF AUTOMATIC VERBAL FLOOR ANNOUNCEMENT IS PROVIDED. NOTE: BUTTON TO ACTUATE TONE MAY BE PROVIDED	ABOVE CAR CONTROL PANEL OR DOOR	YES	CONTROL PANEL
	NUMERALS AT LEAST 1/2" HIGH	YES	1/2
	FLOOR PASSING TONE AT LEAST 20 DECIBELS WITH MAXIMUM FREQUENCY OF 1500 HZ	YES	
	AUTOMATIC VERBAL FLOOR ANNOUNCEMENT	N/A	
4.10.14 EMERGENCY COMMUNICATION	2-WAY PER A17.1-1990	NO*	* NO FOR CAR PE11 ONLY
	MINIMUM HANDSET CORD LENGTH FOR TELEPHONE = 29" MINIMUM	YES	HANDSFREE
	COMPARTMENT TOP MAXIMUM 48" OFF FINISH FLOOR	YES	
	COMPARTMENT BOTTOM MINIMUM 15" OFF FINISH FLOOR	YES	
	COMPARTMENT COVER EASILY OPENED; NOT REQUIRING TIGHT GRASPING, PINCHING, OR TWISTING	YES	
	IDENTIFIED BY RAISED SYMBOL AND LETTERING	YES	
	VISUAL ACKNOWLEDGEMENT OF EMERGENCY COMMUNICATION	NO	

APPENDIX "B"

SUPPORTING PHOTOGRAPHS

VIEW OF HAMPTONS SOUTH CONDOMINIUM BUILDING WITH ELEVEN ELEVATORS TOTAL. THE TOWER WITH CORES A, B, C, D, E SHOWN HERE CONTAINS TEN HIGH RISE ELEVATORS WITH TWO IN EACH CORE.

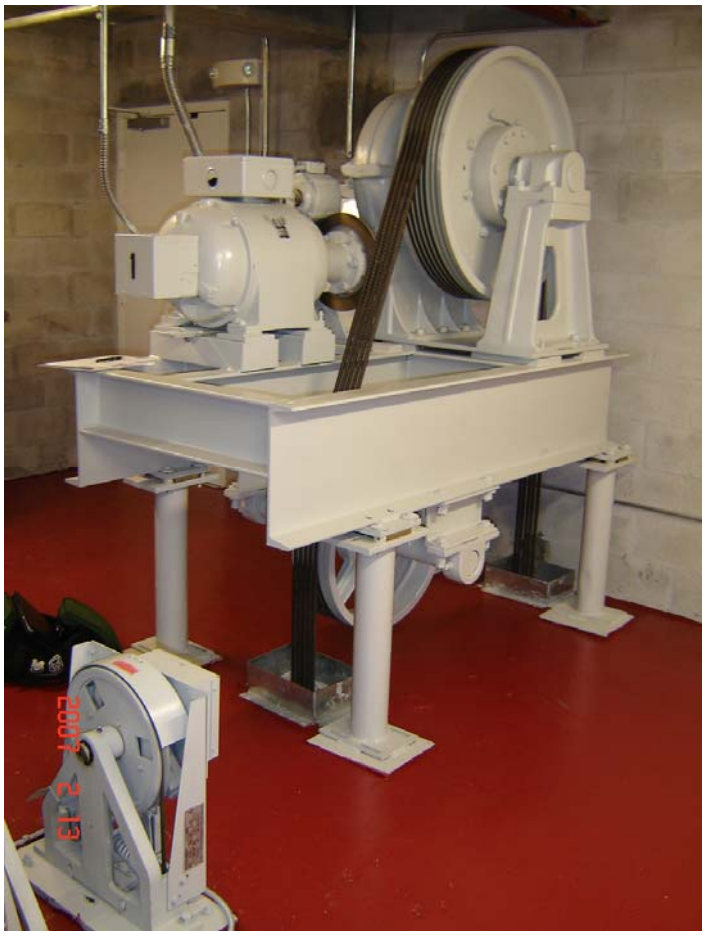
VIEW AT RIGHT/SOUTH OF TOWER SHOWING PARKING GARAGE/TENNIS DECK WHICH CONTAINS ONE LOW RISE ELEVATOR.

VIEW OF TOWER HIGH RISE PASSENGER CARS PE1-PE10 MAIN LOBBY (TOP) AND CLOSE UP OF STANDARD HALL BUTTON FIXTURES (BOTTOM.)

