Property Consulting Group, Inc.

Date: July 16, 2025

Attention: City of Sunny Isles Beach-Building Department
Attention: Dylan Battles, Building Official
18070 Collins Avenue
Sunny Isles Beach, Florida 33160
(305) 947-2150

Reference: Final 40 Year Re-Certification Inspection
Winston Tower 700 Condominium Association
290 174th Street
Sunny Isles Beach, FL 33160
Reference Folio: 31-2211-042-0001

Background:

James Hanskat, P.E., had performed structural and electrical inspections of the above-referenced property located in Miami-Dade County, Florida in accordance with Section 8-11(f) of the Miami Dade Code.

The property was also inspected for compliance with Chapter 8C-6 of the Miami Dade County Code regarding parking lot guardrails. Based upon our inspection of the property, the parking lot is adjacent to a water body and guardrails have been installed as required.

The building was deemed structurally and electrically safe for its intended use and occupancy on September 15, 2020. However, based upon our findings during the inspection of the building we could not recommend that the building be recertified for the next ten years at that time for the following reasons:

A preliminary site photometric study to assure compliance with Chapter 8C-3 of the Miami Dade County Code indicated that the level of illumination provided in the front parking lot did not meet the minimum standards for the occupancy classification of the building as established in Section 8C-3 of the Code of Miami-Dade County.

A review of permit records indicates that prior concrete restoration was performed on the reinforced concrete balconies and two level post-tensioned parking garage with pool and recreation deck above in 2009 and 2011 and the garage and balconies were noted to be in good overall condition. However, evidence of limited edge and deck spalling was identified on the some of the balconies and a few of the reinforced concrete columns in the parking garage were noted to be spalled due to leakage of pool chemicals onto the lower levels of the garage.

JAMES HANSKAT LICENSE No. 49801 STATE OF FLORIDA PROFESSIONAL ENGINEER

Signature: James T Hanskat Digitally signed by James T Hanskat Date: 2025.07.16 16:57:15 -04'00'

Print Name: James Hanskat, P.E., # 49801 Date: July 16, 2025

Current Status:

We were retained to prepare plans and specifications for the needed concrete restoration and this work was followed by routine exterior painting. Based upon our plans and specifications, Permit B2021-1614 was issued for concrete repair and Permit B2021-1615 was issued for exterior painting.

We have acted as Special Inspectors for this work and all repair work has been completed. The minor parking lot lighting issues are being addressed with Permit EL2024-717 and this work is significantly complete.

The building is structurally and electrically safe for its intended use and occupancy. Based upon our findings during the final inspections of the building we recommend that the building be recertified for the next ten years.

The intent of the attached report is to verify the structural and electrical integrity of the structure. This is not a code compliance inspection. In order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structural system. To the best of my knowledge and ability, this report represents an accurate opinion of the present condition of the building based upon careful evaluation of observed conditions, to the extent reasonably possible.

I, James Hanskat, P.E.# 49801, certify that I currently hold an active license in the state of Florida and am competent through education and experience to provide the engineering services contained in this report. I hereby certify that Property Consulting Group, Inc., holds an active Certificate of Authorization # 8216 to provide the engineering services.

Should you have any questions concerning this report, please contact our office.

JAMES HANSKAT LICENSE No. 49801 STATE OF FLORIDA PROFESSIONAL ENGINEER

Signature: James T Hanskat Digitally signed by James T Hanskat Date: 2025.07.16 16:57:00 -04'00'

Print Name: James Hanskat, P.E., # 49801 Date: July 16, 2025

City of Sunny Isles Beach
Building Department
18070 Collins Ave
Sunny Isles Beach FL 33160

MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING STRUCTURAL RECERTIFICATION

INSPECTION COMMENCED
Date: 09/02/2020

INSPECTION COMPLETED
Date: 4/01/2024

JAMES HANSKAT LICENSE No. 49801 STATE OF FLORIDA PROFESSIONAL ENGINEER

INSPECTION MADE BY: Property Consulting Group, Inc.

SIGNATURE: James T Hanskat Digitally signed by James T Hanskat Date: 2025.07.16 16:56:47 -04'00'

PRINT NAME: James Hanskat, P.E.

