

LIMITED ELECTRICAL THERMOGRAPHY INSPECTION REPORT

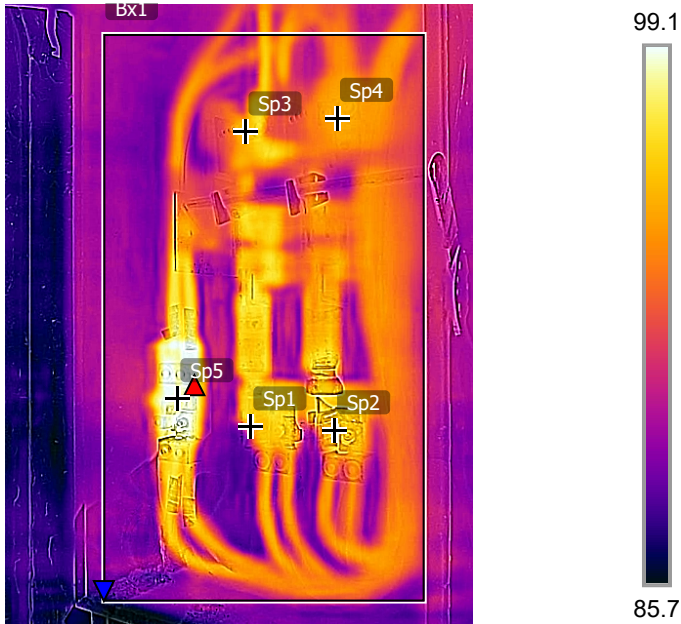
Building: 1362 SW 2nd St Bldg. No.: 2 Miami FL 33135



James Hanskat, P.E.
Florida Licensed Professional Engineer #49801
Level II Thermographer

Date: December 6, 2024

11/8/2024 2:47:52 PM



20241108T144752.jpg FLIR ONE Pro LT (gen 3) T12N5P000BF

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20241108T144752.jpg FLIR ONE Pro LT (gen 3) T12N5P000BF

Measurements

Bx1	Max	100.3 °F
	Min	86.2 °F
	Average	90.7 °F
Sp1		91.8 °F
Sp2		93.0 °F
Sp3		93.5 °F
Sp4		92.5 °F
Sp5		97.2 °F

Parameters

Emissivity	0.95
Refl. temp.	71.6 °F

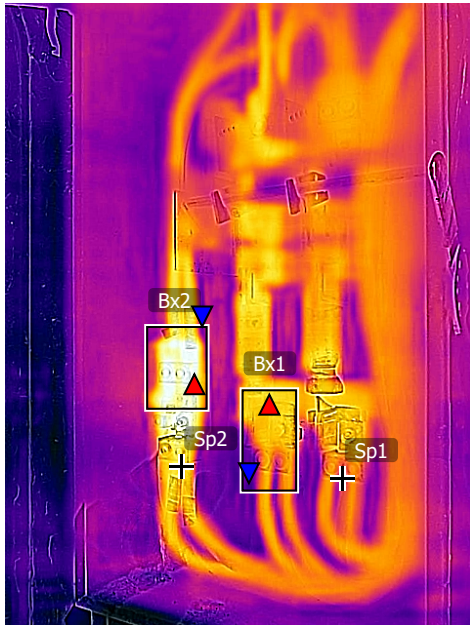
Geolocation

Compass	0° N
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Note

3. Electrical ServiceS
400 Amp Main Disconnect
Location: West Exterior Wall

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20241108T144752.jpg FLIR ONE Pro LT (gen 3) T12N5P000BF

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20241108T144752.jpg FLIR ONE Pro LT (gen 3) T12N5P000BF

Measurements

Bx1	Max	95.2 °F
	Min	87.2 °F
	Average	92.0 °F
Bx2	Max	100.3 °F
	Min	88.1 °F
	Average	95.5 °F
Sp1		90.1 °F
Sp2		93.1 °F
Dt1	Bx1.Max - Sp1	5.1 °F
Dt2	Bx2.Max - Sp2	7.1 °F

