



CITY OF FORT MYERS, FLORIDA
CODE ENFORCEMENT BOARD

ORDER

02/17/2026

CITY OF FORT MYERS
Petitioner
vs.

Location: 3040 OASIS GRAND BLVD
Case #: COD-041947-2025
Strap #: 184425P1038040010
Folio #: 10600881
Legal: OASIS DESC IN INST#2006-87392 POR OF TRACT 4
DESC IN INST# 2006-251984 AS DESC IN
2014000068201

3040 OASIS GRAND BLVD OWNER LL
701 BRICKELL AVE #1550
MIAMI, FL 33131

Legal Desc: OASIS DESC IN INST#2006-87392 POR OF TRACT 4 DESC IN INST# 2006-251984 AS DESC IN 2014000068201

We, the members of the Code Enforcement Board of the City of Fort Myers, hereby find and state that based upon the evidence and testimony presented in the above case, it is a conclusion that as a matter of law, the respondent was in violation of the City of Fort Myers Code of Ordinances.

The relief ordered by this board, is that the violator shall have until 03/09/2026 to fully comply with the City of Fort Myers Code of Ordinances itemized in the original Notice of Violation, by completing the Actions Required for Correction as stated therein, and advising the Code Enforcement Division of such actions, or a fine in the amount of \$250.00 a day, shall be imposed starting on 03/10/2026.

This board met and heard evidence on 02/12/2026 at 1:00 P.M. If the violation continues past the compliance date set in this Order, a subsequent hearing is scheduled for 3/12/2026 and an Order Imposing a Fine shall be issued and recorded in the public records which shall thereafter constitute a lien against the above described property and all real and personal property owned by the respondent. Subsequent foreclosure action on such lien may result in the loss of property.

A hearing to establish compliance with the Order may be continued, as the board deems appropriate.

DONE AND ORDERED THIS 12th day of February, 2026 in the City of Fort Myers, Lee County, Florida.

Donald Overholser, Chairman

Appeal. An aggrieved party may appeal a ruling or order of the Code Enforcement Board by Certiorari in Circuit Court. An appeal shall be filed within thirty (30) days of the execution of the Order to be appealed.



**BEFORE THE CODE ENFORCEMENT BOARD OF
THE CITY OF FORT MYERS, LEE COUNTY, FLORIDA**
TELEPHONE: (239)321-7940
EMAIL: CODEENFORCEMENT@FORTMYERS.GOV

02/18/2026

CITY OF FORT MYERS
Petitioner
vs.

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701 BRICKELL AVE #1550
MIAMI, FL 33131

**NOTICE OF HEARING FOR NON-COMPLIANCE
CODE BOARD ORDER**

You are hereby notified that a hearing of your case, concerning the above described property, is scheduled before the Code Enforcement Board of the City of Fort Myers, Lee County, Florida, at City Hall, 2200 Second Street, Fort Myers on 03/12/2026, at 1:00 o'clock P.M. to which you should appear and respond.

In accordance to the Florida State Statute s.162.06, if the violation is corrected and then recurs or if the violation is not corrected by the time specified for correction by the code inspector, the case may be presented to the Code Enforcement Board even if the violation has been corrected prior to the Code Enforcement Board meeting. The purpose of this hearing is to determine whether you are in compliance with the Code Board Order issued on 02/12/2026.

If you have questions regarding your code case, please call 239-321-7355.

SPECIAL REQUIREMENTS: If you require special aid or services as addressed in the Americans with Disabilities Act, please contact the City Clerk's Office at (239) 321-7040 no less than five (5) days prior to the above stated public hearing date.

Chris Mulvey 239-321-7355

9589 0710 5270 3396 4595 72

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<input type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$	
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PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for instructions	

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Delivered, Front Desk/Reception/Mail Room

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February 24, 2026, 2:33 pm

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- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

3040 Oasis Grand Blvd
 701 Brickell Ave #1550
 Miami FL 33131



9590 9402 7381 2028 1253 37

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery
 2-24-26

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

NOH/maach/4/19/27/30/10/0651

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
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 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery
 - Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

Track Another Package



**BEFORE THE CODE ENFORCEMENT BOARD OF
THE CITY OF FORT MYERS, LEE COUNTY, FLORIDA**
TELEPHONE: (239)321-7940
EMAIL: CODEENFORCEMENT@FORTMYERS.GOV

02/18/2026

CITY OF FORT MYERS
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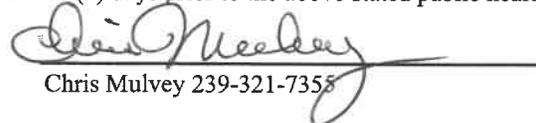
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In accordance to the Florida State Statute s.162.06, if the violation is corrected and then recurs or if the violation is not corrected by the time specified for correction by the code inspector, the case may be presented to the Code Enforcement Board even if the violation has been corrected prior to the Code Enforcement Board meeting. The purpose of this hearing is to determine whether you are in compliance with the Code Board Order issued on 02/12/2026.

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SPECIAL REQUIREMENTS: If you require special aid or services as addressed in the Americans with Disabilities Act, please contact the City Clerk's Office at (239) 321-7040 no less than five (5) days prior to the above stated public hearing date.


Chris Mulvey 239-321-7355



CITY OF FORT MYERS
 CODE ENFORCEMENT DIVISION
 1825 HENDRY STREET, SUITE 101 FORT MYERS, FL 33901
 PHONE: (239)321-7940 EMAIL: codeenforcement@fortmyers.gov
 PORTAL: www.fortmyers.gov/energov

AFFIDAVIT OF POSTING

02/18/2026

NOTICE IS HEREBY GIVEN THAT THE PROPERTY KNOWN AS 3040 OASIS GRAND BLVD, CASE # COD-041947-2025, FOLIO ID# 10600881 is hereby declared in violation. Pursuant to Florida Statue Chapter 94-291, Section 162.12, Subsection (2), the following requirements relating to notice to the violator by posting are cited:

(2) In addition to providing notice as set forth in subsection(1), at the option of the Code Enforcement Board, notice may also be served by publication or posting, as follows:

(a)1. Such notice shall be published once during each week for four (4) consecutive weeks (four publications being sufficient) in a newspaper of general circulation in the county where the Code Enforcement Board is located. The newspaper shall meet such requirements as are prescribed under Chapter 50 for legal and official advertisements.

2. Proof of publication shall be made as provided in ss.50.041 and

(b)1. In lieu of publication as described in paragraph (a), such notice may be posted for at least ten (10) days in at least two (2) locations, one of which shall be the property upon which the violation is alleged to exist and the other of which shall be, in the case of municipalities, at the primary municipal government office, or in the case of counties, at the front door of the courthouse in said county.

2. Proof of posting shall be by affidavit of the person posting the notice, which affidavit shall include a copy of the notice posted and the date and places of its posting.

(c) Notice by publication or posting may run concurrently with, or may follow, an attempt or attempts to provide notice by hand delivery or by mail as required under subsection (1).

Evidence that an attempt has been made to hand deliver or mail notice as provided in subsection (1), together with proof of publication or posting as provided in subsection (2), shall be sufficient to show that the notice requirements of this part have been met, without regard to whether or not the alleged violator actually received such notice.

POSTING OF NOTICE OF VIOLATION HEARING AS GOVERNED BY FLORIDA STATUTE CHAPTER 94-291, SECTION 162.12, SUBSECTION (2).

2-18-2026
 DATED

Chris Mulvey
 COMMUNITY DEVELOPMENT / CODE ENFORCEMENT

Posted at

Site

City Hall Bulletin Board

Chris Mulvey



**BEFORE THE CODE ENFORCEMENT BOARD OF
THE CITY OF FORT MYERS, LEE COUNTY, FLORIDA**
TELEPHONE: (239)321-7940
EMAIL: CODEENFORCEMENT@FORTMYERS.GOV

01/13/2026

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MIAMI, FL 33131

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9589 0710 5270 2679 3743 28

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For delivery information, visit our website at www.usps.com ®.	
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Certified Mail Fee \$	Postmark Here 419 41947
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<input type="checkbox"/> Return Receipt (hardcopy) \$	
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<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$	
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City, State, ZIP+4®	
PS Form 3800, January 2023 (EN 753002-000-9032) See Reverse for Instructions	

Chris Mulvey
Chris Mulvey 239-321-7355

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

3040 Oasis Grand Blvd LL
 701 Brickell Ave 1550
 Miami FL 33131



9590 9402 9253 4295 7439 95

9589 0710 5270 2679 3743 28

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* Agent
 Addressee

B. Received by (Printed Name) *[Signature]* C. Date of Delivery
 2/20/40

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

41947
 NDH/Feb/3040 Oasis

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery



CITY OF FORT MYERS
 CODE ENFORCEMENT DIVISION
 1825 HENDRY STREET, SUITE 101 FORT MYERS, FL 33901
 PHONE: (239)321-7940 EMAIL: codeenforcement@fortmyers.gov
 PORTAL: www.fortmyers.gov/energov

AFFIDAVIT OF POSTING

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POSTING OF NOTICE OF VIOLATION HEARING AS GOVERNED BY FLORIDA STATUTE CHAPTER 94-291, SECTION 162.12, SUBSECTION (2).

1-13-2025

DATED

Chris Mulvey

COMMUNITY DEVELOPMENT / CODE ENFORCEMENT

Posted at

Site

City Hall Bulletin Board

Chris Mulvey



**BEFORE THE CODE ENFORCEMENT BOARD OF
THE CITY OF FORT MYERS, LEE COUNTY, FLORIDA**
TELEPHONE: (239)321-7940
EMAIL: CODEENFORCEMENT@FORTMYERS.GOV

01/13/2026

CITY OF FORT MYERS
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vs.

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MIAMI, FL 33131

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A handwritten signature in black ink, appearing to read "Chris Mulvey", written over a horizontal line.

Chris Mulvey 239-321-7355



CITY OF FORT MYERS, FLORIDA

CODE ENFORCEMENT DIVISION

1825 HENDRY ST. STE. 101

FORT MYERS, FL 33901

TELEPHONE: (239) 321-7940

EMAIL: CODEENFORCEMENT@FORTMYERS.GOV

Date Violation Mailed: 08/06/2025

3040 OASIS GRAND BLVD OWNER LL

701 BRICKELL AVE #1550

MIAMI, FL 33131

NOTICE OF VIOLATION

ADDRESS OF VIOLATION: 3040 OASIS GRAND BLVD

CASE NUMBER: COD-041947-2025

STRAP #: 184425P1038040010

FOLIO ID: 10600881

To Whom It May Concern:

YOU ARE HEREBY NOTIFIED that an inspection of the above premises disclosed that you have violated the CITY OF FORT MYERS CODE (FMC) OF ORDINANCES and/or the INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC). Following is a table listing the actual codes with explanations and requirements necessary for compliance.

VIOLATION	DAYS TO COMPLY	REQUIRED ACTIONS FOR COMPLIANCE
FMC 40-3. - Fire prevention standards	30	<p>(a)All regulations issued by the state fire marshal under the authority of F.S. ch. 633 shall be enforceable as provided in F.S. § 633.118. The fire marshal or designee, shall have such assistance as determined necessary from other officials of the city in the discharge of such duties.</p> <p>(b)In accordance with the state legislature, which sets the standards for construction, the city recognizes the latest editions of the following codes:</p> <p>(1)The 6th Edition, Florida Fire Prevention Code.</p> <p>(2)The standards and code sections of the National Fire Codes, as published by the National Fire Protection Association (NFPA), as adopted by the rules of the Division of the State Fire Marshal, § 69A-60.005.</p> <p>(c)It shall be unlawful for any person to mutilate, destroy, tamper with, or in any manner interfere with any fire alarm system in the city, or with any fire alarm box, wires, or other equipment thereof used in connection with such system; or to willfully tamper with or damage any fire apparatus hose, coupling, water pipe, hydrant or any other appliance whatsoever, connected with, used, or owned by the fire department of the city. Any violations found in conjunction with any part of this chapter or the fire codes, as referenced above, shall be punishable as set forth in section 1-14.(d)All contractors, subcontractors and specialty contractors shall comply with the provisions in the current city fire prevention policies.(e)All contractors, subcontractors and specialty contractors must register with the fire prevention bureau and meet the requirements of F.S. § 633.</p> <p>See attached report from Fire Prevention.</p>

9589 0710 5270 2540 3409 020

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Certified Mail Fee \$	Postmark Here 411947
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$	
Sent To Street and Apt. No., or PO Box No. ----- City, State, ZIP+4® -----	

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



CITY OF FORT MYERS, FLORIDA

CODE ENFORCEMENT DIVISION

1825 HENDRY ST. STE. 101

FORT MYERS, FL 33901

TELEPHONE: (239) 321-7940

EMAIL: CODEENFORCEMENT@FORTMYERS.GOV

Therefore, you are hereby directed that on or before the day(s) to comply listed above of the receipt of this notice you are to correct said VIOLATIONS and NOTIFY THE CODE ENFORCEMENT OFFICE that the VIOLATIONS have been corrected. When contacting this office give the case number of this "NOTICE OF VIOLATION". Failure to comply with the above directive will result in the scheduling of this matter for hearing before the Code Enforcement Board.

