

*Morandi Engineering and Construction, Inc.*

*930 SW 16 St., Boca Raton, FL 33486*

*Tel (954)-461-9785; or 5824*

[Morandieng@gmail.com](mailto:Morandieng@gmail.com) or [Hotmail.com](mailto:Morandieng@hotmail.com)

Date: **Saturday, August 20, 2022**

Ref.: 1525 LENOX AV., MIAMI BEACH BUILDING CONDITION.

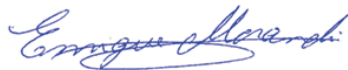
To: Miami Beach Building Department  
1700 Convention Ctr. Dr., 2nd Flr.  
Miami Beach, Fl 33139.

Dear Building Official:

The above referenced building was inspected on August 18<sup>th</sup>, 2022, to evaluate the overall condition of the structure where there are indications of substantial damage throughout. Please refer to the photographic data obtained during the inspection (following this report). In my professional opinion, this building is beyond feasible to repair and should be demolished as it is **NOT** structurally & electrically safe for continued use under present occupancy.

To avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the building section under consideration based upon careful evaluation of observed conditions, to the extent reasonably possible.

If you have any questions, please do not hesitate to contact the undersigned.



Enrique Morandi, P.E., G.C.  
President  
P.E. 36129, MEC COA 4728  
Date: **8/20/2022**

