Parameters

Emissivity	0.95
Refl. temp.	71.6 °F

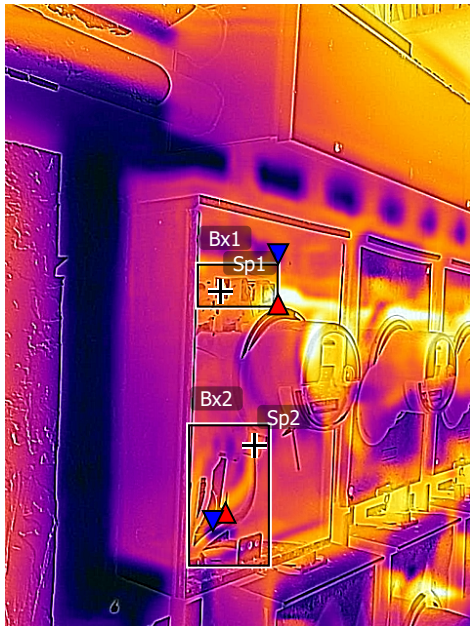
Geolocation

Compass	0° N
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Note

3. Electrical Services
400 Amp Main Disconnect
Location: West Exterior Wall

11/8/2024 3:08:41 PM



20241108T150841.jpg FLIR ONE Pro LT (gen 3) T12N5P000BF

Measurements

Bx1	Max	122.0 °F
	Min	97.1 °F
	Average	102.3 °F
Bx2	Max	103.0 °F
	Min	89.3 °F
	Average	97.8 °F
Sp1		99.7 °F
Sp2		101.2 °F

Parameters

Emissivity	0.95
Refl. temp.	71.6 °F

Geolocation

Compass	0° N
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Note

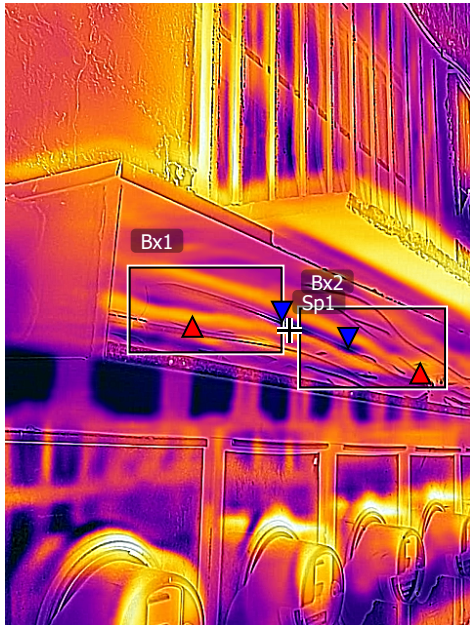
4. View of Metering Equipment
Location: West Exterior Wall

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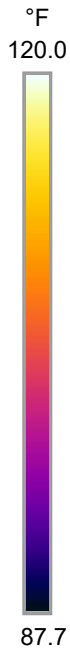


20241108T150841.jpg FLIR ONE Pro LT (gen 3) T12N5P000BF

11/8/2024 3:12:06 PM



20241108T151206.jpg FLIR ONE Pro LT (gen 3) T12N5P000BF



Measurements

Bx1	Max	108.7 °F
	Min	88.2 °F
	Average	100.9 °F
Bx2	Max	107.0 °F
	Min	88.8 °F
	Average	100.0 °F
Sp1		101.2 °F
Dt1	Bx1.Max - Sp1	7.5 °F
Dt2	Bx2.Max - Sp1	5.8 °F