Please be advised that pursuant to Section 162.09, Florida Statutes, and City of Fort Myers Code of Ordinance Section 2-199 this violation is punishable by a fine up to \$250.00 per day. In the event this violation(s) has not been abated in accordance with the time set forth herein, you will be notified of the date and time of the Code Enforcement hearing and may be responsible for all costs accrued in the prosecution of this case. In lieu of a hearing, a citation may be issued which will require a fine to be paid or your appearance at the Clerk of the Circuit Court office to receive a court date. Finding of a violation by the Court may result in a fine up to \$500.00. Please govern yourself accordingly.

The following applies to all properties within the city limits:

FMC 54-396 - International Property Maintenance Code adopted.

(a) The 2015 International Property Maintenance Code, which is on file in the city clerk's office, as published by the International Code Council, Inc., is adopted by reference as if totally copied herein, with revisions to sections as follows:

- (1) Section 101.1. Insert City of Fort Myers, Florida.**
- (2) Section 103.5. Insert (fees) to be amended, if applicable, at a later date.**
- (3) Section 304.14. Insert January to December.**
- (4) Section 602.3. Insert September to May.**
- (5) Section 602.4. Insert September to May.**

(b) All references to the building official in the 2015 International Property Maintenance Code shall be construed as meaning the community development director or her designee(s.) All references in the code to building, plumbing, mechanical, electric, fire safety or other codes or standards shall be construed to mean the Florida Building Code and Florida Fire Prevention Code.

IPMC 102.5 - Workmanship - Repairs, maintenance work, alterations or installations that are caused directly or indirectly by the enforcement of this code shall be executed and installed in a workmanlike manner and installed in accordance with the manufacture's instructions.

CITY OF FORT MYERS, COMMUNITY
DEVELOPMENT
CODE ENFORCEMENT DEPARTMENT

INSPECTED BY: Chris Mulvey 239-321-7355

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

3040 Oasis Gard Blvd
 701 Brickell Ave #1550
 Miami, FL 33131



9590 9402 7381 2028 1173 18

2. Article Number (Transfer from service label)

9589 0710 5270 2540 3409 02

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

[Handwritten name]

8/11/25

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

AUG 11 2025
 3040 OASIS
 NOV 30 / Fire Dep / 41947

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery
- Priority Mail Express®
- All Restricted Delivery

AFFIDAVIT OF POSTING

NOTICE IS HEREBY GIVEN THAT THE PROPERTY KNOWN AS 3040 OASIS GRAND BLVD, CASE # COD-041947-2025,FOLIO ID# 10600881 is hereby declared in violation. Pursuant to Florida Statue Chapter 94-291, Section 162.12, Subsection (2), the following requirements relating to notice to the violator by posting are cited:

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8-5-25

DATED



COMMUNITY DEVELOPMENT / CODE ENFORCEMENT

Posted at

Site

City Hall Bulletin Board

Chris Mulvey



Property Data

STRAP: 18-44-25-P1-03804.0010 Folio ID: 10600881

Hurricanes Helene/Milton Tax Roll Value Letter Hurricane Ian Tax Roll Value Letter

Generated on 8/5/2025 10:15 AM

Owner Of Record - Sole Owner [\[Change Mailing Address\]](#)

3040 OASIS GRAND BLVD OWNER LL
701 BRICKELL AVE #1550
MIAMI FL 33131



Site Address

Site Address maintained by [E911 Program Addressing](#)

3040 OASIS GRAND BLVD
FORT MYERS FL 33916

Property Description

Do not use for legal documents!



OASIS DESC IN INST#2006-87392 POR OF TRACT 4 DESC IN INST# 2006-251984 AS DESC IN 2014000068201

View Recorded Plat at [LeeClerk.org](#) - Use this link to view recorded plat information on the Lee County Clerk of Courts website.

Attributes and Location Details

Total Bedrooms / Bathrooms	536 / 541.5
Gross Building Area	655,716
1st Year Building on Tax Roll	2008
Historic Designation	No

Township	Range	Section	Block	Lot
44	25E	18		
Municipality	Latitude	Longitude		
City of Fort Myers	26.65482	-81.85484		

[View Parcel on Google Maps](#)

[\[Tax Map Viewer \]](#) [\[View Comparables \]](#)



[\[Pictometry Aerial Viewer \]](#)

Image of Structure



[◀ Photo Date November of 2023 ▶](#) [View other photos](#)

Last Inspection Date: 11/09/2023

Property Values / Exemptions / TRIM Notices

Generated on 8/5/2025 10:15 AM

Property Details (Current as of 8/4/2025)

Generated on 8/5/2025 10:15 AM



**FIRE PREVENTION BUREAU
FORT MYERS FIRE-RESCUE**



**WARNING
NOTICE OF CODE VIOLATION**

CORRECTIVE ACTION MUST BE TAKEN BY: March 31, 2025
FAILURE TO CORRECT THE VIOLATION(S) BY THIS DATE WILL RESULT IN THE
ISSUANCE OF A CITATION. SAID CITATION WILL REQUIRE THAT YOU PAY A
MANDATORY FINE OR APPEAR AT THE CLERK OF THE CIRCUIT COURT OFFICE
TO RECEIVE A COURT DATE. FAILURE TO ANSWER TO THE CITATION WILL
RESULT IN AN ADDITIONAL CHARGE AND A WARRANT BEING ISSUED.

LOCATION OF VIOLATION Harbore Grand
RESPONSIBLE PERSON Denise Barber
ADDRESS 3040 Oasis Grand Blvd
TELEPHONE _____

IN ACCORDANCE WITH THE CITY OF FORT MYERS CODES, YOU ARE HEREBY
NOTIFIED THAT THE ABOVE DESCRIBED PROPERTY IS IN VIOLATION OF:

City of Fort Myers
CODE of Ordinances SECTION Chapter 40.3

DESCRIPTION OF VIOLATION: _____
Noncompliance with Ordinances

CORRECTIVE ACTION: Please address and correct
all noted violations

FOR ADDITIONAL INFORMATION CONTACT:
239-321-7350

DATE: 2-20-25 INSPECTOR: Luskland
DATE: _____ REC'D BY: _____



**FORT MYERS FIRE DEPARTMENT
FIRE PREVENTION BUREAU**
2033 Jackson Street
Fort Myers, FL 33901
239.321.7350 tel
<https://fl-fortmyersfire.civicplus.com>



Occupant Name: OASIS GRAND APARTMENTS
Address: 3040 Oasis Grand Boulevard
Suite: TOWER 2
Occupant Number: BUS-002253-2022

Inspection Date: 10/21/2024, 11/20/2024, 2/6/2025, 2/20/2025, 3/13/2025
InspectionType: REFERRAL/COMPLAINT - Department
Inspected By: HEATHER KIRKLAND
239-321-7350

Insp. Result	Location	Code Set	Code
Fail		FL NFPA 01 2021 Chapter 10 General Safety Requirements	10.1.2* - Life Safety Code.

Inspector Comments: I went on site to follow up on the diesel motor maintenance for the fire pump and generator. While on site. It was noted there were several fire doors not latching. Some of those doors were for the trash shoot. I then observed the trash shoot on the south side was backed up. This is a fire hazard and also impedes the fire sprinklers from functioning as designed. Please have this issue resolved immediately.

Reinspection #1 Inspector Comments: The fire pump diesel motor maintenance has still not been done or scheduled. In addition, at this time the fire sprinkler inspection is far overdue. The inspection was supposed to occur in August of 2024.

A re-inspection fee is being issued at this time for lack of movement. I will follow up in two weeks. If no further progress has been made, a Notice of Violation will be issued.

Reinspection #2 Inspector Comments: A Notice of Violation was issued at this location for lack of movement. There are several deficiencies on the fire protection systems. The fire alarm has not been completed. And the fire pump motor maintenance is extremely overdue.

The violation was signed by Marty and a copy was given to him.

Code enforcement was notified as well.

Reinspection #3 Inspector Comments: I went back on site to verify that the violations previously noted had not been cleared. All of the following are currently outstanding violations:

Please ensure there is enough clearance (3') to the side of the 2.5" nipple on the fire hydrant closest to the FDC.

Fire alarm registration is required. (inspectionreportsonline.net)
All fire protection items have outstanding deficiencies. Several red tags were noted on the reports and on the equipment. (I have included screen shots of the reports from the fire protection contractor)

The fire alarm is in the process of replacement. The last inspection was August 2024. The permit has since expired so must be renewed before moving forward. The fire alarm had several troubles when I arrived. The install needs to be completed after the permit has been renewed and inspections must occur.

The fuel tank for the fire pump was at 1/2 tank. It is required to be 3/4 at all times. This item is currently being addressed.

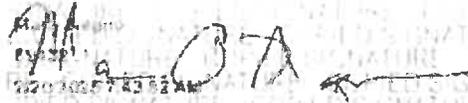
While on site, it was related that there is a tenant in unit 2806 that is storing a motorcycle that is used regularly within the unit. This item was written up on a separate report but must be addressed.

The Notice of Violation was placed on the front door.

Reinspection #4 Inspector Comments: A letter was received from IFSS that related they are cancelling monitoring as of March 25, 2025. Firewatch is in place at this time but I received a phone call from the company and they related they will be discontinuing services as of Friday March 14, 2025 due to lack of payment.

"Caring for our Community"

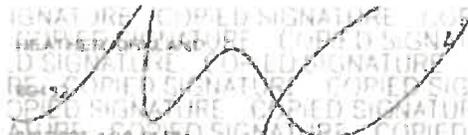
Company Representative:


Signature valid only in mobile-eyes documents
Marty Negrin
2/20/2025

Inspector:


Signature valid only in mobile-eyes documents
HEATHER KIRKLAND
2/20/2025

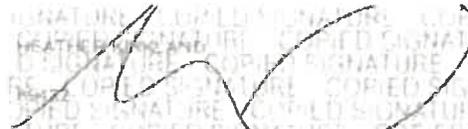
Inspector:


Signature valid only in mobile-eyes documents
HEATHER KIRKLAND
2/6/2025

Inspector:


Signature valid only in mobile-eyes documents
HEATHER KIRKLAND
11/20/2024

Inspector:


Signature valid only in mobile-eyes documents
HEATHER KIRKLAND
10/21/2024

Ref: 89432



**FORT MYERS FIRE DEPARTMENT
FIRE PREVENTION BUREAU**
2033 Jackson Street
Fort Myers, FL 33901
239.321.7350 tel
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Occupant Name: OASIS GRAND APARTMENTS
Address: 3040 Oasis Grand Boulevard
Suite: TOWER 2
Occupant Number: BUS-002253-2022

Inspection Date: 6/1/2023, 6/21/2023, 7/20/2023, 9/13/2023, 9/19/2023, 10/24/2023, 11/29/2023, 2/22/2024, 3/27/2024, 7/17/2024, 8/22/2024, 3/13/2025

InspectionType: REFERRAL/COMPLAINT - Department

Inspected By: HEATHER KIRKLAND
239-321-7350

Insp. Result	Location	Code Set	Code
Fail		FL NFPA 01 2018 Chapter 10 General Safety Requirements	10.1.2 - Florida Fire Prevention Code

Inspector Comments: I conducted a follow up in regards to the fire alarm. I spoke with Terrance from Dyna Fire. He was the tech and is the supervisor for alarms. He related that he was on site and the system was still having many issues. He explained that he was attempting to identify the "runaway troubles". In doing so it was noted that the CPU was not functioning for floors 17-20 something. He then related he was not able to correct anything without the CPU being operational and that there seemed to be several device troubles. It is thought that these troubles could be tenants pulling the smoke detectors and mini horns in the unit due to the false alarms issues.

It was then related that he was attempting to locate a part but he was concerned because the panel and its parts were becoming obsolete and he was having a difficult time locating the part. It was then referenced that the issues with the panel could take up to a year to fully complete due to the age and extent of the problems.

I then contacted Denise (PM) and related this information to her and Kelly. It was recommended that a new panel/devices may be a better option to moving forward with the current deficiencies if time is an issue, but this is not a requirement. The requirement is for the fire protection to be fully functional, in normal status, have all required inspections, and have no deficiencies.