1525 LENOX AV. MIA BCH

Aug-18-2022 01:36 PM



1525 LENOX AV. MIA BCH

Aug-18-2022 01:36 PM







DSC05594

1525 LENOX AV. MIA BCH

Aug 19, 2022, 01:30:00

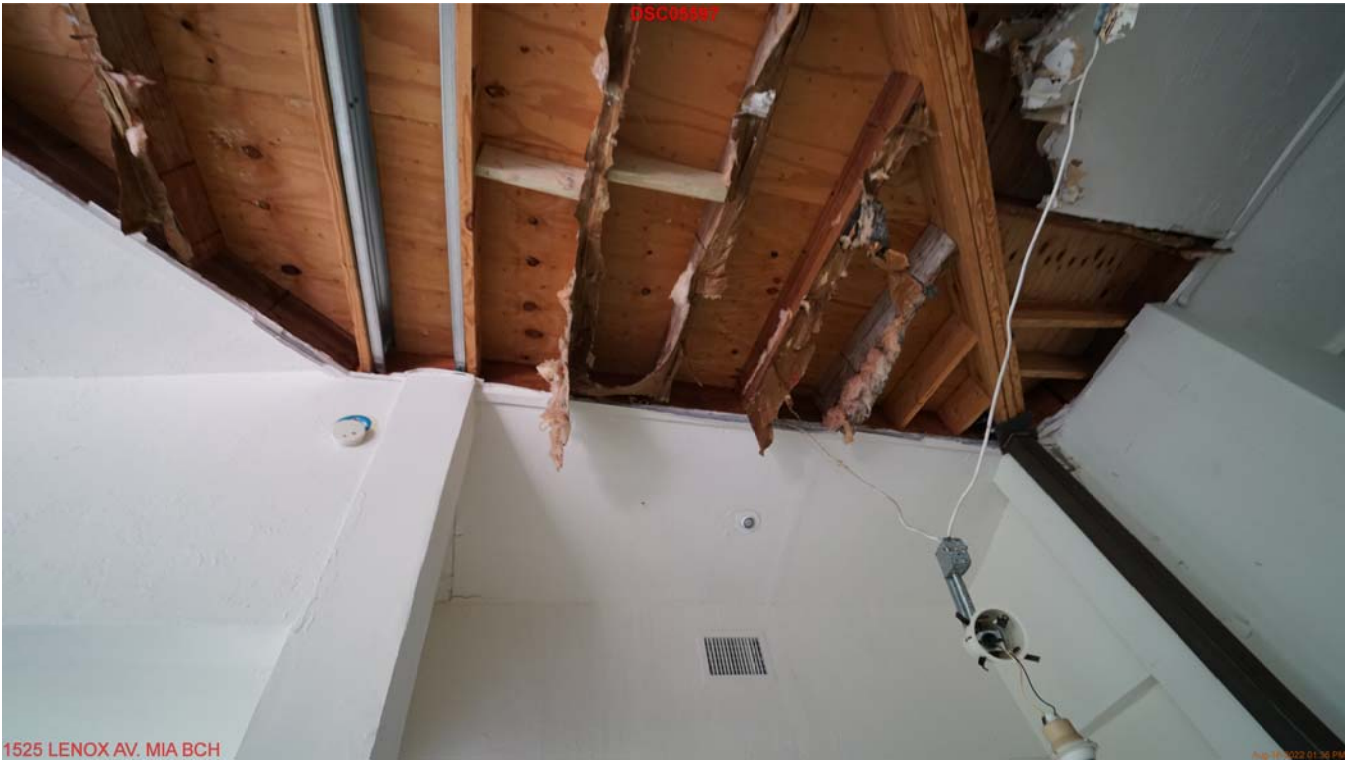


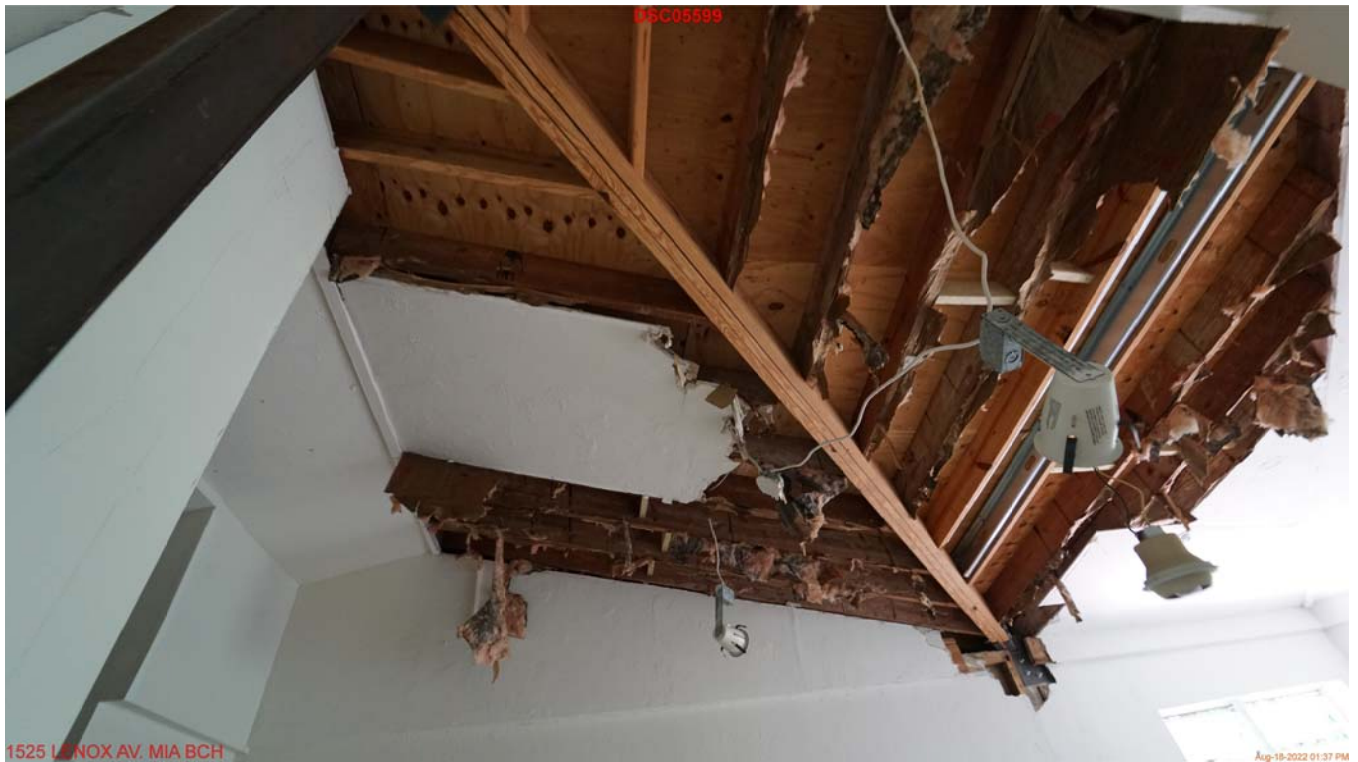