TITLE: Professional Engineer #49801

ADDRESS: 405 S Federal Highway, Suite 300
Pompano Beach, Florida 33062

1. DESCRIPTION OF STRUCTURE

a. Name on Title:	Winston Tower 700 Condominium
b. Street Address:	290 174th Street, Sunny Isles Beach, FL 33160
c. Legal Description:	Winston Towers 700 Condo, according to the public records of Miami-Dade County
d. Owner's Name:	Winston Towers 700 Condominium Association, Inc.
e. Owner's Mailing Address:	290 174th Street, Sunny Isles Beach, FL 33160
f. Folio Number of Property on which Building is Located:	31-2211-042-0080...3700
g. Building Code Occupancy Classification:	Residential Group R-2
h. Present Use:	Condominium Apartment Building
i. General Description:	The building has 23 stories with a two story parking garage and recreation deck.
Addition Comments:	None.

j. Additions to original structure: None.

2. PRESENT CONDITION OF STRUCTURE
a. General alignment (Note: good, fair, poor, explain if significant)
1. Bulging Good
2. Settlement Good
3. Deflections Good
4. Expansion Good
5. Contraction Good
b. Portion showing distress (Note, beams, columns, structural walls, floor, roofs, other)
Several areas of minor deterioration were noted in the garage and unit balconies.
Several of the columns for the garage were spalled due to pool chemicals leaking from above.
Minor concrete repairs were also required for the residential tower and all repairs have been completed under Permit B2021-1614.
c. Surface conditions – describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration and stains.
Minor spalling was noted on a limited number of balconies and garage columns.
The minor spalling has been repaired under Permit B2021-1614.
d. Cracks – note location in significant members. Identify crack size as HAIRLINE if barely discernible; FINE if less than 1 mm in width; MEDIUM if between 1 and 2 mm width; WIDE if over 2 mm.
Other than those areas previously discussed, no significant cracking noted.

e. General extent of deterioration – cracking or spalling of concrete or masonry, oxidation of metals; rot or borer attack in wood.
Minor spalling was noted on a limited number of balconies and garage columns and has been repaired.
f. Previous patching or repairs
Prior concrete repairs performed with permit in 2009 and 2011.
Recent repaired were performed under Permit B2021-1614.
g. Nature of present loading indicate residential, commercial, other estimate magnitude.
Residential.

3. INSPECTIONS
a. Date of notice of required inspection Not provided.
b. Date(s) of actual inspection 9/2/2020 and 9/9/2020 and 4/1/24
c. Name and qualifications of individual submitting report: James Hanskat, P.E.
Professional Engineer, Florida Registration #49801
d. Description of laboratory or other formal testing, if required, rather than manual or visual procedures
Visual inspection procedures were sufficient for this inspection
e. Structural repair-note appropriate line:
1. None required X
2. Required (describe and indicate acceptance)

4. SUPPORTING DATA
a. Permit B2021-1614 sheet written data
b. Not Required photographs
c. Not Required drawings or sketches

5. MASONRY BEARING WALL = Indicate good, fair, poor on appropriate lines:
a. Concrete masonry units Good
b. Clay tile or terra cota units N/A
c. Reinforced concrete tie columns Good
d. Reinforced concrete tie beams Good
e. Lintel Good
f. Other type bond beams Good
g. Masonry finishes -exterior
1. Stucco Limited minor stucco delamination was noted in some areas and has be repaired with permit.
2. Veneer N/A
3. Paint only Good - Exterior painting was performed under permit.
4. Other (describe) N/A
h. Masonry finishes - interior
1. Vapor barrier Unknown
2. Furring and plaster N/A
3. Paneling N/A
4. Paint only Good
5. Other (describe) Drywall-Good
i. Cracks
1. Location – note beams, columns, other No significant cracking was noted in the beams and columns.
2. Description None.
j. Spalling
1. Location – note beams, columns, other Balconies and garage columns.
2. Description
Minor spalling was noted on a limited number of balconies and garage columns.
k. Rebar corrosion-check appropriate line Some very limited areas of exposed rebar was noted.
1. None visible X - Repaired under permit.
2. Minor-patching will suffice
3. Significant-but patching will suffice

4. Significant-structural repairs required None
l. Samples chipped out for examination in spall areas:
1. No X
2. Yes – describe color, texture, aggregate, general quality