Parameters

Emissivity	0.95
Refl. temp.	71.6 °F

Geolocation

Compass	0° N
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Note

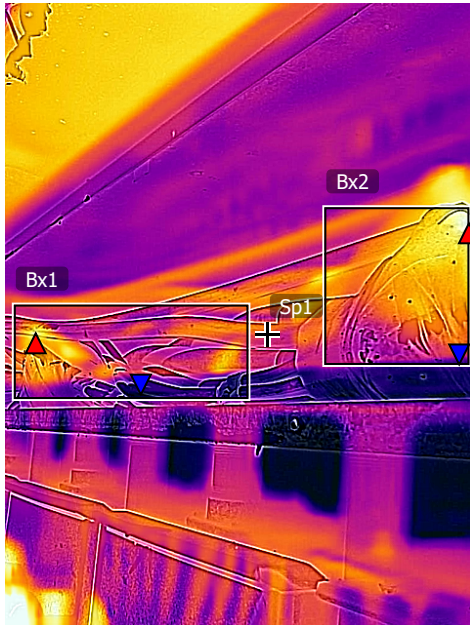
6. View of Electrical Gutters, Wireways
Location: West Exterior Wall

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20241108T151206.jpg FLIR ONE Pro LT (gen 3) T12N5P000BF

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20241108T151219.jpg FLIR ONE Pro LT (gen 3) T12N5P000BF

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20241108T151219.jpg FLIR ONE Pro LT (gen 3) T12N5P000BF

Measurements

Bx1	Max	126.1 °F
	Min	86.2 °F
	Average	100.7 °F
Bx2	Max	132.7 °F
	Min	89.9 °F
	Average	107.5 °F
Sp1		101.7 °F
Dt1	Bx1.Max - Sp1	24.4 °F
Dt2	Bx2.Max - Sp1	31.0 °F

Parameters

Emissivity	0.95
Refl. temp.	71.6 °F

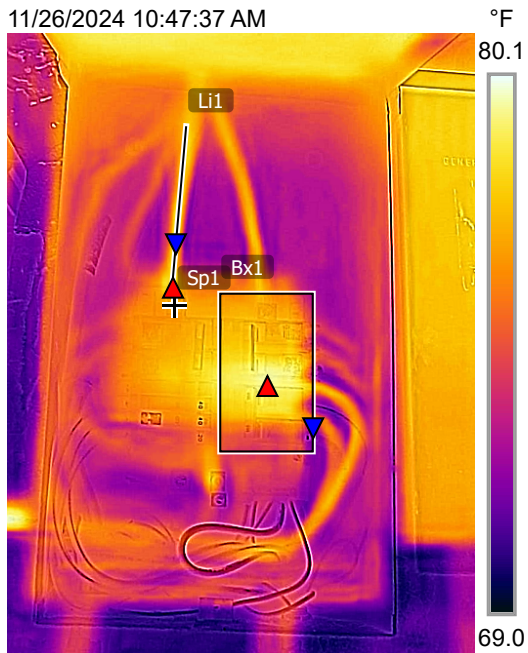
Geolocation

Compass	0° N
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Note

6. View of Electrical Gutters, Wireways
Location: West Exterior Wall

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77.jpg FLIR ONE Pro LT (gen 3) T12N5P000BF

Measurements

Bx1	Max	78.2 °F
	Min	73.0 °F
	Average	75.8 °F
Sp1		75.7 °F
Li1	Max	76.9 °F
	Min	76.0 °F
	Average	76.5 °F
Dt1	Bx1.Max - Sp1	2.5 °F