DSC05595

1525 LENOX AV. MIA BCH

Aug 19, 2022, 01:30:00











DSC05600

1525 LENOX AV. MIA BCH

Aug 18, 2022 01:37 PM



DSC05601

1525 LENOX AV. MIA BCH

Aug 18, 2022 01:37 PM







DSC05604

1525 LENOX AV. MIA BCH

Apr 13 2023 01:17:00



DSC05605

1525 LENOX AV. MIA BCH

Apr 13 2023 01:17:00







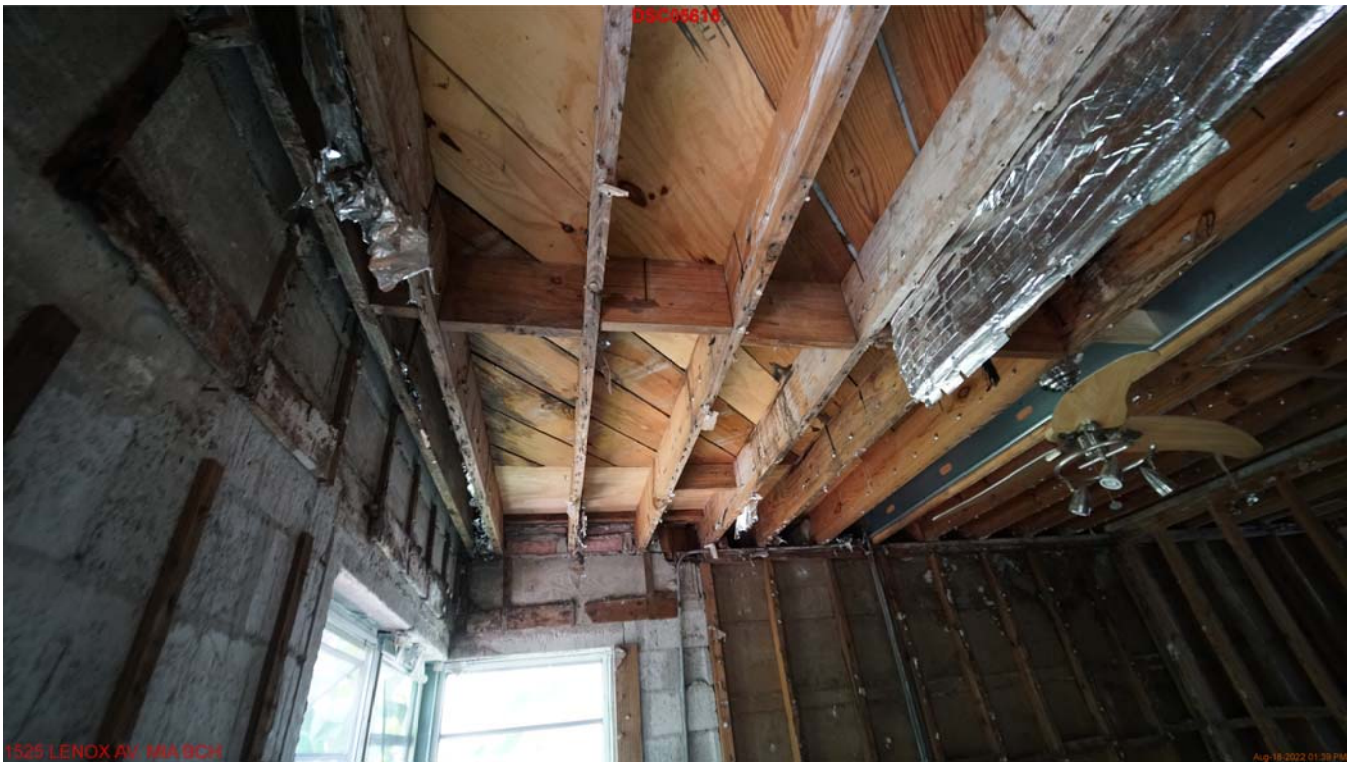




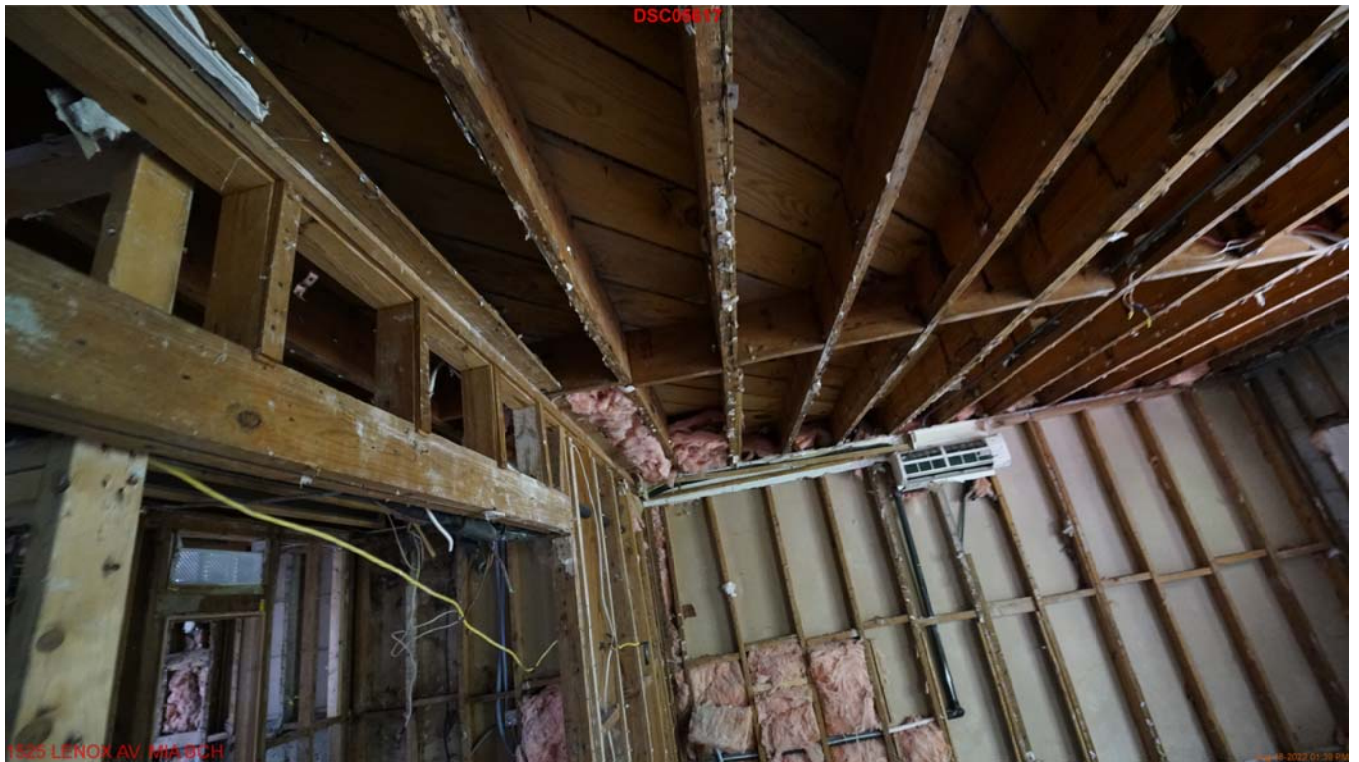
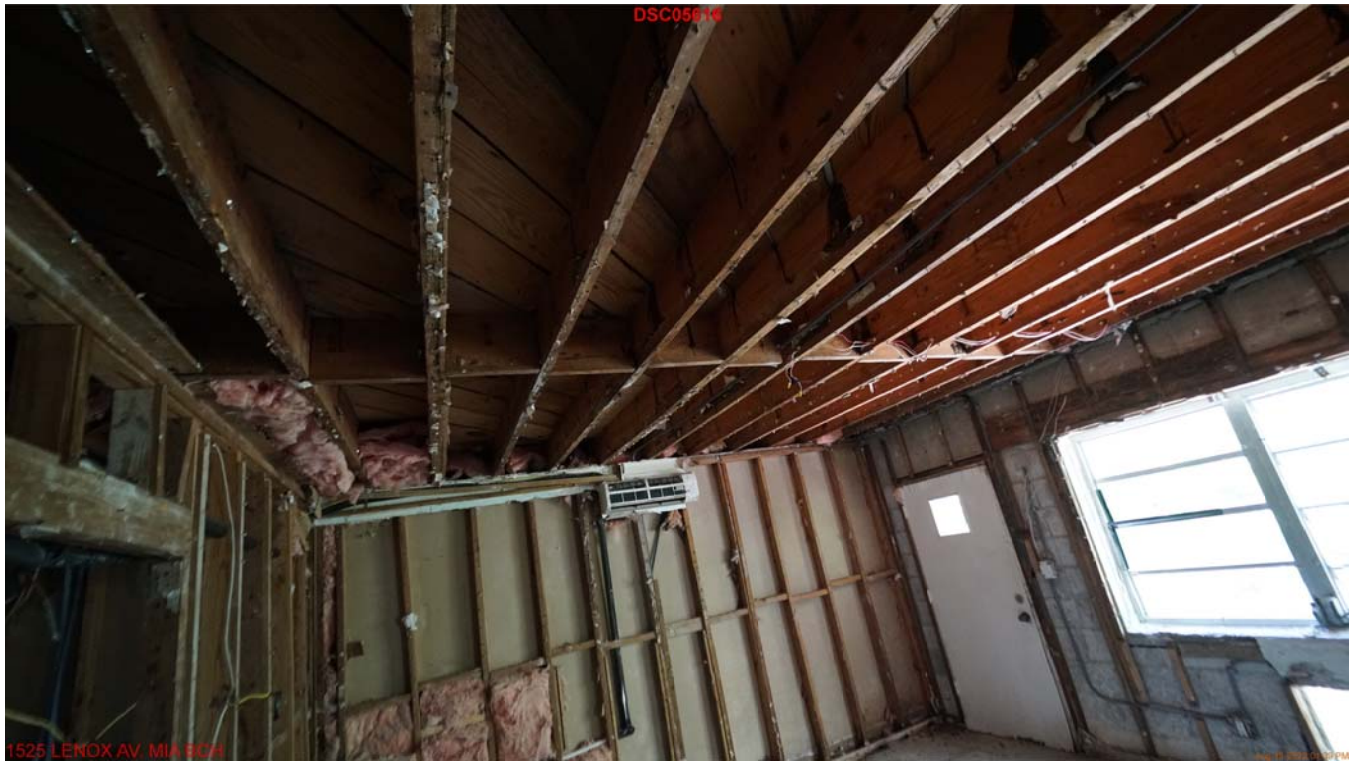