They will evaluate the information, speak with Dyna Fire and possibly get further opinions from other fire protection companies.

While I was speaking with them, they were able to update me on the fire pump. At this time they have obtained some quotes and have scheduled Imperial Fire to come and conduct an inspection in order for them to determine what they feel is required to bring the system to fully functional.

Once the inspection is complete and the report is received, they will then have all the information they need to make a decision. I will follow up in regards to this issue in about two weeks.

I was also told about the elevator. At the time of our conversation, elevator 2 was once again having issues. They are working towards getting a bellhop and have instructed their occupants of the issue. The elevator still works it wont go above floor 21 in certain circumstances.

Once the elevator issue has been resolved, I will be notified.

Reinspection #1 Inspector Comments: I conducted a follow up today. A company has been chosen to conduct the work. They are waiting to see when it is scheduled for. I will be notified so I can make arrangements to be there when the packing is replaced.

Reinspection #2 Inspector Comments: Imperial arrived on site in the morning. When the tech opened the pump, it was determined that the shaft was heavily corroded. He immediately stopped the repair and contacted the license holder. The concern was that the bearings would not fit back on the shaft once they were removed.

I spoke with Johnny Briggs from Imperial several times. The concerns were related. He then said that the location could do one of three things.

1. They could move forward with the repacking. If the bearings would not fit, they would have to go without a fire pump until the shaft was ordered and obtained, the estimate ETA was three weeks.
2. They could wait until the shaft was ordered and arrived to do the repacking.
3. They could replace the entire assembly. (Quote has already been obtained)

My concern as the fire inspector was the fire pump not functioning for three weeks. While this location is on fire watch currently, there are many things that could happen which have the potential to cause catastrophic damage. This information was related to the property manager.

The conversation ended with Imperial checking on more possibility. They will let me know when the information is available and that information will be relayed to the property.

I will continue to follow up with this location regarding this issue until a resolution has been reached and the system is fully operational and in normal status.

Reinspection #3 Inspector Comments: Imperial was on site today working on the fire pump. I was contacted and arrived as they were working on the issues. It was related that the inside of the pump appeared to be in good condition. The impeller itself was also in good condition. The shaft itself was in need of replacement.

The fire pump should be restored to normal status after these issues have been resolved, according to the techs doing the work.

Reinspection #4 Inspector Comments: The fire alarm issues are currently being addressed. This location has decided to go with IFSS. The contract is in the process of being signed. In addition, the fire pump shaft has been corrected and the 5 year inspection quote has been signed.

Reinspection #5 Inspector Comments: IFSS has been chosen to replace the panel. The quote has been signed and the parts have been ordered. They are working to get the permit and permission to work. In addition, they related that they will hopefully have the panel up and the location off fire watch shortly after the panel has been received (expected within two weeks). I will follow up some time around three weeks.

Reinspection #6 Inspector Comments: Conducted a follow up on the fire alarm. IFSS has begun work. They will be providing an update every Monday on work conducted and expected time frame.

Reinspection #7 Inspector Comments: I went on site to follow up with fire watch issues. We received information from fire alarm contractor that the location was not conducting fire watch.

There were two people conducting fire watch when I arrived. One in each tower.

It was noted that there were two areas with the fire watch logs. The occupant is conducting fire watch from 6am to 6pm. The third party company (Global Security) is conducting fire watch from 6pm-6am. The logs for in house are located in the office area on third floor, the logs for third party are at the front desk in the closet. There were discrepancies with the third party logs. All in house logs were documented correctly.

I spoke with Global while on site (Manny). I then received a call later in the day from Daniel. He was the former owner of Global and currently overseeing things for the current owner (Angel). We discussed the requirements for fire watch and it was related that it appears only one side is being done per hour. This has been discussed several times with Global and is still not being done correctly. He related that the issue will be addressed and the documents moving forward will be emailed to me weekly on Friday mornings moving forward.

The monetary issues between Harbor Grand and IFSS are not within our scope of enforcement or work. At this time, IFSS has stopped working on the system, due to lack of payment. The work was discontinued on Feb 6 and will not begin until all three missed payments have been paid in full. It was related that the location is currently in the process of having a change in ownership so they are in a difficult position but the payments will be made by the end of February.

It was related that the system is approximately 80% complete and it is unknown at this time when the work will resume but they are still ahead of schedule.

Reinspection #8 Inspector Comments: I was contacted by code and it was related that the BTR had been issued. This was done by Nicole. The planning and zoning person. She related if a structure is conducting business and occupied in the City of Fort Myers, they must then pay taxes to the City of Fort Myers. It was related to her that the location does not have a functioning fire alarm. She did not care and related that the structure would have to be emptied out for her to retract the BTR that she approved.

Reinspection #9 Inspector Comments: I conducted a follow up on the fire alarm. IFSS stopped work recently but started it again two days ago. At this time there are two units that need to be rewired and some other minor wiring issues to tie up but they should be ready to test soon.

It was related they will not be stopping work again due to lack of payment. The original quote was for 270 and with all the change orders it went to 370 and the difference is where they got stopped.

The roof has been repaired and they are now waiting for the seal coat to be placed. Once placed the fire sprinkler inspection can be completed by flowing water off the roof as required.

I will follow up on Friday with the fire pump motor maintenance.

Reinspection #10 Inspector Comments: FIRE ALARM SYSTEM INSPECTION WAS CONDUCTED AND SOME DEFICIENCIES WERE FOUND THAT NEED TO BE CORRECTED PER THE FIRE ALARM PERMIT REPORT.

I SPOKE WITH MARTY TO HAVE A COMPANY COME IN AND CONDUCT THE NEEDED FIRE SPRINKLER INSPECTION. IT WAS FOUND DURING THE FIRE ALARM INSPECTION THAT SEVERAL STANDPIPE CAPS AND HANDLES WERE MISSING AND NEED TO BE REPLACED.

MARTY DID STATE THAT DETROIT DIESEL WILL BE CONDUCTING THE MAINTAINENCE OF THE FIRE PUMP.

FIRE EXTINGUISHERS IN AIR HANDLER ROOM BY LIBRARY AND IN MENS ROOM ON 4TH FLOOR NEED TO BE SERVICED/REPLACED.

ROOMS ON 5TH FLOOR THAT WERE A PART OF FEMA NEED TO HAVE THE WALLS REMOVED TO RE-ESTABLISH LIVING ROOM OR PERMITS NEED TO BE ACQUIRED TO ADD WALL, ADD SPEAKER IN BEDROOM, AND ADD SMOKE DETECTOR THAT IS CONNECTED TO THE OTHER SMOKE ALARMS IN THE UNIT.

IT WAS ALSO FOUND DURING THE FIRE ALARM INSPECTION IN GOING THROUGH UNITS THAT MANY SMOKE ALARMS IN UNITS HAVE EITHER BEEN TAKEN DOWN, BATTERIES TAKEN OUT, OR WAS TOLD THEY WEREN'T WORKING. A SMOKE ALARM AFFIDAVIT WILL NEED TO BE COMPLETED.

Reinspection #11 Inspector Comments: A Notice of Violation has been issued at this location. Violations are still outstanding.

Inspector Comments:

Inspector Comments - Reinspection #5:

Inspector Comments - Reinspection #6:

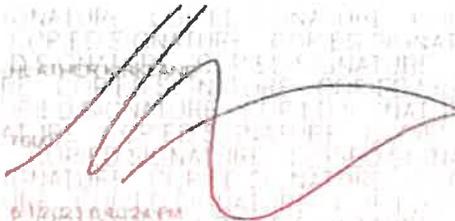
Inspector Comments - Reinspection #7:

Inspector Comments - Reinspection #8:

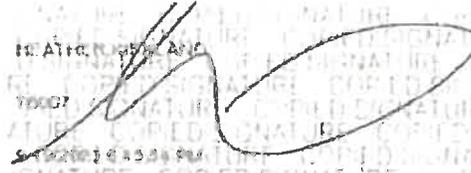
Inspector Comments - Reinspection #9:

"Caring for our Community"

Inspector:


Signature valid only in mobile-eye s documents
HEATHER KIRKLAND
6/11/2023

Inspector:


 Signature valid only in mobile-eyes documents
HEATHER KIRKLAND
 9/19/2023

Inspector:


 Signature valid only in mobile-eyes documents
DANIEL ABERLE
 8/22/2024

Inspector:


 Signature valid only in mobile-eyes documents
HEATHER KIRKLAND
 10/24/2023

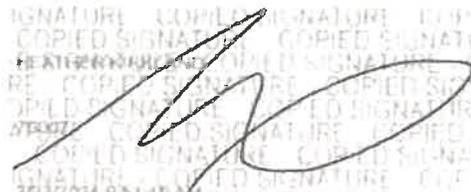
Inspector:


 Signature valid only in mobile-eyes documents
HEATHER KIRKLAND
 11/29/2023

Inspector:


 Signature valid only in mobile-eyes documents
HEATHER KIRKLAND
 9/13/2023

Inspector:


 Signature valid only in mobile-eyes documents
HEATHER KIRKLAND
 2/22/2024



Lee County Property Appraiser

Database Search

Property Information

Deed/Recording Information

Tangible Personal Property Information

Search by Address for '3040 oasis Gra' found 1 match

STRAP / Folio ID	Owner	Site Address / Property Description	Links
18-44-25-P1-03804.0010 10600881	3040 OASIS GRAND BLVD OWNER LL 701 BRICKELL AVE STE 1550 MIAMI FL 33131	3040 OASIS GRAND BLVD FORT MYERS FL 33916 OASIS DESC IN INST#2006-87392 POR OF TRACT 4 DESC IN INST# 2006- 251984 AS DESC IN 2014000068201	Parcel Details Aerial Viewer Tax Estimator Variance Report View Comps Change Address 2024 TRIM Report Property Damage



Modify Current Search

New Search



FIRE PREVENTION BUREAU
FORT MYERS FIRE-RESCUE



WARNING
NOTICE OF CODE VIOLATION

CORRECTIVE ACTION MUST BE TAKEN BY March 31st, 2025
FAILURE TO CORRECT THE VIOLATION(S) BY THIS DATE WILL RESULT IN THE
ISSUANCE OF A CITATION. SAID CITATION WILL REQUIRE THAT YOU PAY A
MANDATORY FINE OR APPEAR AT THE CLERK OF THE CIRCUIT COURT OFFICE
TO RECEIVE A COURT DATE. FAILURE TO ANSWER TO THE CITATION WILL
RESULT IN AN ADDITIONAL CHARGE AND A WARRANT BEING ISSUED.

LOCATION OF VIOLATION Harbor Grand
RESPONSIBLE PERSON Denise Barber (pm)
ADDRESS 3040 Oasis Grand Blvd
TELEPHONE 239-245-9571

IN ACCORDANCE WITH THE CITY OF FORT MYERS CODES, YOU ARE HEREBY
NOTIFIED THAT THE ABOVE DESCRIBED PROPERTY IS IN VIOLATION OF:

City of Fort Myers
CODE Code of Ordinances SECTION Chapter 40.3

DESCRIPTION OF VIOLATION:
Non compliance with City ordinance

CORRECTIVE ACTION: Please address and correct
all noted violations.