6. FLOOR AND ROOF SYSTEM
a. Roof Flat reinforced concrete roof deck.
1. Describe (flat, slope, type roofing, type roof deck, condition)
The flat roof is finished with built-up roofing materials and has a tar and gravel roof
covering noted to be in good condition.
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of support:
Cooling tower and common area HVAC mounted on elevated metal stands.
3. Note types of drains and scuppers and condition:
Roof drains noted to be in good condition.
b. Floor system(s) Reinforced concrete floor system for tower. Post-Tensioned two-level garage with recreation deck above.
1. Describe (type of system framing, material, spans, condition)
The building has a two story parking garage with recreation deck. The exterior walls are supported by
reinforced concrete piles. Noted to be in good condition.
c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members.
Not necessary to open areas for inspection.

7. STEEL FRAMING SYSTEM
a. Description
Elevated metal stands for the roof mounted cooling tower and HVAC equipment.

b. Exposed Steel- describe condition of paint and degree of corrosion

Elevated metal stands noted to be in good condition.

c. Concrete or other fireproofing – note any cracking or spalling and note where any covering was removed for inspection

None noted.

d. Elevator sheave beams and connections, and machine floor beams – note condition:

Elevator machine rooms located at roof Levels. Floors noted to be in good condition.

8. CONCRETE FRAMING SYSTEM

a. Full description of structural system

Reinforced concrete floor and roof system for 23 story tower. Post-Tensioned two-level garage with recreation deck above.

b. Cracking

1. Not significant X
2. Location and description of members affected and type cracking Minor spalling was noted in limited areas on the balconies and the parking garage columns and has been repaired under permit.

c. General condition

Very Good

d. Rebar corrosion – check appropriate line

1. None visible X
2. Location and description of members affected and type cracking
3. Significant but patching will suffice
4. Significant – structural repairs required (describe) Minor spalling repair was required an completed.

e. Samples chipped out in spall areas:

1. No X
2. Yes, describe color, texture, aggregate, general quality:

9. WINDOWS
a. Type (Wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other)
The building is provided with single hung windows set in aluminum frames. The balconies have sliding glass windows set in aluminum frames.
b. Anchorage- type and condition of fasteners and latches Windows are attached with screws and expansion anchors.
c. Sealant – type of condition of perimeter sealant and at mullions: Windows are sealed at sills with caulking as needed.
d. Interiors seals – type and condition at operable vents N/A
e. General condition:
Caulking was required and was performed during routine exterior painting.

10. WOOD FRAMING
a. Type – fully describe if mill construction, light construction, major spans, trusses:
Light construction wood framing for interior partitions. Overall condition is good.
b. Note metal fitting i.e., angles, plates, bolts, split pintles, other, and note condition:
Plates, angles, and bolts in good condition.
c. Joints – note if well fitted and still closed: Joints are well fitted.
d. Drainage – note accumulations of moisture N/A
e. Ventilation – note any concealed spaces not ventilated: None noted.
f. Note any concealed spaces opened for inspection: None.

Department of Regulatory and Economic Resources
11805 SW 26th Street
Miami, Florida 33175-2474
786-315-2000

miamidade.gov/building

CERTIFICATION OF COMPLIANCE WITH PARKING LOT GUARDRAILS STANDARDS IN CHAPTER 8C-6 OF THE CODE OF MIAMI-DADE COUNTY

Case No. _____

Folio No. 31-2211-042-0001

Property Address: 290 174th Street, Sunny Isles Beach, FL 33160

Bldg. No. 1, Sq. Footage: Not Provided

Building Description: Twenty Three - Story Condo with Parking Garage/Recreation Deck

I am a Florida registered professional ☒ engineer / ☐ architect with an active license.

On September 9, 2020, I inspected the parking lots servicing the above referenced building for compliance with Section 8C-6 and determined the following (check only one):

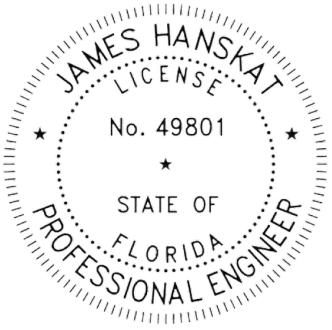
☐ The parking lot(s) is not adjacent to or abutting a canal, lake, or other body of water.