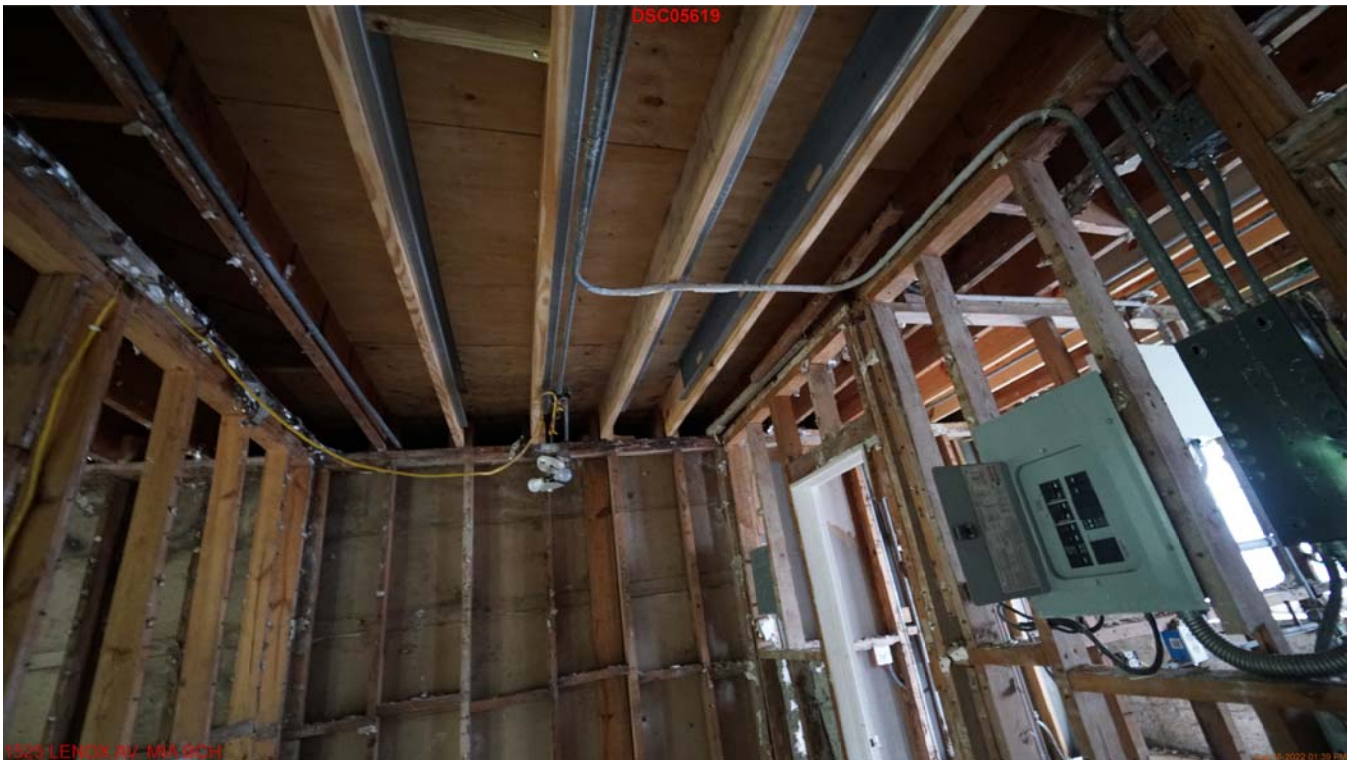




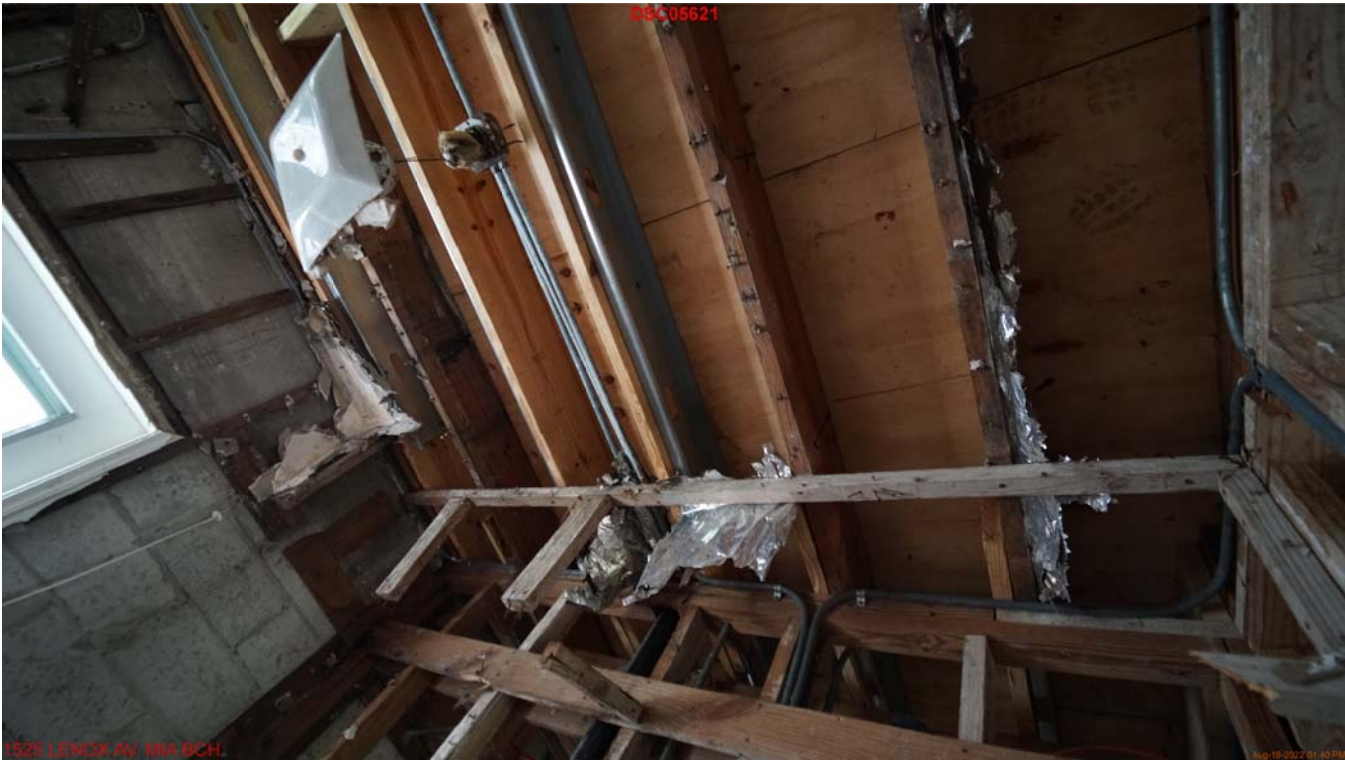