VIEW OF LOW RISE CAR PE11 EXTERIOR LOBBIES (TOP) AT PARKING GARAGE/TENNIS DECK AND CLOSE-UP OF STANDARD HALL FIXTURES (BOTTOM.)

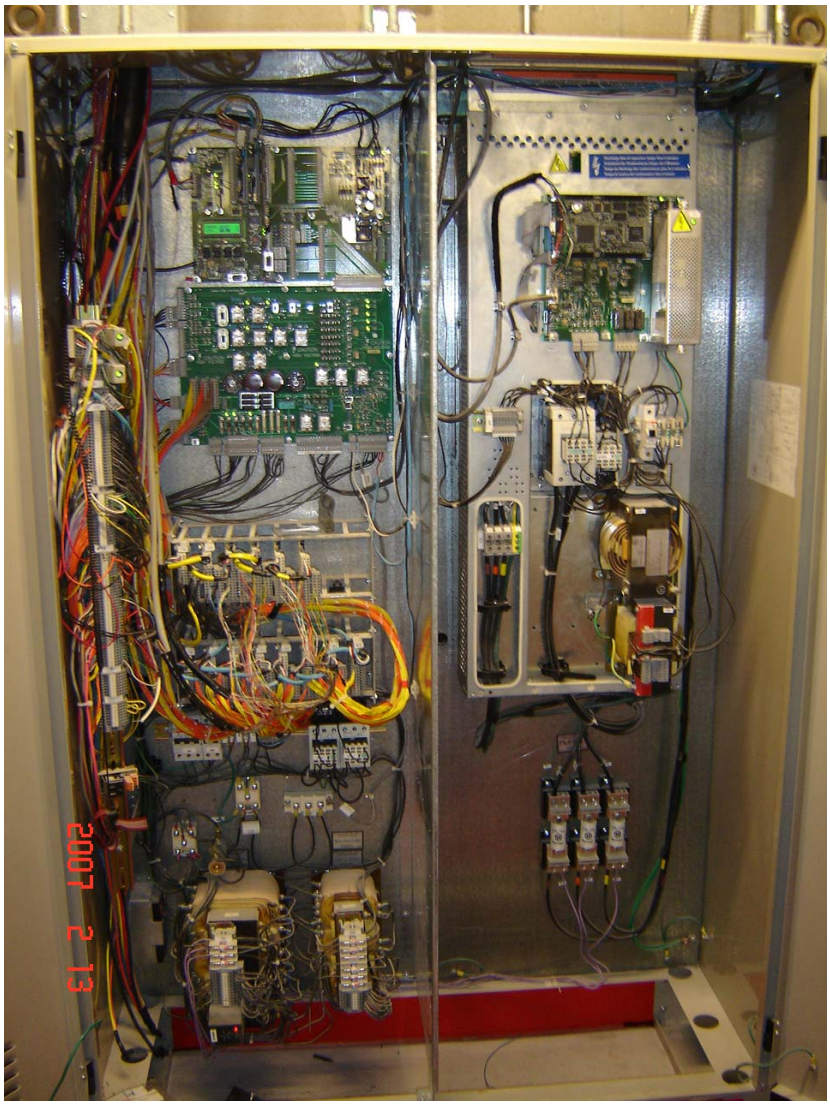
VIEW OF HIGH RISE PASSENGER CARS PE1-PE10 CAB WITH STANDARD CAR FIXTURES.

VIEW OF GARAGE/TENNIS CAR PE11 (LEFT) CAB WITH STANDARD CAR FIXTURES.



HIGH RISE PASSENGER ELEVATOR MACHINE ROOM VIEW OF OVERHEAD GEARED TRACTION HOIST MACHINE, MOTOR, BRAKE, DRIVE/DEFLECTOR SHEAVES & OVERSPEED GOVERNOR.

HIGH RISE ELEVATOR MACHINE ROOM VIEW OF CONTROLLERS.



HIGH RISE PASSENGER ELEVATOR VIEW OF MICROPROCESSOR BASED TRACTION ELEVATOR CONTROL SYSTEM WITH DIGITAL DRIVES.

VIEW OF TEMPORARY JUMPER WIRES THAT MUST BE REMOVED FROM BUILDING TO PREVENT UNSAFE OPERATION OF ELEVATORS.

HIGH RISE PASSENGER TRACTION ELEVATOR HOISTWAY PIT VIEW OF OIL BUFFER, GOVERNOR SHEAVE, GUIDE RAIL, COMPENSATION, ETC.