Parameters

Emissivity	0.95
Refl. temp.	71.6 °F

Geolocation

Compass	0° N
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Note

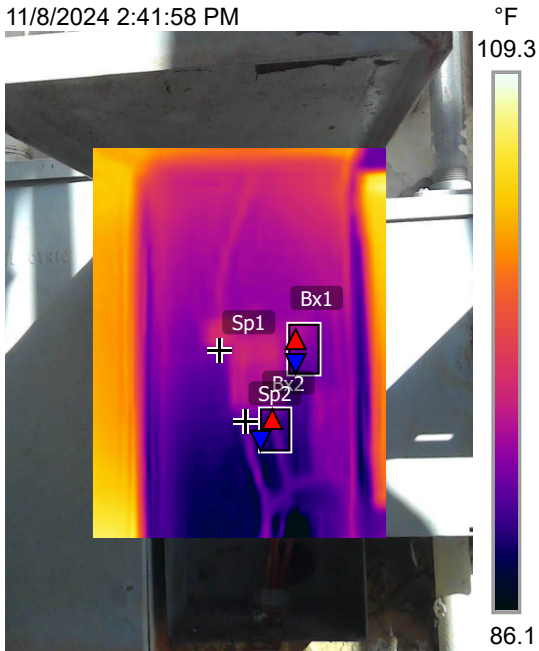
7.1. View of Electrical Panel
125 Amp House Panel
Location: West Exterior Wall

11/26/2024 10:47:37 AM



77.jpg FLIR ONE Pro LT (gen 3) T12N5P000BF

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9.jpg FLIR ONE Pro LT (gen 3) T12N5P000BF

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9.jpg FLIR ONE Pro LT (gen 3) T12N5P000BF

Measurements

Bx1	Max	94.2 °F
	Min	91.0 °F
	Average	92.5 °F
Bx2	Max	92.7 °F
	Min	88.4 °F
	Average	90.3 °F
Sp1		93.0 °F
Sp2		91.4 °F
Dt1	Bx1.Max - Sp1	1.2 °F
Dt2	Bx2.Max - Sp2	1.3 °F

Parameters

Emissivity	0.95
Refl. temp.	71.6 °F

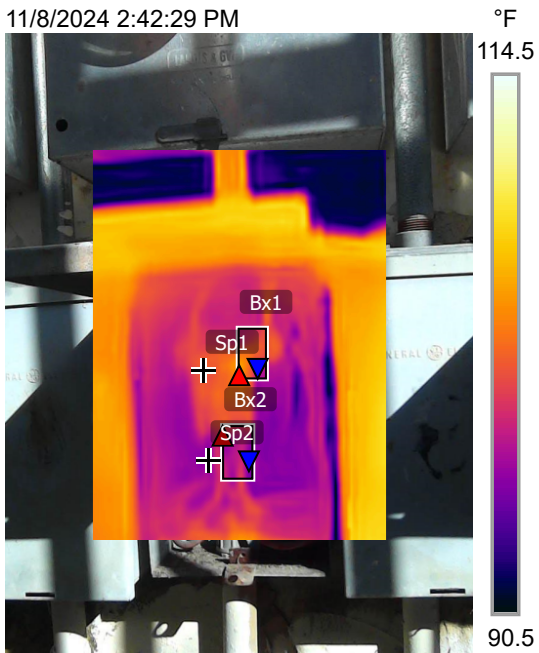
Geolocation

Compass	0° N
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Note

7.2. View of Electrical Panel
60 Amp Tenant Main Disconnect
Location: West Exterior Wall

11/8/2024 2:42:29 PM



99.jpg FLIR ONE Pro LT (gen 3) T12N5P000BF

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99.jpg FLIR ONE Pro LT (gen 3) T12N5P000BF

Measurements

Bx1	Max	105.0 °F
	Min	97.6 °F
	Average	101.2 °F
Bx2	Max	101.5 °F
	Min	95.9 °F
	Average	98.4 °F
Sp1		101.9 °F
Sp2		96.7 °F
Dt1	Bx1.Max - Sp1	3.1 °F
Dt2	Bx2.Max - Sp2	4.8 °F