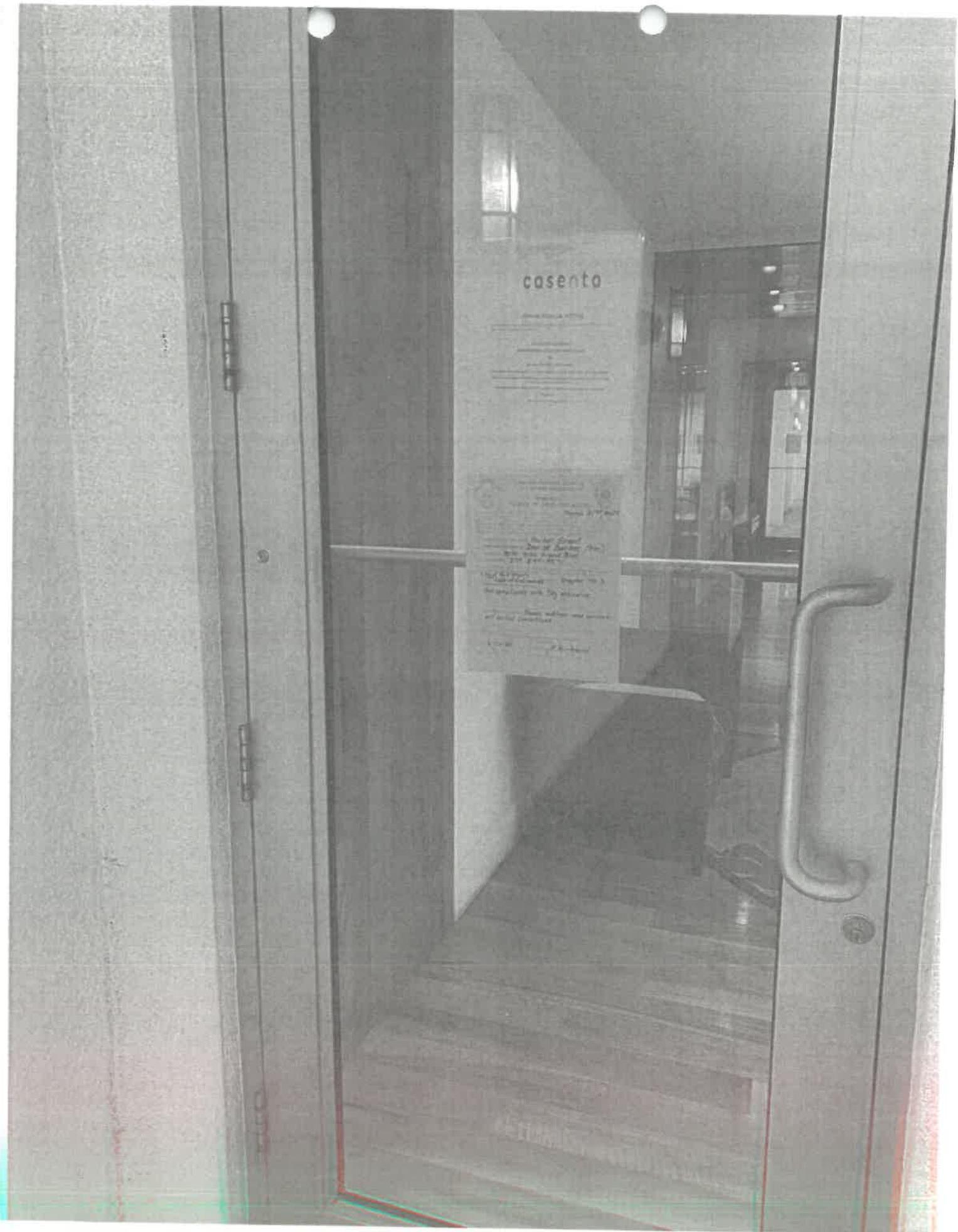
FOR ADDITIONAL INFORMATION CONTACT:
239-321-7350

DATE: 2-20-25

INSPECTOR: H. Kirkland

DATE: 2/20/25

REC'D BY: Maria A. Aguiar



casento

COMMUNITY MEETING
ANNOUNCEMENT
DATE: [illegible]
TIME: [illegible]
LOCATION: [illegible]

Public Hearing
City of Seattle
The City of Seattle's Proposed New General Ordinance
DATE: [illegible]
TIME: [illegible]
LOCATION: [illegible]

Cancellation of Services 30 Day Notice

Date: January 15, 2025

Subscriber: 3040Oasis Grand Owners, LLC

Location(s): Harbor Grand Condominium

Account #: FLDM29043

Date of Cancellation action: 03-25-2025

Services to be cancelled: Fire Alarm Monitoring Burglar Alarm Monitoring

Other Services: All other services and contracts

Integrated Fire and Security Solutions, Inc. (hereinafter known as IFSS) is hereby giving notice of the Subscriber's default in the performance of the terms and conditions of the monitoring Agreement having been executed between the Subscriber and IFSS.

Unless the customer resolves the invoice and system issues, whether it be financial or documentation, the cancellation of services above will be effective the "Date of Cancellation" listed above.

Should this notice concern fire alarm system monitoring or fire alarm annual inspection contract, please be on notice that IFSS is required by statute to notify the Authority Having Jurisdiction of the cancellation of fire alarm services.

Please contact our accounting or service department to resolve this issue as soon as possible.

Accounting: ar@ifssi.com 239-415-4374

Service: service@ifssi.com 239-266-2196

Sincerely,



John Carter
Service Manager
Integrated Fire and Security Solutions, Inc

STATE OF
COUNTY OF

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 15 January 2025 by John Carter, who is personally known to me or who has produced _____ as identification.

Signature: Rachelle Montgomery
Print: RACHELLE MONTGOMERY
Title: NOTARY PUBLIC STATE OF FLORIDA
Serial #: HH 577886



"The Life Safety People You Trust"

1970 Dana Dr. Fort Myers, FL 33907

Voice (239) 415-4374 Toll Free (888) 955-0007 Fax (239) 415-4378

EEC0001085 www.ifssi.com www.fireandsecurityteam.com

ELECTRICAL PANEL 1 AND 4
2ND FLOOR ELEC RM

Building Mac Control
LB M001

Labels: LAMP 1, LAMP 2, LAMP 3, LAMP 4, LAMP 5, LAMP 6, LAMP 7, LAMP 8, LAMP 9, LAMP 10, LAMP 11, LAMP 12, LAMP 13, LAMP 14, LAMP 15, LAMP 16, LAMP 17, LAMP 18, LAMP 19, LAMP 20, LAMP 21, LAMP 22, LAMP 23, LAMP 24, LAMP 25, LAMP 26, LAMP 27, LAMP 28, LAMP 29, LAMP 30, LAMP 31, LAMP 32, LAMP 33, LAMP 34, LAMP 35, LAMP 36, LAMP 37, LAMP 38, LAMP 39, LAMP 40, LAMP 41, LAMP 42, LAMP 43, LAMP 44, LAMP 45, LAMP 46, LAMP 47, LAMP 48, LAMP 49, LAMP 50, LAMP 51, LAMP 52, LAMP 53, LAMP 54, LAMP 55, LAMP 56, LAMP 57, LAMP 58, LAMP 59, LAMP 60, LAMP 61, LAMP 62, LAMP 63, LAMP 64, LAMP 65, LAMP 66, LAMP 67, LAMP 68, LAMP 69, LAMP 70, LAMP 71, LAMP 72, LAMP 73, LAMP 74, LAMP 75, LAMP 76, LAMP 77, LAMP 78, LAMP 79, LAMP 80, LAMP 81, LAMP 82, LAMP 83, LAMP 84, LAMP 85, LAMP 86, LAMP 87, LAMP 88, LAMP 89, LAMP 90, LAMP 91, LAMP 92, LAMP 93, LAMP 94, LAMP 95, LAMP 96, LAMP 97, LAMP 98, LAMP 99, LAMP 100

NOTIFIER
BY NOTIFIER

DO NOT REMOVE FIRE ALARM SIGNAL TAG

DO NOT REMOVE FIRE ALARM SIGNAL TAG

Labels: LAMP 1, LAMP 2, LAMP 3, LAMP 4, LAMP 5, LAMP 6, LAMP 7, LAMP 8, LAMP 9, LAMP 10, LAMP 11, LAMP 12, LAMP 13, LAMP 14, LAMP 15, LAMP 16, LAMP 17, LAMP 18, LAMP 19, LAMP 20, LAMP 21, LAMP 22, LAMP 23, LAMP 24, LAMP 25, LAMP 26, LAMP 27, LAMP 28, LAMP 29, LAMP 30, LAMP 31, LAMP 32, LAMP 33, LAMP 34, LAMP 35, LAMP 36, LAMP 37, LAMP 38, LAMP 39, LAMP 40, LAMP 41, LAMP 42, LAMP 43, LAMP 44, LAMP 45, LAMP 46, LAMP 47, LAMP 48, LAMP 49, LAMP 50, LAMP 51, LAMP 52, LAMP 53, LAMP 54, LAMP 55, LAMP 56, LAMP 57, LAMP 58, LAMP 59, LAMP 60, LAMP 61, LAMP 62, LAMP 63, LAMP 64, LAMP 65, LAMP 66, LAMP 67, LAMP 68, LAMP 69, LAMP 70, LAMP 71, LAMP 72, LAMP 73, LAMP 74, LAMP 75, LAMP 76, LAMP 77, LAMP 78, LAMP 79, LAMP 80, LAMP 81, LAMP 82, LAMP 83, LAMP 84, LAMP 85, LAMP 86, LAMP 87, LAMP 88, LAMP 89, LAMP 90, LAMP 91, LAMP 92, LAMP 93, LAMP 94, LAMP 95, LAMP 96, LAMP 97, LAMP 98, LAMP 99, LAMP 100

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CONTROL ACTIVE

POWER FIRE ALARM PRE-ALARM SECURITY SUPERVISOR SYSTEM TROUBLE OTHER EVENT SIGNALS REQUESTED POWER DISABLED

ACKNOWLEDGE SIGNAL SILENCE SYSTEM RESET HOLD 2 RECALL LAMP TEST

FIRE ALARM SIGNAL DISPLAY SECURITY SIGNAL DISPLAY SUPERVISORY SIGNAL DISPLAY TROUBLE SIGNAL DISPLAY OTHER EVENT SIGNAL DISPLAY

TRouble
SIGNAL SILENCE
SYSTEM RESET
HOLD 2 RECALL
LAMP TEST

TRouble
SIGNAL SILENCE
SYSTEM RESET
HOLD 2 RECALL
LAMP TEST

TRouble
SIGNAL SILENCE
SYSTEM RESET
HOLD 2 RECALL
LAMP TEST

TRouble
SIGNAL SILENCE
SYSTEM RESET
HOLD 2 RECALL
LAMP TEST

TRouble
SIGNAL SILENCE
SYSTEM RESET
HOLD 2 RECALL
LAMP TEST

FIRE ALARMS PRIOR TO DEPARTMENTS ARRIVAL IS A THIRD DEGREE PENONY
 Florida Statutes (906.1001) A
 PENONY SILENCED ONLY after you
 in the area of activation. Please
 to Prevention Bureau with any
 inquiries at (351) 311-7500

- ALARM
- FIRE PUMP RM TAMPER
- SECURITY
- M
- CPU FAILURE
- SIGNALS SILENCED
- POINT DISABLED
- OTHER EVENT

1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 0 | Esc

Q | W | E | R | T | Y | U | I | O | P

A | S | D | F | G | H | J | K | L | ; | ' | ~

Z | X | C | V | B | N | M

SPACE | Enter

- BATTERY LEVELS
- LAMP TEST
- PRINT SCREEN
- DISABLE ENABLE

PICKUP LEDGED SUPERVISORY
 FIRE PUMP RM TAMPER 1ST FL M
 11:25:46P SAT FEB 15, 2025 TRACK SUPERV
 L01M032
 FIRE ALARMS: 000 EVENT COUNTS
 SUPERVISORY: 001 PREALARM: 000 TROUBLE: 004
 SECURITY: 000 SECURIT: 000 OTHER: 000
 08:31:13A THU FEB 20, 2025
 MORE INFORMATION SIGNAL SILENCE
 PROGRAM/ALTER STATUS SYSTEM RESET
 MAIN MENU

1/8/24, 1:25 PM

Tyler Technologies



**FORT MYERS FIRE DEPARTMENT
FIRE PREVENTION BUREAU**
2033 Jackson Street
Fort Myers, FL 33901
239.321.7350 ext
<https://www.fortmyersfire.com>



Occupant Name: OASIS GRAND APARTMENTS
Address: 3040 Oasis Grand Boulevard
Fort Myers, FL 33915

Job Description: Change existing fire alarm
due to issues with the
existing
Job Number: 23-12-012

Contractor: 2394154374
Integrated Fire and Security
Solutions

Permit Issued On: 1/8/2024
Permit Expires On: 7/8/2024

Inspections Required: NC: Fire Alarm System Trip,
NC: Fire Alarm Monitoring
(wireless/digital/landline),
NC: Fire Alarm Final

FIRE ALARM AND MONITORING PERMIT

INSPECTION REQUIREMENTS

INSPECTIONS	DATE	INSP
<input type="checkbox"/> FIRE ALARM ROUGH WIRE (A/DUG)	mm/dd/yyyy	<input type="checkbox"/>
<input checked="" type="checkbox"/> FIRE ALARM SYSTEM TRIP	mm/dd/yyyy	<input type="checkbox"/>
<input checked="" type="checkbox"/> MONITORING (wireless/digital/landline)	mm/dd/yyyy	<input type="checkbox"/>

INSPECTIONS	DATE	INSP
<input checked="" type="checkbox"/> FIRE ALARM REGISTRATION	mm/dd/yyyy	<input type="checkbox"/>
<input checked="" type="checkbox"/> RECORD OF COMPLETION	mm/dd/yyyy	<input type="checkbox"/>
<input checked="" type="checkbox"/> FIRE ALARM FINAL	mm/dd/yyyy	<input type="checkbox"/>