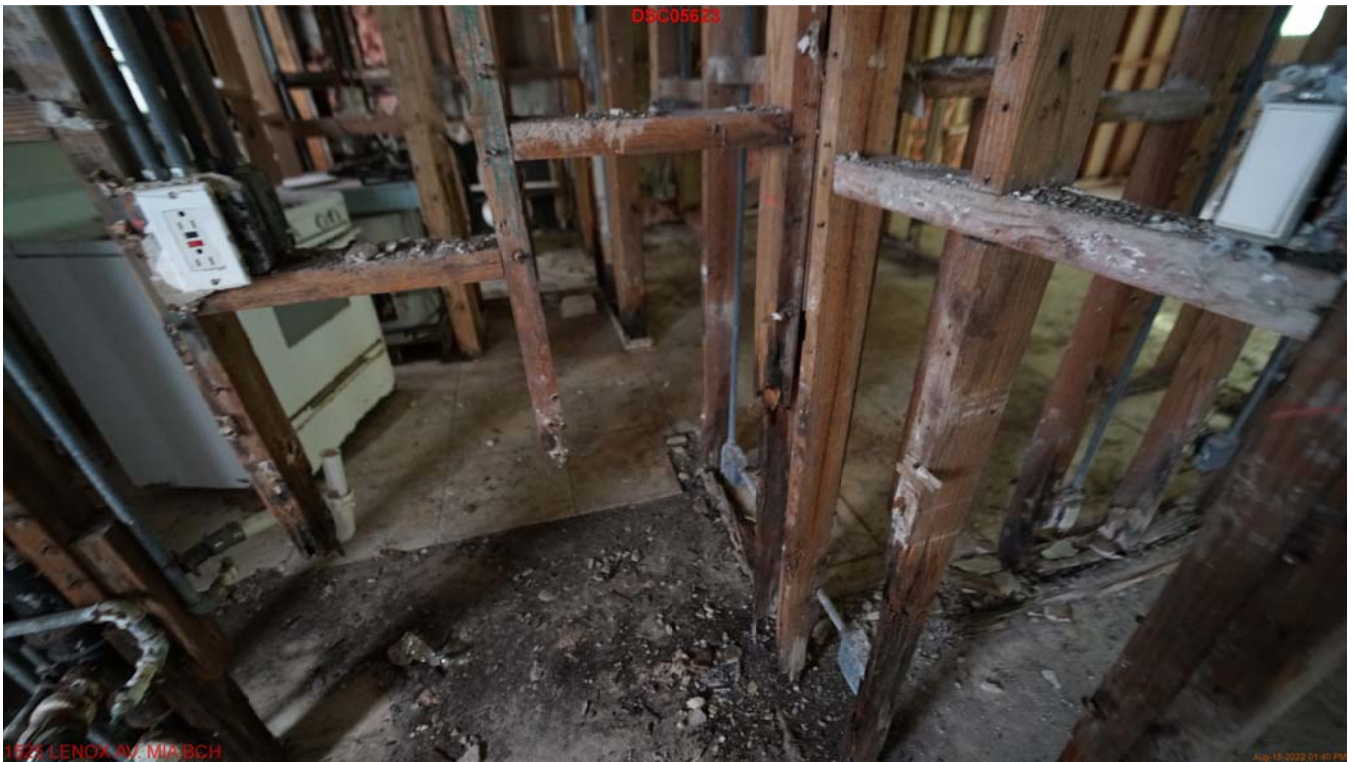
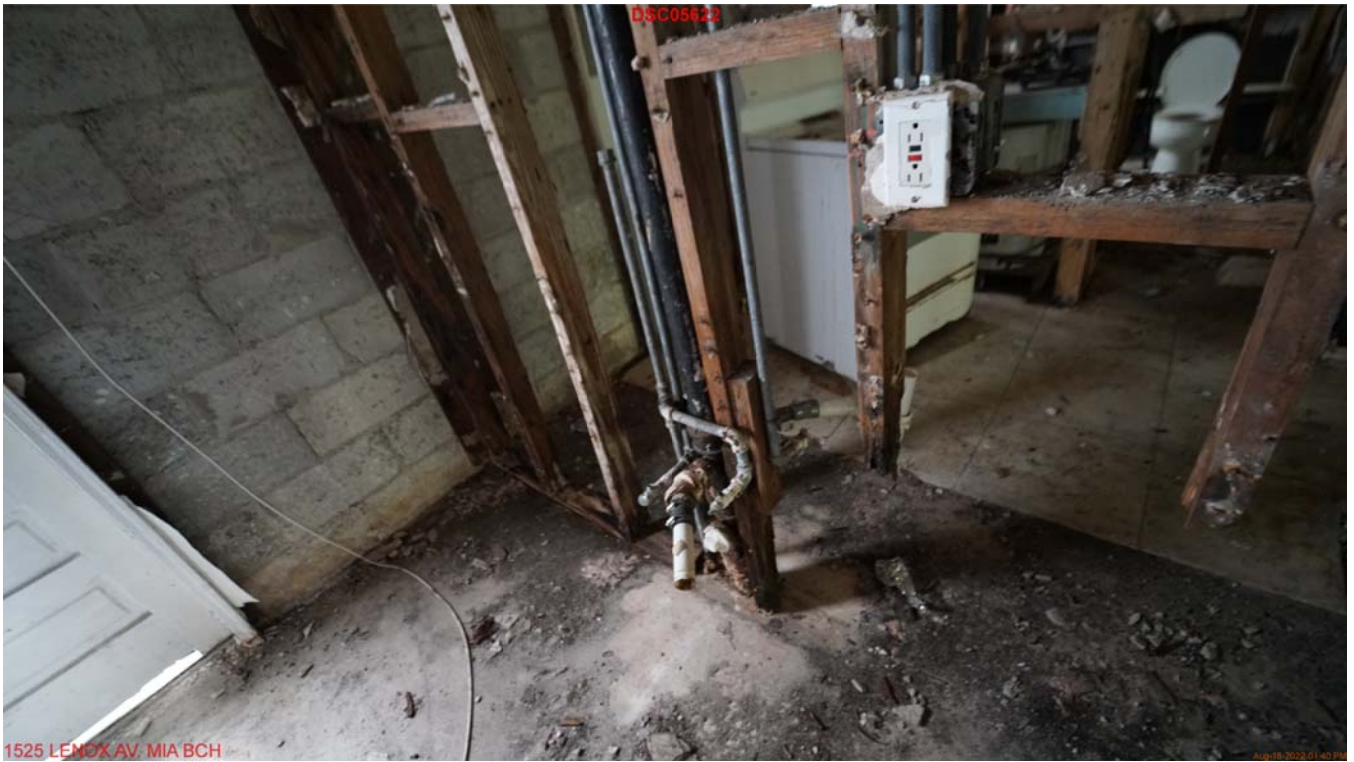