Parameters

Emissivity	0.95
Refl. temp.	71.6 °F

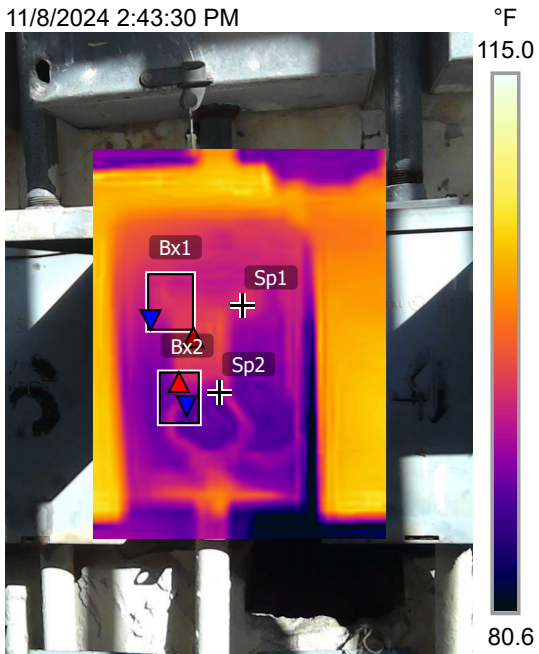
Geolocation

Compass	0° N
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Note

7.3. View of Electrical Panel
60 Amp Tenant Main Disconnect
Location: West Exterior Wall

11/8/2024 2:43:30 PM



999.jpg FLIR ONE Pro LT (gen 3) T12N5P000BF

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999.jpg FLIR ONE Pro LT (gen 3) T12N5P000BF

Measurements

Bx1	Max	96.6 °F
	Min	91.7 °F
	Average	94.7 °F
Bx2	Max	95.7 °F
	Min	87.4 °F
	Average	90.9 °F
Sp1		94.6 °F
Sp2		90.5 °F
Dt1	Bx1.Max - Sp1	1.9 °F
Dt2	Bx2.Max - Sp2	5.2 °F

Parameters

Emissivity	0.95
Refl. temp.	71.6 °F

Geolocation

Compass	0° N
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Note

7.4. View of Electrical Panel
60 Amp Tenant Main Disconnect
Location: West Exterior Wall

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°F
88.9

77.8

20241108T141433.jpg FLIR ONE Pro LT (gen 3) T12N5P000BF

Measurements

Bx1	Max	86.8 °F
	Min	82.7 °F
	Average	84.4 °F
Sp1		82.9 °F
Dt1	Bx1.Max - Sp1	3.9 °F

Parameters

Emissivity	0.95
Refl. temp.	71.6 °F

Geolocation

Compass	0° N
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Note

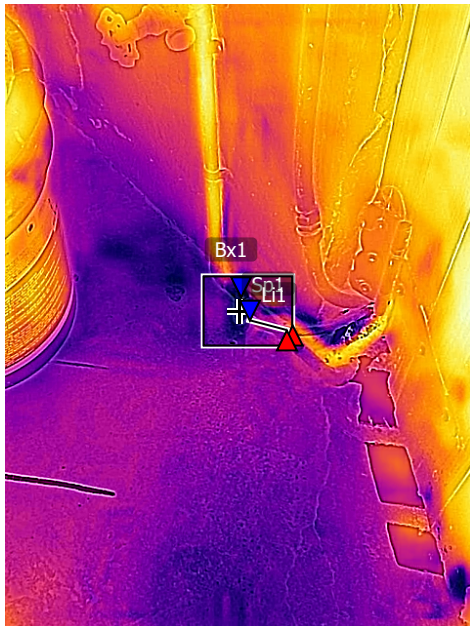
7.5. View of Electrical Panel 100
Amp Tenant Sub-Panel
Location: Interior of Tenant Space

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20241108T141433.jpg FLIR ONE Pro LT (gen 3) T12N5P000BF

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20241108T145003.jpg FLIR ONE Pro LT (gen 3) T12N5P000BF

°F
87.8



76.7

Measurements

Bx1	Max	82.4 °F
	Min	77.4 °F
	Average	79.8 °F
Sp1		78.0 °F
Li1	Max	80.7 °F
	Min	79.8 °F
	Average	80.2 °F
Dt1	Bx1.Max - Sp1	4.4 °F

Parameters

Emissivity	0.95
Refl. temp.	71.6 °F

Geolocation

Compass	0° N
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Note

9. Grounding of Service
Location: West Exterior Wall

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20241108T145003.jpg FLIR ONE Pro LT (gen 3) T12N5P000BF

Purpose:

The purpose of the Infrared Thermography Inspection and written report is to confirm within reasonable fashion that the electrical systems are verified by a certified infrared thermographer, and deemed safe for continued use under present occupancy.