REQUESTS FOR INSPECTIONS AND REINSPECTIONS ARE TO BE MADE THROUGH YOU MOBILE-EYES PERMIT PORTAL.
**IF YOU NEED TO CANCEL AN INSPECTION PLEASE DO SO THROUGH MOBILE-EYES AND BY SENDING AN EMAIL TO FMFP@CITYFTMYERS.COM

8th FL



FORT MYERS FIRE DEPARTMENT
FIRE PREVENTION BUREAU
2033 Jackson Street
Fort Myers, FL 33901
239.321.7350 tel
<https://fl-fortmyersfire.civicplus.com>



Occupant Name:	OASIS GRAND APARTMENTS	Contractor:	Engineering Integrated Fire and Security Solutions
Address:	3040 Oasis Grand Boulevard Fort Myers, FL 33916	Inspection Date:	8/22/2024
Job Description:	Change existing fire alarm due to issues with the existing	InspectionType:	NC: Fire Alarm System Trip
Permit Number:	23-12-012	Inspected By:	DANIEL ABERLE 239-321-7350 DABERLE@FORTMYERS.GOV

REQUESTS FOR INSPECTIONS AND REINSPECTIONS ARE TO BE MADE THROUGH YOUR MOBILE-EYES PORTAL

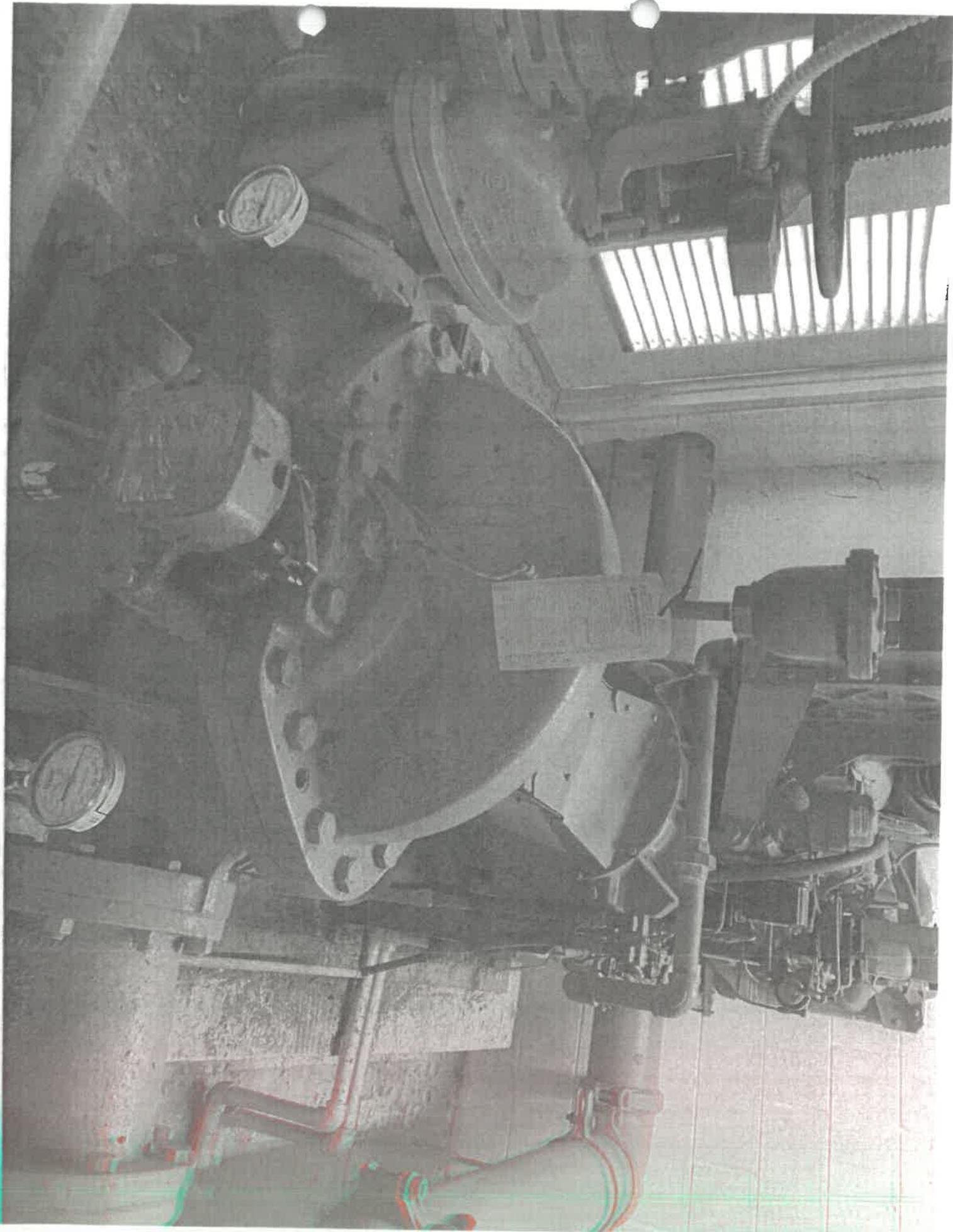
Inspector Comments: 23-12-012 -- F/A TRIP -- FAIL

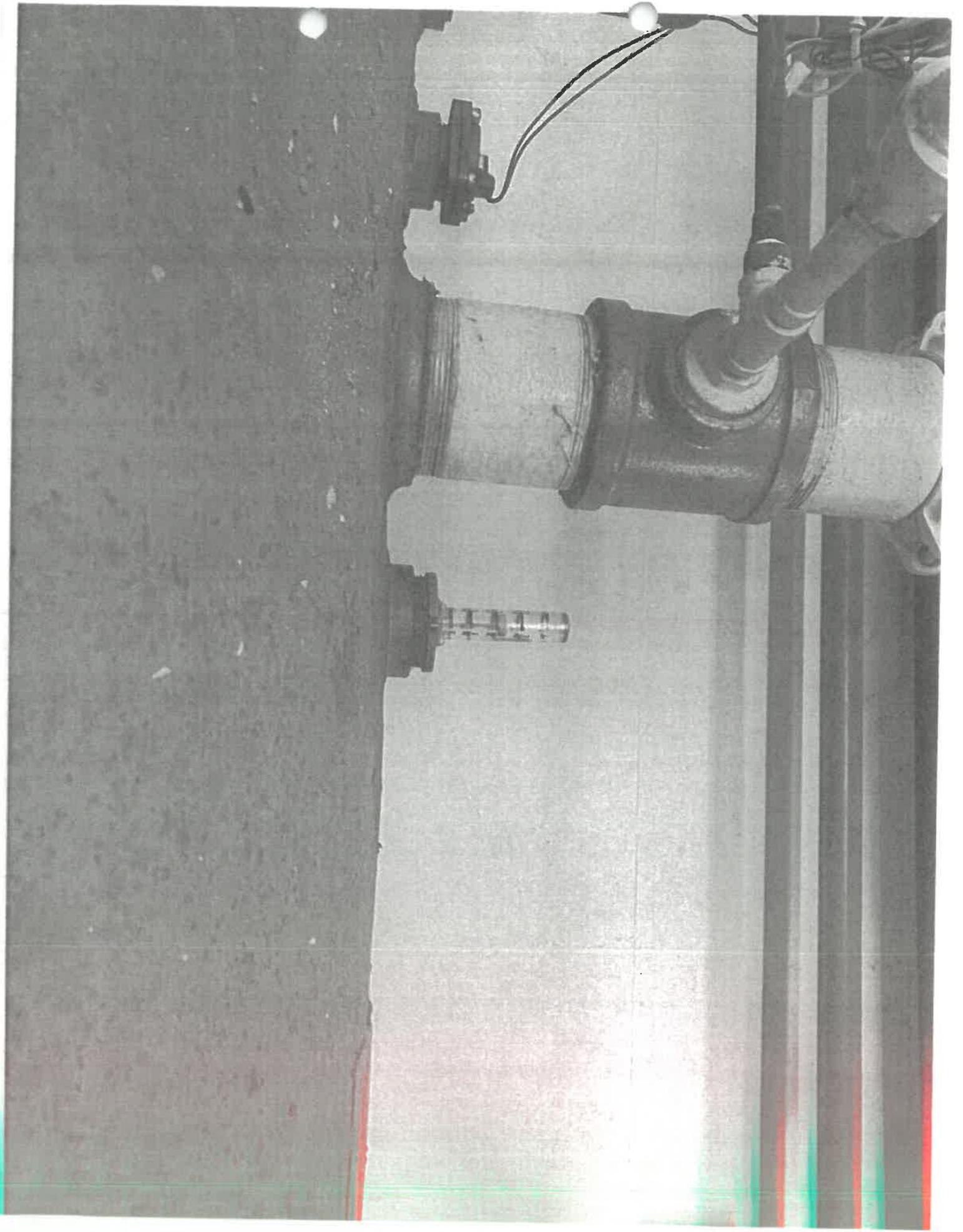
- NEED TO TEST ELEVATOR RECALL FOR ELEVATORS 3 & 4.
- NEED TO TEST SELECTABLE FLOOR FUNCTION FOR VOICE EVAC.
- 2703 FIRST BEDROOM SPEAKER NOT WORKING
- 1501 SPEAKERS NOT FUNCTIONING.
- 1500 SPEAKER NOT WORKING IN BEDROOM SIDE OF APARTMENT.
- 1002 NO SOUND IN UNIT.
- 1004 PICTURE CAN NOT BE COVERING SPEAKER.
- 3RD FLOOR PULL STATIONS ARE MOUNTED TOO HIGH.
- 1ST FLOOR NORTH STAIR PULL STATION TAMPER COVER IS MOUNTED TOO HIGH AND PULL STATION WON'T BE ACTIVATED.

Status: Not Approved

Inspector:

DANIEL ABERLE
8/22/2024









IMPAIRMENT TAG
DO NOT REMOVE BY ORDER
OF THE STATE FIRE MARSHAL

SPRINKLERMATIC

1-877-327-7823

www.sprinklermatic.com

PROPERTY: *Hotel*

UNIT NUMBER: *3110*

DATE: *2/28/07*

INSPECTOR: *John*

STATUS: OPERATIONAL

REASON: DEFECTIVE

REPAIR: REQUIRED

REMARKS: *See tag*

DATE: *2/28/07*

INSPECTOR: *John*

REASON: *NO DEFICIENCIES*

REMARKS: *NO DEFICIENCIES*

REASON: CHARTERED

REASON: REPAIR

REASON: ADDITION

REASON: NEW SYSTEM

4706 Davis Road
Dayle, Florida 33314
850-8723-2601-2695

515 Cooper Data Court
Apopka, Florida 32703
VFPC21-400015

JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC
2006 2007 2008 2009



Business Occupant	Property Owner	District Station #	Street Name	Unit City	State	Frequency	Report Type	Report Status	Service Provider	Inspection Date	Archived Date	Submitted Date	User Assigned	Inspection State	Last Note	Act
<input type="checkbox"/>	Oasis Grand Tower 2		3040 Oasis Grand Blvd	Fort Myers FL	FL	Semi-Annual	Sprinkler*	Cleared (AHJ)	DynaFire	2023-12-27	2024-03-06	2022-12-28	Heather Kirkland	ARCHIVED	A year ago	
<input type="checkbox"/>	Oasis Grand Tower 2		3040 Oasis Grand Blvd	Fort Myers FL	FL	Annual	Fire Hydrant*	Compliant	Sprinklermatic Florida	2023-08-10	2023-08-22	2023-08-22	IROL Review	ARCHIVED	2 years ago	
<input type="checkbox"/>	Oasis Grand Tower 2		3040 Oasis Grand Blvd	Fort Myers FL	FL	Annual	Backflow Test*	Compliant	Sprinklermatic Florida	2023-08-10	2023-08-22	2023-08-22	IROL Review	ARCHIVED	2 years ago	
<input type="checkbox"/>	Oasis Grand Tower 2		3040 Oasis Grand Blvd	Fort Myers FL	FL	Annual	Sprinkler*	Cleared (SP)	Sprinklermatic Florida	2023-08-10	2024-02-23	2023-08-22	Heather Kirkland	ARCHIVED	2 years ago	
<input type="checkbox"/>	Harbor Grand		3040 Oasis Grand Blvd	Fort Myers FL	FL	Annual	Fire Pump*	Cleared (SP)	Sprinklermatic Florida	2023-08-10	2024-06-27	2023-08-22	Heather Kirkland	ARCHIVED	A year ago	
<input type="checkbox"/>	Harbor Grand		3040 Oasis Grand Blvd	Fort Myers FL	FL	One Time	Fire Pump*	Cleared (AHJ)	Sprinklermatic Florida	2023-12-01	2024-01-29	2023-12-13	Rachel Roberts	ARCHIVED	A year ago	
<input type="checkbox"/>	Harbor Grand		3040 Oasis Grand Blvd	Fort Myers FL	FL	Annual	Fire Pump*	Cleared (AHJ)	Sprinklermatic Florida	2023-11-12	2024-01-29	2023-12-13	Rachel Roberts	ARCHIVED	A year ago	
<input type="checkbox"/>	3040 - Oasis Grand Blvd		3040 Oasis Grand Blvd	Fort Myers FL	FL	Five-Year	SP Internal Pipe*	Deficient	Sprinklermatic Florida	2023-10-31	2023-12-13	2023-12-13	Rachel Roberts	THIRD_NOTICE	10 months ago	
<input type="checkbox"/>	3040 - Oasis Grand Blvd		3040 Oasis Grand Blvd	Fort Myers FL	FL	Quarterly	Sprinkler*	Cleared (SP)	Sprinklermatic Florida	2024-02-05	2024-06-11	2024-02-06	Rachel Roberts	ARCHIVED	10 months ago	
<input type="checkbox"/>	3040 - Oasis Grand Blvd		3040 Oasis Grand Blvd	Fort Myers FL	FL	Annual	Fire Pump*	Cleared (SP)	Sprinklermatic Florida	2024-02-06	2024-06-11	2024-02-06	Rachel Roberts	ARCHIVED	10 months ago	
<input type="checkbox"/>	OASIS TOWER II	WARD 4	3040 Oasis Grand Boulevard	Fort Myers FL	FL	Annual	Backflow Test*	Compliant	Sprinklermatic Florida	2024-05-31	2024-06-04	2024-06-03	Rachel Roberts	ARCHIVED	9 months ago	
<input type="checkbox"/>	OASIS TOWER II	WARD 4	3040 Oasis Grand Boulevard	Fort Myers FL	FL	Semi-Annual	Fire Pump*	Critical	Sprinklermatic Florida	2024-05-31	2024-06-03	2024-06-03	Christopher Mulvey	IN_REVIEW	4 months ago	
<input type="checkbox"/>	OASIS TOWER II	WARD 4	3040 Oasis Grand Boulevard	Fort Myers FL	FL	Semi-Annual	Sprinkler*	Critical	Sprinklermatic Florida	2024-05-31	2024-06-03	2024-06-03	Christopher Mulvey	IN_REVIEW	21 days ago	
<input type="checkbox"/>	3040 - Oasis Grand Blvd	WARD 1	3040 Oasis Grand Boulevard	Fort Myers FL	FL	Annual	Fire Pump*	Critical	Sprinklermatic Florida	2024-12-10	2024-12-11	2024-12-11	Heather Kirkland +1	IN_REVIEW	21 days ago	
<input type="checkbox"/>	3040 - Oasis Grand Blvd		3040 Oasis Grand Boulevard	Fort Myers FL	FL	Annual	Fire Hydrant*	Compliant	Sprinklermatic Florida	2024-12-10	2024-12-12	2024-12-11	Rachel Roberts	ARCHIVED	3 months ago	
<input type="checkbox"/>	3040 - Oasis Grand Blvd	WARD 1	3040 Oasis Grand Boulevard	Fort Myers FL	FL	Annual	Sprinkler*	Deficient	Sommerkermatic Florida	2024-12-10	2024-12-11	2024-12-11	Heather Kirkland +1	FIRST_NOTICE	3 months ago	

Showing 1 to 16 of 16 entries

Annual Flow Fire Pump Test & Inspection Report

Work Order #

35605331

Inspection Date

12/04/2024

Location Inspected

Harbor Grand

Building Address

3040 Oasis Grand Boulevard Fort Myers, FL 33916

Owner Contact**Telephone****Email**

(239) 245-9571

denise.barber@assetliving.com

Inspector Name

Jason Dwelle

Inspector's Permit #

FPI23-00037

Comments

Fire pump was not ran due to maintenance not being done since 10/02/19. Room in general is in poor shape. Fuel is below the 2/3 mark. Fire pump is impaired at this point in time.

Location Inspected: Harbor Grand	Inspection Date: 12/04/2024
Address Street: 3040 Oasis Grand Boulevard	Work Order #: 35605331
City, State, Zip: Fort Myers, FL 33916	Inspection Type: Annual Flow

FIRE PUMP INFORMATION

Location in Site	North Exterior Fire Pump Room	Controller Type	Diesel
Pump Driver Type	Diesel	Controller Make	Metron
Make	Fairbanks Morse	Controller Model	FD4-J
Model	2824UAF	Controller Serial Number	BF-07N34314-11
Size	6"	Controller HP	
Serial Number	07 1536915-1	Controller Volts	
Pump Type	Horizontal Split-Case	Controller Amps	
Circulation Relief Valve Size	3/4	Automatic Transfer Switch Make	
Main Relief Valve Size	8"	Automatic Transfer Switch Model	
Driver Make	Clarke	Jockey Pump Make	Baldor
Driver Model	6081HF001	Jockey Pump Model	350659S255G2
Driver Serial Number	RG6081H79236	Jockey Pump Controller Make	Metron
Driver HP	Unknown	Jockey Pump Controller Model	M15B-3-480
Max Rating	243	Fire Pump Start	200
100 % Rating	220	Fire Pump Stop	234
150 % Rating	194	Jockey Pump Start	220
Pump GPM	1250	Jockey Pump Stop	240
Stages	1	System Pressure	236
Supply Type	City		

PUMP ROOM

Adequate Lighting and Functional	Pass
Pump Room Free of Debris and Storage	Fail
Pump Room Maintained Above 40 Degrees	Pass
Ventilation Fans and Louvers Functional	Pass

CONTROLLER & DRIVER

Power Provided to Controller	Pass
Controller Free of Alarms	Pass
Indicating Lights Functional and in Place	Pass
Batteries and Battery Chargers in Good Condition	Fail
Crank 1 Operational	Pass
Crank 2 Operational	Pass
Oil and Engine Coolant Levels Acceptable	Fail
Cooling Loop Operational	Pass
Exhaust System Operational	Pass
Diesel Driver Annual Maintenance within Date?	Fail

TESTING

Pump Run for at Least 30 Minutes	Fail
Pump Start with a Pressure Drop	Pass
Churn Suction Side Pressure	50
Churn Discharge Side Pressure	240
Churn RPM	N/A
Churn Oil Pressure	N/A
Churn Engine Temp	N/A
Slight Drip Observed from Packings	Pass
Total Engine Run Time (in Hours)	311
Fire Pump Acceptable	Fail
Flow Meter Free of Damage and Within Calibration Date?	N/A
Fuel Tank Levels At Least 2/3 Full	Fail

PUMP & SYSTEM PIPING

Pump and Pump Base Free of Corrosion	Fail
Control Valves Operable and Returned to Proper Position	Pass
System Piping Free of Leaks and Corrosion	Fail
Test Header in Good Condition with Hose Valve Caps in Place	Pass
Pump in Correct Alignment with No Significant Vibrations	Fail
Jockey Pump and Controller Operational	Pass

FLOW TEST (CHURN)

Suction Pressure:	50	Net:	190
Discharge Pressure:	240	RPM:	2300
GPM:	0	Rating:	243

FLOW TEST (CAPACITY 100%)

Number of Hoses:	0	GPM:	0
Nozzle Type:	N/A	Net:	0
Pitot:	N/A	RPM:	0
Suction Pressure:	0	Rating:	220
Discharge Pressure:	0	Performance:	0 %

FLOW TEST (MAX 150%)

Number of Hoses:	0	GPM:	0
Nozzle Type:	N/A	Net:	0
Pitot:	N/A	RPM:	0
Suction Pressure:	0	Rating:	194
Discharge Pressure:	0	Performance:	0 %



Keeping Florida Safe Since 1987

Location Inspected: Harbor Grand Inspection Date: 12/04/2024
Address Street: 3040 Oasis Grand Boulevard Work Order #: 35605331
City, State, Zip: Fort Myers, FL 33916 Inspection Type: Annual Flow

DEFICIENCIES

General Fire Pump - Fire pump was not ran due to maintenance not being done since 10/02/19. Room in general is in poor shape. Fuel is below the 2/3 mark. Fire pump is impaired at this point in time.

Green Tag

Yellow Tag

Red Tag

Owner Representative Signature

Sprinklermatic Inspector Signature

Water - Based Fire Protection System Inspection

Work Order # 34256452	Inspection Date 05/31/2024	
Date of Last 5 Year Inspection 10/31/2023	Date of Last 3 Year Test 	
Building Name Tower 2 Harbor Grand	Location Inspected Harbor Grand	
Building Address 3040 Oasis Grand Boulevard Fort Myers, FL 33916		
Owner Contact Denise Barber	Telephone (239) 245-9571	Email denise.barber@assetliving.com
Inspector Name Jason Dwelle	Inspector's Permit # FPI23-000307	

INSPECTION FREQUENCY

- Annual
- Semi-Annual
- Quarterly
- Monthly

SYSTEM TYPES INSPECTED

- Wet Systems
- Dry Systems
- Preaction Systems
- Deluge Systems
- Standpipe Systems
- Kitchen Water Spray Systems
- Other -

SYSTEM IN SERVICE ON INSPECTION?

Yes

IS THE BUILDING FULLY SPRINKLERED?

Yes

SYSTEM SUMMARY

	QTY
Wet Systems	64
Dry Systems	0
Pre-Action Systems	0
Deluge Systems	0
Standpipes	0

	QTY
Control Valves	81
Release Panels	0
Backflows	0
Pressure Reducing Valves	0
Kitchen Water Spray Systems	0

COMMENTS

Building Name: Tower 2 Harbor Grand **Inspection Date:** 05/31/2024
Address Street: 3040 Oasis Grand Boulevard **Work Order #:** 34256452
City, State, Zip: Fort Myers, FL 33916 **Location Inspected:** Harbor Grand

SYSTEM RISER ASSEMBLY INSPECTION QUESTIONS

1) Valve and trim free of external leaks, damage, and in correct position	Pass
2) Gauges free of damage, reading correct pressure, and within service date	Pass
3) Adequate drainage available	Pass
4) Appropriate signage attached	Pass
5) Hydraulic data plate installed and legible	Pass

WET SYSTEM RISER ASSEMBLY

1) Mechanical alarm test satisfactory	N/A
2) Water motor gong and retard chamber free of damage	N/A

CONTROL VALVES

Type	Size	Location	Accessible, in normal open or closed position, and locked or supervised?	Signage in place?	In good condition & free of leaks?	Tamper switch free of damage?	Tamper switch operational?
Butterfly	2.5	Roof Level	Fail	Fail	Pass	Pass	Fail
Butterfly	2.5	Upper Penthouse (UP)	Fail	Fail	Pass	Pass	Fail
Butterfly	2.5	Middle Penthouse (MP)	Fail	Fail	Pass	Pass	Fail
Butterfly	2.5	Lower Penthouse (LP)	Fail	Fail	Pass	Pass	Fail
Butterfly	2.5	30th Floor	Fail	Fail	Pass	Pass	Fail
Butterfly	2.5	29th Floor	Fail	Fail	Pass	Pass	Fail
Butterfly	2.5	28th Floor	Fail	Fail	Pass	Pass	Fail
Butterfly	2.5	27th Floor	Fail	Fail	Pass	Pass	Fail
Butterfly	2.5	26th Floor	Fail	Fail	Pass	Pass	Fail
Butterfly	2.5	25th Floor	Fail	Fail	Pass	Pass	Fail
Butterfly	2.5	24th Floor	Fail	Fail	Pass	Pass	Fail
Butterfly	2.5	23rd Floor	Fail	Fail	Pass	Pass	Fail
PRV	2.5	22nd Floor	Fail	Fail	Pass	Pass	Fail
PRV	2.5	21st Floor	Fail	Fail	Pass	Pass	Fail
PRV	2.5	20th Floor	Fail	Fail	Pass	Pass	Fail
PRV	2.5	19th Floor	Fail	Fail	Pass	Pass	Fail
PRV	2.5	18th Floor	Fail	Fail	Pass	Pass	Fail
PRV	2.5	17th Floor	Fail	Fail	Pass	Pass	Fail
PRV	2.5	16th Floor	Fail	Fail	Pass	Pass	Fail
PRV	2.5	15th Floor	Fail	Fail	Pass	Pass	Fail
PRV	2.5	14th Floor	Fail	Fail	Pass	Pass	Fail
PRV	2.5	12th Floor	Fail	Fail	Pass	Pass	Fail
PRV	2.5	11th Floor	Fail	Fail	Pass	Pass	Fail
PRV	2.5	10th Floor	Fail	Fail	Pass	Pass	Fail
PRV	2.5	9th Floor	Fail	Fail	Pass	Pass	Fail
PRV	2.5	8th Floor	Fail	Fail	Pass	Pass	Fail
PRV	2.5	7th Floor	Fail	Fail	Pass	Pass	Fail
PRV	2.5	6th Floor	Fail	Fail	Pass	Pass	Fail
PRV	2.5	5th Floor	Fail	Fail	Pass	Pass	Fail
PRV	2.5	4th Floor	Fail	Fail	Pass	Pass	Fail
Butterfly	2.5	Upper Penthouse (UP)	Fail	Fail	Pass	Pass	Fail