LOW RISE PARKING GARAGE/TENNIS DECK HYDRAULIC ELEVATOR HOISTWAY VIEW SHOWING TOP OF CAR, DOOR OPERATOR, GUIDE RAILS, DUAL JACK HOLELESS HYDRAULIC JACKS, INSPECTION OPERATION CONTROLS, ETC.

VIEWS OF HIGH RISE ELEVATORS SHOWING DIRTY HOISTWAY PIT CONDITIONS (TOP PHOTO) AND TOP OF CAR (BOTTOM PHOTO) EQUIPMENT INCLUDING DOOR OPERATOR, HOIST ROPES, GUIDE RAILS, ROLLER GUIDES, INSPECTION OPERATION CONTROLS, ETC; ALSO SHOWING SPARE PARTS/PACKAGING (PHOTOS BELOW) WHICH MUST BE PROPERLY STORED IN CABINETS IN ELEVATOR MACHINE ROOMS.

VIEW OF HIGH RISE ELEVATORS PE1-10 CAB INTERIOR FINISHES SHOWING CEILING/WALLS/DOORS (TOP) AND WALLS/LOWER/BASE/FLOOR (BOTTOM) MOSTLY FINISHED ONLY ON “RESIDENT CARS” PE1, PE3, PE5, PE7, PE9.

VIEW OF LOW RISE ELEVATOR PE11 CAB INTERIOR FINISHES SHOWING CEILING/WALLS (TOP) AND WALLS/LOWER/BASE/FLOOR (BOTTOM.)

VIEW OF HIGH RISE ELEVATOR PE6 COMPENSATION CABLE SHOWING HOW CABLE IS NOT IN CENTER OF FOUR GUIDE ROLLERS.

VIEW OF TYPICAL HIGH RISE ELEVATOR HOISTWAY VENT. NOTE LOCATION NEXT TO ROOF FLOOR ELEVATOR DOOR INSTEAD OF CODE REQUIRED LOCATION AT TOP OR HOISTWAY JUST UNDER MACHINE ROOM SLAB. MUST BE INVESTIGATED FOR CONFORMANCE/APPROVAL.

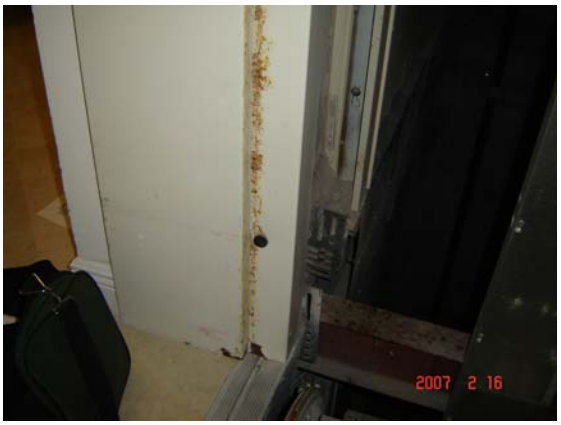
VIEW OF TYPICAL MISSING COVERS ON WIRING BOX/DUCT IN HIGHRISE MACHINE ROOM/HOISTWAY THAT NEEDS TO BE REPLACED.

TENSION WEIGHTS RESTING ON OR NEARLY TOUCHING PIT FLOOR.

VIEW OF HIGH RISE ELEVATORS PE5-PE6 SHOWING OVERSPEED GOVERNOR TENSION WEIGHT RESTING ON PIT FLOOR CAUSING GOVERNOR ROPE SLACK. MUST BE CORRECTED ON MANY CARS FOR PROPER GOVERNOR OPERATION.

TYPICAL VIEW OF HIGHRISE TRACTION PASSENGER CARS HOISTWAY DOOR EQUIPMENT SHOWING INTERLOCKS, TRACKS, HANGERS, ROLLERS, CLOSERS, DOOR PANELS, ETC.

TYPICAL VIEWS OF UNFINISHED CAB INTERIORS SHOWING SHELL CAB WALL (WHITE) INSTEAD OF MOSTLY FINISHED INTERIORS. THIS CONDITION IS ON THE "CONTRACTOR CARS" PE2, PE4, PE6, PE8, PE10 IN EACH CORE OF THE BUILDING.



TYPICAL VIEWS OF RUST DEVELOPING ON ELEVATOR ENTRANCE EQUIPMENT REQUIRING CORRECTION TO PREVENT FURTHER DAMAGE.