Scope:

The standard of care for the limited infrared inspection is based upon the Infrared Inspection of Electrical Systems & Rotating Equipment, Infraspexion Institute, Burlington, New Jersey. The reporting method for this type of work is "report by exception" which means a comprehensive report including all thermographs are not included in the report. Rather the IR camera and software are used to detect anomalies and these are reported and representative photos are provided.

The standard for determining anomalies is the InterNational Electrical Testing Association (NETA) maintenance testing Temperature Differential (Delta T) method. Max and Min temperature values are compared to produce a reference for determining if thermal anomalies are detected.

During the inspection process, electrical equipment such as: busways, switchgear, panelboards, load centers, disconnects, Variable Frequency Drives (VFDS), starters, control panels, electromechanical timers, meter centers, gutters junction boxes, automatic/manual transfer switches, exhaust fans and transformers can be examined through an Infrared Thermal Imager (infrared camera). Level-II or higher thermographers can recognize and document thermal anomalies in electrical systems such as loose connections and overloaded circuits, which are the most common causes of electrical fires. Electrical fires can start in practically no time under the right conditions. They can also develop slowly over time if the electrical systems degrade. This is why it's important to take preventative measures with Infrared Thermography Inspections.

Non-contact (infrared) temperature sensing reads temperature by intercepting a portion of the infrared energy emitted by an object or substance and detecting its intensity. Infrared imaging allows apparent temperatures to be seen as gradient colors, with hotter spots displayed as brighter colors, and cooler spots displayed as darker colors. When a malfunctioning electrical component or connection is generating more heat than it should be, its apparent temperature will make it stand out right away when viewed through thermal imaging.

The condition of building electrical components evaluated were broken down into one of the following priority levels:

- Priority 0 - (32 < 41 F) No abnormality, component is functioning normally.
- Priority 1 - (42 < 50 F) Low grade fault, monitor equipment and plan another routine inspection.
- Priority 2 - (51 < 68 F) Medium grade fault, corrective measures should be made.
- Priority 3 - (69 < 104 F) High grade fault, corrective measures should be made as soon as possible.
- Priority 4 - (> 104 F) Critical fault, immediate action is required.

GENERAL COMMENTS:

Electrical system was in good overall condition.

The electrical equipment was analyzed using a Teledyne FLIR ONE PRO-iOS Thermal Camera, on November 8th, 2024. Ambient temperature for the subject property at the time of inspection was approximately 88 F. The components with the greatest variation from ambient temperature were recorded, including additional components identified as potential Exceptions.

PRIORITY LEVEL : Priority 0 - (32 < 41 F) No abnormality, component is functioning normally.

The existing electrical system remains functional. No thermal anomalies were identified that would suggest there are any latent electrical issues.



Infraspection
nstitute®

**CERTIFIED
INFRARED
THERMOGRAPHER**
Level-II No. 16420

James Hanskat

Has satisfactorily completed the Infraspection Institute Level-II training course and Examination in the radiometric theory and application of infrared thermal imaging equipment and is a Level-II Certified Infrared Thermographer. This course meets the requirements for training of Level-II NDT personnel in the Thermal / Infrared Testing Method in accordance with the American Society for Nondestructive Testing document, SNT-TC-1A.

07/14/2023

Date

R. James Seffrin

R. James Seffrin
Director



Continuing Education Hours: 32