Butterfly	2.5	Middle Penthouse (MP)	Fail	Fail	Pass	Pass	Fail
Butterfly	2.5	Lower Penthouse (LP)	Fail	Fail	Pass	Pass	Fail
Butterfly	2.5	30th Floor	Fail	Fail	Pass	Pass	Fail
Butterfly	2.5	29th Floor	Fail	Fail	Pass	Pass	Fail
Butterfly	2.5	28th Floor	Fail	Fail	Pass	Pass	Fail
Butterfly	2.5	27th Floor	Fail	Fail	Pass	Fail	Fail
Butterfly	2.5	26th Floor	Fail	Fail	Pass	Pass	Fail
Butterfly	2.5	25th Floor	Fail	Fail	Pass	Pass	Fail
Butterfly	2.5	24th Floor	Fail	Fail	Pass	Pass	Fail
Butterfly	2.5	23rd Floor	Fail	Fail	Pass	Pass	Fail
PRV	2.5	22nd Floor	Fail	Fail	Pass	Pass	Fail
PRV	2.5	21st Floor	Fail	Fail	Pass	Pass	Fail
PRV	2.5	20th Floor	Fail	Fail	Pass	Pass	Fail
PRV	2.5	19th Floor	Fail	Fail	Pass	Pass	Fail
PRV	2.5	18th Floor	Fail	Fail	Pass	Pass	Fail
PRV	2.5	17th Floor	Fail	Fail	Pass	Pass	Fail
PRV	2.5	16th Floor	Fail	Fail	Pass	Pass	Fail
PRV	2.5	15th Floor	Fail	Fail	Pass	Pass	Fail
PRV	2.5	14th Floor	Fail	Fail	Pass	Pass	Fail
PRV	2.5	12th Floor	Fail	Fail	Pass	Pass	Fail
PRV	2.5	11th Floor	Fail	Fail	Pass	Pass	Fail
PRV	2.5	10th Floor	Fail	Fail	Pass	Pass	Fail
PRV	2.5	9th Floor	Fail	Fail	Pass	Pass	Fail
PRV	2.5	8th Floor	Fail	Fail	Pass	Pass	Fail
PRV	2.5	7th Floor	Fail	Fail	Pass	Pass	Fail
PRV	2.5	6th Floor	Fail	Fail	Pass	Pass	Fail
PRV	2.5	5th Floor	Fail	Fail	Pass	Pass	Fail
PRV	2.5	4th Floor	Fail	Fail	Pass	Pass	Fail
PRV	2.5	3rd Floor	Fail	Fail	Pass	Pass	Fail
PRV	2.5	2nd Floor	Fail	Fail	Pass	Pass	Fail
PRV	2.5	Lobby Level	Fail	Fail	Pass	Pass	Fail
PRV	2.5	Lobby Level South Trash Chute System	Fail	Fail	Pass	Pass	Fail
PRV	2.5	2nd Floor-All Townhouses	Fail	Fail	Pass	Pass	Fail

FIRE DEPARTMENT CONNECTIONS

Location	Visible, accessible, in good condition, with identification sign(s) in place?	Couplings or swivels rotate smoothly?	Plugs or caps in place and undamaged, with gaskets in place and in good condition?	Check valve not leaking, clapper in place & operating properly, and automatic drain valve operational?
NE Side of Bldg in Bushes	Pass	Pass	Pass	Pass

PUMP / SECTIONAL CONTROL VALVES

Type	Size	Location	Accessible, in normal open or closed position, and locked or supervised?	Signage in place?	In good condition & free of leaks?	Tamper switch free of damage?	Tamper switch operational?
OS&Y	8	Backflow Inlet Valve	Fail	Fail	Pass	Pass	Fail
OS&Y	8	Backflow Outlet Valve	Fail	Fail	Pass	Pass	Fail
OS&Y	8	Fire Pump Suction Valve	Fail	Fail	Pass	Pass	Fail
OS&Y	8	Fire Pump Discharge Valve	Fail	Fail	Pass	Pass	Fail
Butterfly	8	Fire Pump Bypass #1	Fail	Fail	Pass	Pass	Fail
Butterfly	8	Fire Pump Bypass #2	Fail	Fail	Pass	Pass	Fail
Butterfly	8	In Fire Pump Room - System Control Valve	Fail	Fail	Pass	Pass	Fail
Butterfly	8	Fire Pump Test Header Valve	Fail	Fail	Pass	Pass	Fail
OS&Y	1.25	Jockey Pump Suction Valve	Fail	Fail	Pass	Pass	Fail
OS&Y	1.25	Jockey Pump Discharge Valve	Fail	Fail	Pass	Pass	Fail

Butterball	1	2nd Floor Parking Garage-Elevator Machine Room #5	Fail	Fail	Pass	Pass	Fail
Butterball	1	2nd Floor Parking Garage-Elevator Machine Room #6	Fail	Fail	Pass	Pass	Fail
Butterball	1	1st Floor Parking Garage-Elevator Pit #5	Fail	Fail	Pass	Pass	Fail
Butterfly	6	South Parking Garage by Vehicle Exit/Entrance	Fail	Fail	Pass	Pass	Fail
Butterfly	6	South Parking Garage Room by Vehicle Exit/Entrance	Fail	Fail	Pass	Pass	Fail
PIV	2.5	Stair 3-3rd Floor Parking Garage Sectional Valve	Fail	Fail	Pass	Pass	Fail
PIV	2.5	Stair 3-2nd Floor Parking Garage Sectional Valve	Fail	Fail	Pass	Pass	Fail

SYSTEM RISER ASSEMBLY TEST

Location	Type	Main Drain Size	Static Pressure	Residual Pressure	Return to Static Pressure	Return to Static (time)	Air Pressure	Priming Pressure	Air Tripping Pressure	Flow switch free of damage?	Flow Switch Operational?	Alarm Trip Time	Tagged
Roof Level	Wet	1.25"	100	100	100	0	N/A	N/A	N/A	Pass			RED TAG
Upper Penthouse (UP)	Wet	1.25"	100	100	100	0	N/A	N/A	N/A	Pass			RED TAG
Middle Penthouse (MP)	Wet	1.25"	105	105	105	0	N/A	N/A	N/A	Pass			RED TAG
Lower Penthouse (LP)	Wet	1.25"	110	110	110	0	N/A	N/A	N/A	Pass			RED TAG
30th Floor	Wet	1.25"	110	110	110	0	N/A	N/A	N/A	Pass			RED TAG
29th Floor	Wet	1.25"	120	120	120	0	N/A	N/A	N/A	Pass			RED TAG
28th Floor	Wet	1.25"	125	125	125	0	N/A	N/A	N/A	Pass			RED TAG
27th Floor	Wet	1.25"	130	130	130	0	N/A	N/A	N/A	Pass			RED TAG
26th Floor	Wet	1.25"	130	130	130	0	N/A	N/A	N/A	Pass			RED TAG
25th Floor	Wet	1.25"	130	130	130	0	N/A	N/A	N/A	Pass			RED TAG
24th Floor	Wet	1.25"	140	140	140	0	N/A	N/A	N/A	Pass			RED TAG
23rd Floor	Wet	1.25"	140	140	140	0	N/A	N/A	N/A	Pass			RED TAG
22nd Floor	Wet	1.25"	70	70	70	0	N/A	N/A	N/A	Pass			RED TAG
21st Floor	Wet	1.25"	70	70	70	0	N/A	N/A	N/A	Pass			RED TAG
20th Floor	Wet	1.25"	75	75	75	0	N/A	N/A	N/A	Pass			RED TAG
19th Floor	Wet	1.25"	75	75	75	0	N/A	N/A	N/A	Pass			RED TAG
18th Floor	Wet	1.25"	85	85	85	0	N/A	N/A	N/A	Pass			RED TAG
17th Floor	Wet	1.25"	80	80	80	0	N/A	N/A	N/A	Pass			RED TAG
16th Floor	Wet	1.25"	85	85	85	0	N/A	N/A	N/A	Pass			RED TAG
15th Floor	Wet	1.25"	85	85	85	0	N/A	N/A	N/A	Pass			RED TAG
14th Floor	Wet	1.25"	95	95	95	0	N/A	N/A	N/A	Pass			RED TAG
12th Floor	Wet	1.25"	95	95	95	0	N/A	N/A	N/A	Pass			RED TAG
11th Floor	Wet	1.25"	95	95	95	0	N/A	N/A	N/A	Pass			RED TAG
10th Floor	Wet	1.25"	90	90	90	0	N/A	N/A	N/A	Pass			RED TAG
9th Floor	Wet	1.25"	95	95	95	0	N/A	N/A	N/A	Pass			RED TAG
8th Floor	Wet	1.25"	90	90	90	0	N/A	N/A	N/A	Pass			RED TAG
7th Floor	Wet	1.25"	130	130	130	0	N/A	N/A	N/A	Pass			RED TAG
6th Floor	Wet	1.25"	100	100	100	0	N/A	N/A	N/A	Pass			RED TAG
5th Floor	Wet	1.25"	95	95	95	0	N/A	N/A	N/A	Pass			RED TAG
4th Floor	Wet	1.25"	125	125	125	0	N/A	N/A	N/A	Pass			RED TAG
Upper Penthouse (UP)	Wet	1.25"	100	100	100	0	N/A	N/A	N/A	Pass			RED TAG
Middle Penthouse (MP)	Wet	1.25"	100	100	100	0	N/A	N/A	N/A	Pass			RED TAG
Lower Penthouse (LP)	Wet	1.25"	110	110	110	0	N/A	N/A	N/A	Pass			RED TAG
30th Floor	Wet	1.25"	115	115	115	0	N/A	N/A	N/A	Pass			RED TAG
29th Floor	Wet	1.25"	120	120	120	0	N/A	N/A	N/A	Pass			RED TAG
28th Floor	Wet	1.25"	125	125	125	0	N/A	N/A	N/A	Pass			RED TAG
27th Floor	Wet	1.25"	125	125	125	0	N/A	N/A	N/A	Pass			RED TAG
26th Floor	Wet	1.25"	130	130	130	0	N/A	N/A	N/A	Pass			RED TAG
25th Floor	Wet	1.25"	140	140	140	0	N/A	N/A	N/A	Pass			RED TAG

24th Floor	Wet	1.25"	140	140	140	0	N/A	N/A	N/A	Pass			RED TAG
23rd Floor	Wet	1.25"	145	145	145	0	N/A	N/A	N/A	Pass			RED TAG
22nd Floor	Wet	1.25"	75	75	75	0	N/A	N/A	N/A	Pass			RED TAG
21st Floor	Wet	1.25"	45	45	45	0	N/A	N/A	N/A	Pass			RED TAG
20th Floor	Wet	1.25"	70	70	70	0	N/A	N/A	N/A	Pass			RED TAG
19th Floor	Wet	1.25"	90	90	90	0	N/A	N/A	N/A	Pass			RED TAG
18th Floor	Wet	1.25"	75	75	75	0	N/A	N/A	N/A	Pass			RED TAG
17th Floor	Wet	1.25"	80	80	80	0	N/A	N/A	N/A	Pass			RED TAG
16th Floor	Wet	1.25"	85	85	85	0	N/A	N/A	N/A	Pass			RED TAG
15th Floor	Wet	1.25"	95	95	95	0	N/A	N/A	N/A	Pass			RED TAG
14th Floor	Wet	1.25"	80	80	80	0	N/A	N/A	N/A	Pass			RED TAG
12th Floor	Wet	1.25"	90	90	90	0	N/A	N/A	N/A	Pass			RED TAG
11th Floor	Wet	1.25"	95	95	95	0	N/A	N/A	N/A	Pass			RED TAG
10th Floor	Wet	1.25"	95	95	95	0	N/A	N/A	N/A	Pass			RED TAG
9th Floor	Wet	1.25"	130	130	130	0	N/A	N/A	N/A	Pass			RED TAG
8th Floor	Wet	2.5"	10	10	10	0	N/A	N/A	N/A	Pass			RED TAG
7th Floor	Wet	1.25"	110	110	110	0	N/A	N/A	N/A	Pass			RED TAG
6th Floor	Wet	1.25"	105	105	105	0	N/A	N/A	N/A	Pass			RED TAG
5th Floor	Wet	1.25"	95	95	95	0	N/A	N/A	N/A	Pass			RED TAG
4th Floor	Wet	1.25"	115	115	115	0	N/A	N/A	N/A	Pass			RED TAG
3rd Floor	Wet	1.25"	119	110	110	0	N/A	N/A	N/A	Pass			RED TAG
2nd Floor	Wet	1.25"	110	110	110	0	N/A	N/A	N/A	Pass			RED TAG
Lobby Level	Wet	1.25"	105	105	105	0	N/A	N/A	N/A	Pass			RED TAG
Lobby Level South Trash Chute System	Wet	1.25"	105	105	105	0	N/A	N/A	N/A	Pass			RED TAG
2nd Floor-All Townhouses	Wet	1.25"	105	105	105	0	N/A	N/A	N/A	Pass			RED TAG