☒ The parking lot(s) is adjacent to or abutting a canal, lake or other body of water and parked vehicles are protected by a guardrail that complies with Section 8C-6 of the Miami- Dade County Code.

☐ The parking lot(s) is adjacent to or abutting a canal, lake or other body of water and parked vehicles **are not** protected by a guardrail that complies with Section 8C-6 of Miami-Dade County Code. I have advised the property owner that he/she must obtain a permit for the installation of theguardrail and obtain all required inspection approvals to avoid enforcement action.

James T Hanskat
Digitally signed by James T Hanskat
Date: 2025.07.16 16:56:24 -04'00'

Signature and Seal of Architect or Engineer



James Hanskat, P.E.

Print Name

9/9/2020

Date

City of Sunny Isles Beach
Building Department
18070 Collins Ave
Sunny Isles Beach FL 33160

MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING ELECTRICAL RECERTIFICATION

INSPECTION COMMENCED
Date: 09/02/2020

INSPECTION COMPLETED
Date: 04/01/2024

JAMES HANSKAT LICENSE No. 49801 STATE OF FLORIDA PROFESSIONAL ENGINEER

INSPECTION MADE BY: Property Consulting Group, Inc.
SIGNATURE: James T Hanskat Digitally signed by James T Hanskat Date: 2025.07.16 16:56:11 -04'00'
PRINT NAME: James Hanskat, PE.
TITLE: Professional Engineer #49801
ADDRESS: 405 South Federal Highway, Suite 300
Pomano Beach, FL 33062

DESCRIPTION OF STRUCTURE

a. Name on Title:	Winston Tower 700 Condominium
b. Street Address:	290 174th Street, Sunny Isles Beach, FL 33160
c. Legal Description:	Winston Towers 700 Condo, according to the public records of Miami-Dade County
d. Owner's Name:	Winston Towers 700 Condominium Association, Inc.
e. Owner's Mailing Address:	290 174th Street, Sunny Isles Beach, FL 33160
f. Folio Number of Property on which Building is Located:	31-2211-042-0080...3700
g. Building Code Occupancy Classification:	Residential Group R-2
h. Present Use:	Condominium Apartment Building
i. General Description, Type of Construction, Size, Number of Stories, and Special Features	
Additional Comments:	
The building has 23 stories with a two story parking garage and recreation deck.	

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

1. ELECTRIC SERVICE

1. Size:	Amperage	(2800)	Fuses	( )	Breakers	(X)	
2. Phase:	Three Phase	(X)	Single Phase	( )			
3. Condition:	Good	(X)	Fair	( )	Needs Repair	( )	

Comments:	Main 1 of 6: 800A, 277/480V,Three Phase, Main 2 of 6: 400A, 277/480V, Three Phase, Main 3 of 6: 400A, 277/480V, Three Phase, Main 4 of 6: 200A, 277/480V, Three Phase, Main 5 of 600A, 277/480V, Three Phase and Main 6 of 6: 400A, 277/480V, Three Phase. Adequate service capacity and condition.

2. METER AND ELECTRIC ROOM

1. Clearances:	Good	(X)	Fair	( )	Requires Correction	( )

Comments:	Services located in meter rooms and fire pump room.

3. GUTTERS

Location: Go	od	(X)	Requires Repair	( )
Taps and Fill:	Good	(X)	Requires Repair	( )

Comments:	Gutters were in good overall condition. No significant deficiencies noted.

4. ELECTRICAL PANELS

Location: Good (X) Needs Repair ( )

1. Panel #(125)

Good (X) Needs Repair ( )

2. Panel #(225)

Good ( ) Needs Repair ( )

3. Panel #( )

Good ( ) Needs Repair ( )

4. Panel #( )

Good ( ) Needs Repair ( )

5. Panel #( )

Good ( ) Needs Repair ( )

Comments: 125 Amp Tenant Breaker Panels and 125-225Amp House Breaker Panels located throughout the building. Noted to be in Good Condition.

5. BRANCH CIRCUITS:

1. Identified: Yes (X) Must be identified ( )

2. Conductors: Good (X) Deteriorated ( ) Must be replaced ( )

Comments: All circuits identified as well as could be expected.

6. GROUNDING SERVICE:

Good (X) Repairs Required ( )

Comments: Services are grounded to a grounding rod.