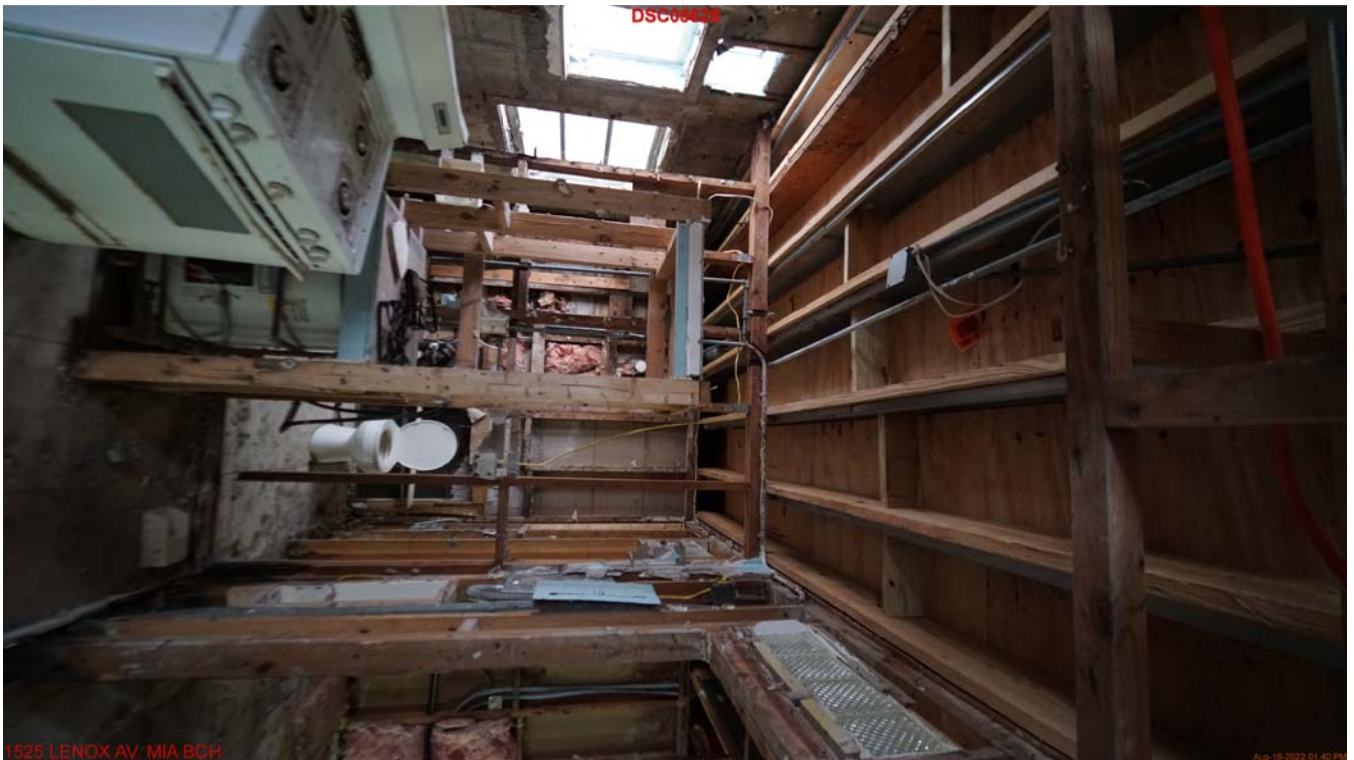


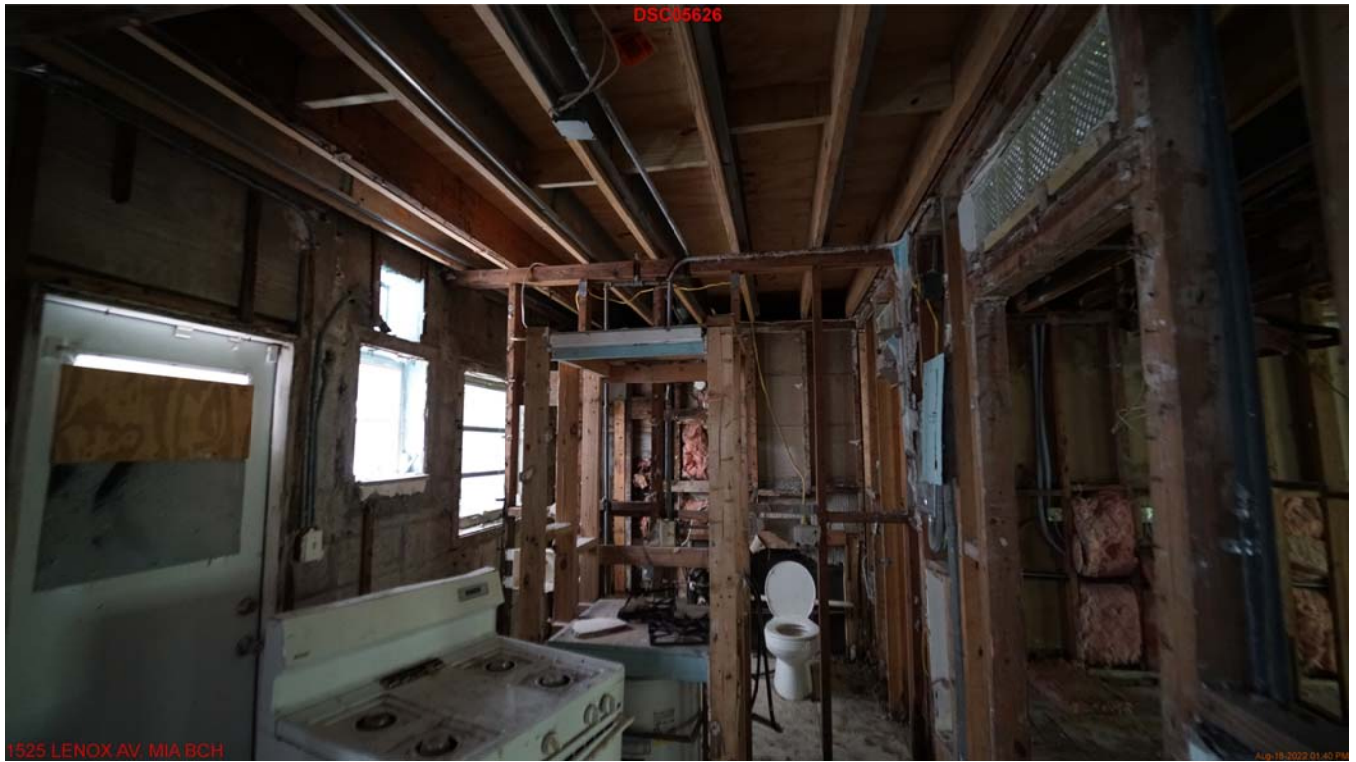












DSC05626

1525 LENOX AV. MIA BCH

Aug 18, 2022 01:47 PM



DSC05627

1525 LENOX AV. MIA BCH

Aug 18, 2022 01:47 PM







1525 LENOX AV. MIA BCH

Aug-05-2022 01:41 PM