7. GROUNDING OF EQUIPMENT:

Good (X) Repairs Required ( )

Comments: No deficiencies noted.

8. SERVICE CONDUITS/RACEWAYS:

Good (X) Repairs Required ( )

Comments: No deficiencies noted.

9. SERVICE CONDUCTOR AND CABLES:

Good (X) Repairs Required ( )

Comments: No deficiencies noted.

10. TYPES OF WIRING METHODS:

Conduit Raceways:	Good	(X)	Repairs Required	( )
Conduit PVC:	Good	(X)	Repairs Required	( )
NM Cable:	Good	(X)	Repairs Required	( )
BX Cable:	Good	(X)	Repairs Required	( )

11. FEEDER CONDUCTORS:

Good	(X)	Repairs Required	( )

Comments: No deficiencies noted.

12. EMERGENCY LIGHTING:

Good	(X)	Repairs Required	( )

Comments: All emergency lighting inspected were noted to be in serviceable condition.

13. BUILDING EGRESS ILLUMINATION:

Good	(X)	Repairs Required	( )

Comments: All egress lighting inspected were noted to be in serviceable condition.

14. FIRE ALARM SYSTEM:

Good (X) Repairs Required ( )

Comments: Fire alarm was noted to be in good condition and recently inspected.

15. SMOKE DETECTORS:

Good (X) Repairs Required ( )

Comments: Hard wired and/or battery operated smoke detectors located in the dwelling units.

16. EXIT LIGHTS:

Good (X) Repairs Required ( )

Comments: All exit lights inspected were noted to be in serviceable condition.

17. EMERGENCY GENERATOR:

Good (X) Repairs Required ( )

Comments: Emergency Generator was noted to be in serviceable condition and is tested regularly.

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

Require Additional

Go od (X) Repairs Required ( )

Comments: All wiring was noted to be in good condition.

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

Require Additional

Go od (X) Repairs Required ( )

Comments: None.

20. SWIMMING POOL WIRING:

Go od (X) Repairs Required (X)

Comments: Pool was renovated and proper grounding was verified.

21. WIRING TO MECHANICAL EQUIPMENT:

Go od (X) Repairs Required ( )

Comments: All mechanical equipment in serviceable condition.

22. ADDITIONAL COMMENTS:

Overall condition of electrical service, panels, raceways, and conductors is good.
The lighting levels within garage and rear parking were adequate but routine bulb replacement is needed and was in progress at time of inspection.
The lighting levels in the front parking areas were not adequate and lighting upgrades are underway with all required permits.

Department of Regulatory and Economic Resources
11805 SW 26th Street
Miami, Florida 33175-2474
786-315-2000

miamidade.gov/building

CERTIFICATION OF COMPLIANCE WITH PARKING LOT ILLUMINATION STANDARDS IN CHAPTER 8C-3 OF THE CODE OF MIAMI-DADE COUNTY

Case No. _____

Folio No. 31-2211-042-0001

Property Address: 290 174th Street, Sunny Isles, Florida 33160

Bldg. No. 1, Sq. Footage: Not Provided

Building Description: Twenty Three - Story Condo with Parking Garage/Recreation Deck

1. I am a Florida registered professional ☒ engineer / ☐ architect with an active license.

2. On September 9, 2020, at 10:27 ☐ AM / ☒ PM, I measured the level of illumination in the parking lot(s) serving the above-referenced building.

3. Maximum 1.8 foot candle
   Minimum 0.2 foot candle
   Maximum to Minimum Ration 9.0/1 foot candle

4. The level of illumination provided in the parking lot ☐ meets / ☒ does not meet the minimum standards for the occupancy classification of the building as established in Section 8C-3 of the Miami-Dade County Code.

Permit EL2024-717 has been issued for these lighting upgrades and the work is significantly complete. We request that compliance with the lighting code be addressed seperately from the 40 year so the case may be closed

James T Hanskat

Digitally signed by James T Hanskat
Date: 2025.07.16 16:55:25 -04'00'

Signature and Seal of Architect or Engineer

James Hanskat, P.E.

Print Name

9/9/2020

Date

JAMES HANSKAT LICENSE No. 49801 STATE OF FLORIDA PROFESSIONAL ENGINEER