1525 LENOX AV. MIA BCH

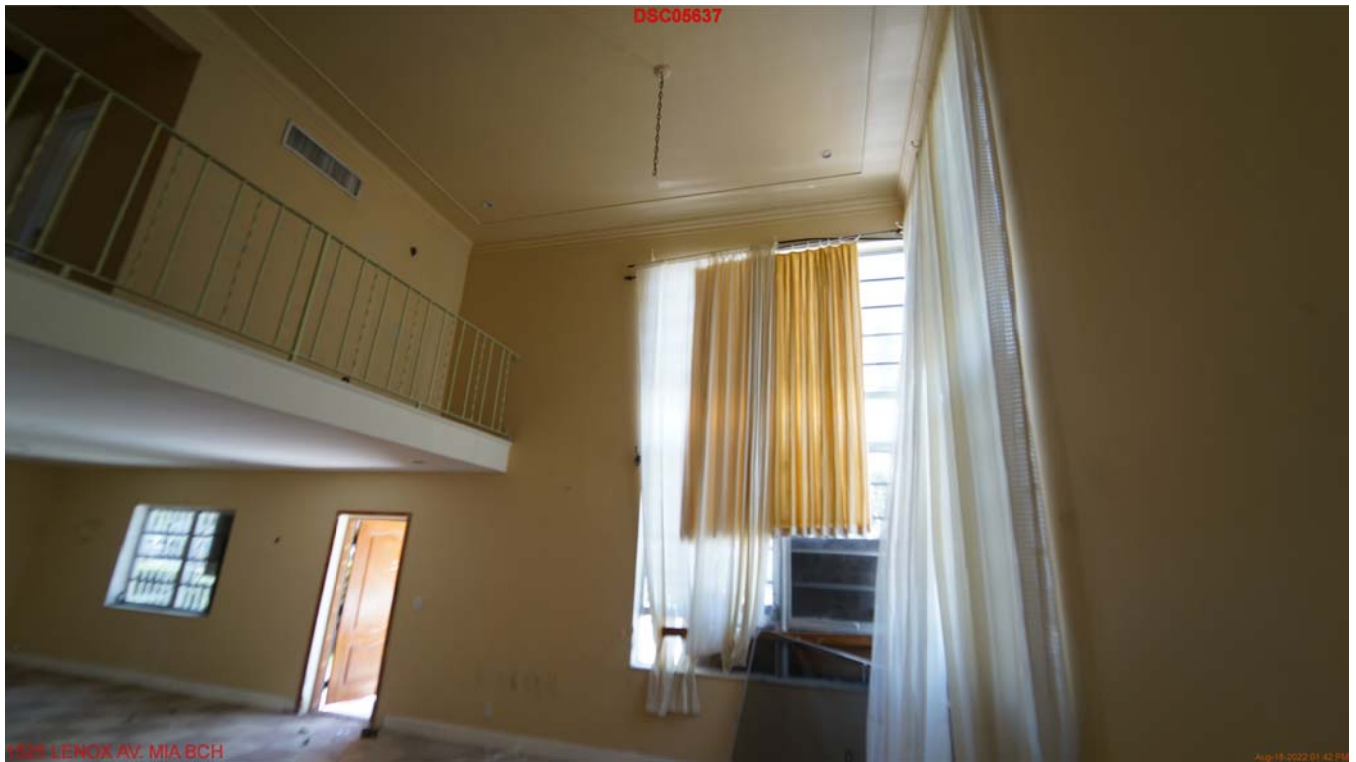
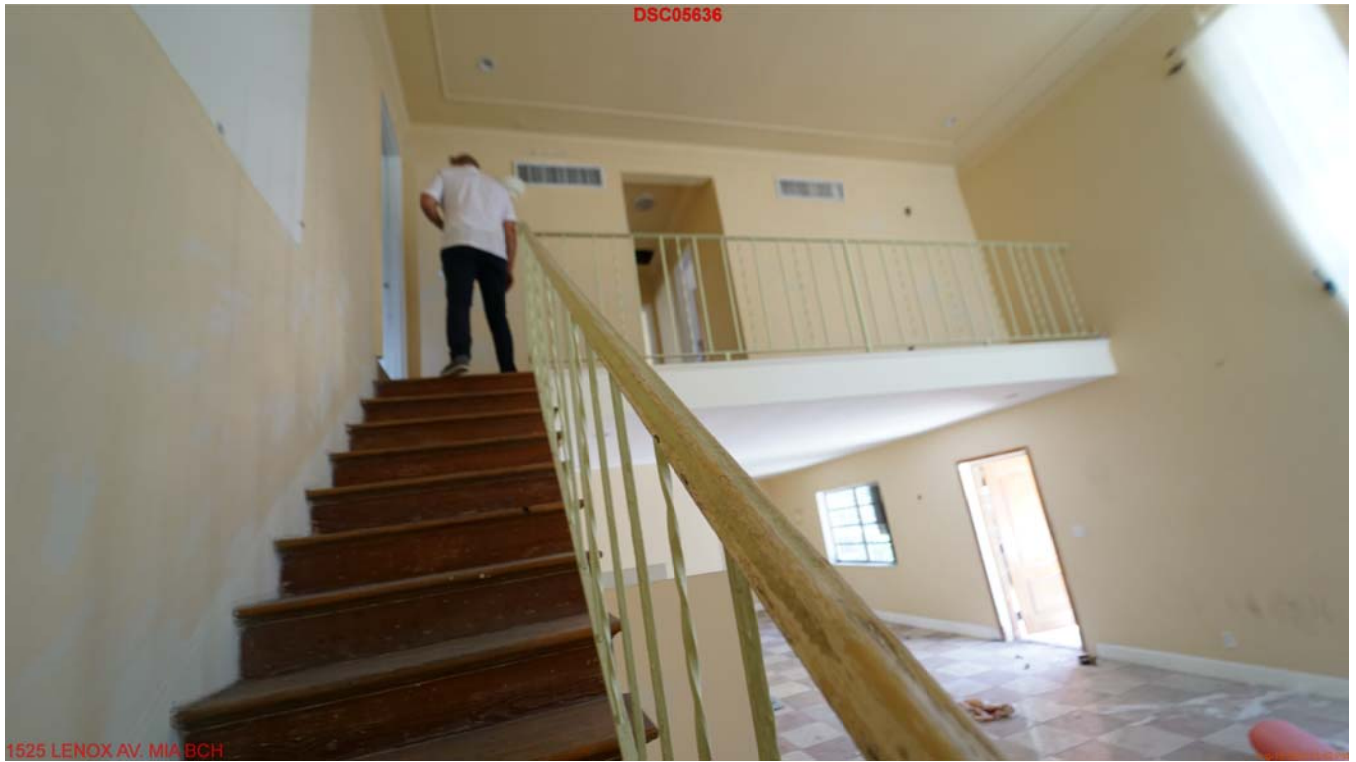
Aug-05-2022 01:41 PM



















1525 LENOX AV. MA BCH

04/10/2023 02:00



1525 LENOX AV. MA BCH

04/10/2023 02:00





DSC05646



1525 LENOX AV. MIA BCH