Building Name: Tower 2 Harbor Grand

Inspection Date: 05/31/2024

Address Street: 3040 Oasis Grand Boulevard

Work Order #: 34256452

City, State, Zip: Fort Myers, FL 33916

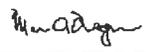
Location Inspected: Harbor Grand

BUILDING SPECIFIC DEFICIENCIES

Sprinkler Deficiency -	Make: Shotgun / Model: Stair 2 / Location in Site: 4th Floor Deficiency Description: Express drain missing threaded cap
Sprinkler Deficiency -	Make: Shotgun / Model: Stair 3 / Location in Site: 8th Floor Deficiency Description: Bad gauge, test cock or pro setting is bad
Sprinkler Deficiency -	Make: Shotgun / Model: Stair 3 / Location in Site: 4th Floor Deficiency Description: Hose valve cap and handle missing
Sprinkler Deficiency -	Make: Shotgun / Model: Stair 3 / Location in Site: 3rd Floor Deficiency Description: Hose valve missing cap and handle
Sprinkler Deficiency -	Make: Shotgun / Model: Stair 3 / Location in Site: 2nd Floor Deficiency Description: Express drain missing 2.5 threaded cap
Sprinkler Deficiency -	Make: Shotgun / Model: Stair 3 / Location in Site: 2nd Floor Deficiency Description: Hose valve missing cap and handle
Building Deficiency -	BUILDING: Tower 2 Harbor Grand DESCRIPTION: 81 missing control valve signs PROPOSED SOLUTION: Add signs
Building Deficiency -	BUILDING: Tower 2 Harbor Grand DESCRIPTION: 64 missing drain signs PROPOSED SOLUTION: Add signs - FACP non-functional, could not verify flow and tamper switches

CLOSEOUT

	Yes	No
1) All control valves returned to normal position	<input checked="" type="radio"/>	
2) Fire alarm back online		<input checked="" type="radio"/>
3) Inspection reviewed with client	<input checked="" type="radio"/>	

Owner Representative Signature

Sprinklermatic Inspector Signature


Location Inspected: Harbor Grand

Inspection Date: 05/31/2024

Address Street:

Work Order #: 34256452

City, State, Zip:

Technician: Jason Dwelle

DEFICIENCY SUMMARY

GENERAL SITE DEFICIENCIES

- DEFICIENCIES FROM PREVIOUS INSPECTIONS NOT CORRECTED
- FACP non-functional, could not verify flow and tamper switches

BUILDING: Tower 2 Harbor Grand

- | | |
|------------------------|---|
| Sprinkler Deficiency - | Make: Shotgun / Model: Stair 2 / Location in Site: 4th Floor
Deficiency Description: Express drain missing threaded cap |
| Sprinkler Deficiency - | Make: Shotgun / Model: Stair 3 / Location in Site: 8th Floor
Deficiency Description: Bad gauge, test cock or pro setting is bad |
| Sprinkler Deficiency - | Make: Shotgun / Model: Stair 3 / Location in Site: 4th Floor
Deficiency Description: Hose valve cap and handle missing |
| Sprinkler Deficiency - | Make: Shotgun / Model: Stair 3 / Location in Site: 3rd Floor
Deficiency Description: Hose valve missing cap and handle |
| Sprinkler Deficiency - | Make: Shotgun / Model: Stair 3 / Location in Site: 2nd Floor
Deficiency Description: Express drain missing 2.5 threaded cap |
| Sprinkler Deficiency - | Make: Shotgun / Model: Stair 3 / Location in Site: 2nd Floor
Deficiency Description: Hose valve missing cap and handle |
| Building Deficiency - | BUILDING: Tower 2 Harbor Grand
DESCRIPTION: 81 missing control valve signs
PROPOSED SOLUTION: Add signs |
| Building Deficiency - | BUILDING: Tower 2 Harbor Grand
DESCRIPTION: 64 missing drain signs
PROPOSED SOLUTION: Add signs |

Churn Fire Pump Test & Inspection Report

Work Order #

34256452

Inspection Date

05/31/2024

Location Inspected

Harbor Grand

Building Address

3040 Oasis Grand Boulevard Fort Myers, FL

Owner Contact**Telephone****Email**

(239) 245-9571

marius.negrin@assetliving.com

Inspector Name

Jason Dwelle

Inspector's Permit #

FPI23-000307

Comments

Location Inspected: Harbor Grand

Inspection Date: 05/31/2024

Address Street: 3040 Oasis Grand Boulevard

Work Order #: 34256452

City, State, Zip: Fort Myers, FL

Inspection Type: Churn

FIRE PUMP INFORMATION

Location in Site	North Exterior Fire Pump Room	Controller Type	Diesel
Pump Driver Type	Diesel	Controller Make	Metron
Make	Fairbanks Morse	Controller Model	FD4-J
Model	2824UAF	Controller Serial Number	BF-07N34314-11
Size	5"	Controller HP	
Serial Number	07 1536915-1	Controller Volts	
Pump Type	Horizontal Split-Case	Controller Amps	
Circulation Relief Valve Size	1/2	Automatic Transfer Switch Make	
Main Relief Valve Size	8"	Automatic Transfer Switch Model	
Driver Make	Clarke	Jockey Pump Make	Baldor
Driver Model	6081HF001	Jockey Pump Model	350659S255G2
Driver Serial Number	RG6081H79236	Jockey Pump Controller Make	Metron
Driver HP	Unknown	Jockey Pump Controller Model	M15B-3-480
Max Rating	243	Fire Pump Start	0
100 % Rating	220	Fire Pump Stop	0
150 % Rating	194	Jockey Pump Start	0
Pump GPM	1250	Jockey Pump Stop	0
Stages	1	System Pressure	234
Supply Type	City		

PUMP ROOM

Adequate Lighting and Functional	Pass
Pump Room Free of Debris and Storage	Pass
Pump Room Maintained Above 40 Degrees	Pass
Ventilation Fans and Louvers Functional	Pass

CONTROLLER & DRIVER

Power Provided to Controller	Pass
Controller Free of Alarms	Pass
Indicating Lights Functional and in Place	Pass
Batteries and Battery Chargers in Good Condition	Pass
Crank 1 Operational	N/A
Crank 2 Operational	N/A
Oil and Engine Coolant Levels Acceptable	Fail
Cooling Loop Operational	Pass
Exhaust System Operational	Pass
Diesel Driver Annual Maintenance within Date?	Fail

TESTING

Pump Run for at Least 30 Minutes	Fail
Pump Start with a Pressure Drop	N/A
Churn Suction Side Pressure	
Churn Discharge Side Pressure	
Churn RPM	
Slight Drip Observed from Packings	Fail
Total Engine Run Time (in Hours)	311
Fire Pump Acceptable	Fail
Flow Meter Free of Damage and Within Calibration Date?	N/A
Fuel Tank Levels At Least 2/3 Full	Fail

Location Inspected: Harbor Grand **Inspection Date:** 05/31/2024
Address Street: 3040 Oasis Grand Boulevard **Work Order #:** 34256452
City, State, Zip: Fort Myers, FL **Inspection Type:** Churn

DEFICIENCIES

Controller & Driver - Maintenance hasn't been done in years
Testing - Fuel below 2/3

 Green Tag Yellow Tag Red Tag**Owner Representative Signature****Sprinklermatic Inspector Signature**

Name: Harbor Grand Inspection Date: 10/31/2023 Work Order No: 31266303
 Address Street: 3040 Oasis Grand Boulevard
 City, State, Zip: Fort Myers FL 33916 Location Inspected: Stairwells / Garage
 Owner Contact: Denise Barber Inspector's Name: Alex Reeves, Jason Dwelle, Lenny M
 Telephone: (239) 245-9571 Inspector's
 Email: denise.barber@asselliving.com Permit number: FPI23-000153

5 YEAR INTERNAL PIPE ASSESSMENT

System type(s) inspected: Wet Dry Standpipe Other

GENERAL (To be answered by Customer.)				SYSTEM CONDITION (Inspected upon arrival)			
From last known inspection	Yes	No	N/A	All Systems Control Valves (Inspected upon arrival)	Yes	No	N/A
G.1. System in service on inspection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SC.1. Control valves in normal open or closed position?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G.2. Has the building's occupancy classification, machinery or operations changed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	SC.2. Control valves sealed locked or supervised?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G.2. Is the building fully sprinklered?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SC.3. Control valves accessible?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G.3. Systems in service without modification?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SC.4. Control valves free from external leaks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G.4. Have all fire pumps been tested to full capacity within the past 12 months?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wet systems and Alarm Valves(Inspected upon arrival)	Yes	No	N/A
G.5. Date of annual Backflow forward flow	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	SC.5. Gauges indicate normal maintained pressure?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G.6. Date of private fire main flow test	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	SC.6. Valve free of physical damage?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G.7. Date of three year air test .	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	SC.7. All valves in appropriate open or closed position?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
G.8. Date of 3 year full trip	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	SC.8. Retard chamber or alarm drains not leaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
G.9. Date of sprinkler PRV full flow test.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Dry, Preaction, Deluge Systems(Inspected upon arrival)	Yes	No	N/A
G.10. Standpipe 5 year requirements.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SC.9. Valve free from physical damage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
G.10.1. Standpipe Flow test	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SC.10. All trim valves in appropriate open or closed position?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
G.11.2. Dry standpipe hydrostatic test	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	SC.11. Valve seal not leaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
G.12.3 Pressure regulating valve test	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	SC.12. Electrical components are in service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
G.13.4. Hose hydrostatic test	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	SC.13. Intermediate chamber not leaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
				SC.14. Gauges indicate normal maintained pressure?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Internal Pipe and Valve Assessment

Condition of Alarm Valves and Piping	Yes	No	N/A	Check Valve Internal Inspection	Yes	No	N/A
A.1. Alarm valve internally inspected?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	CV.1. Check valves internally inspected?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A.2. Alarm valve strainers, filters, and restriction orifices inspected?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	CV.2. Check valve internal components operate correctly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A.3. Alarm valve internal components cleaned / replaced as necessary?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	CV.3. Check valve internal components move freely?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A.4. System gauges calibrated or replaced?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	CV.4. Check valve internal components in good condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A.5. Backflow internal inspection satisfactory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	CV.5. Check valve internal components cleaned / repaired/replaced as necessary?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A.6. Interior of system piping and check valves in satisfactory condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				

Number of systems	Quantity	Make/ Model:	Comments
Wet Systems:	32	Wet	ODD NUMBERED FLOORS
Dry Systems:			
Standpipe:	4	6"	STAIRWELLS / GARAGE LEVELS
Special Systems:			
Other			

Name: Harbor Grand Inspection Date: 10/31/2023 Work Order No: 31266303
 Address Street: 3040 Oasis Grand Boulevard
 City, State, Zip: Fort Myers FL 33916 Location Inspected: Stairwells / Garage
 Owner Contact: Denise Barber Inspector's Name: Alex Reeves, Jason Dwelle, Lenny M
 Telephone: (239) 245-9571 Inspector's
 Email: denise.barber@assetliving.com Permit number: FPI23-000153

	Yes	No
Pertinent parties notified of test conclusion?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
System placed back into operating condition after test and inspection performed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is additional investigation needed of systems needed? If yes describe below:	<input type="checkbox"/>	<input checked="" type="checkbox"/>

"No" answers and comments

FIVE YEAR FLOW FULL OF STANDPIPE SYSTEM NOT PERFORMED DUE TO PROPERTY MANAGEMENT CONCERNS OF COMPROMISED ROOF AND POTENTIAL FOR DAMAGE AS A RESULT OF THE TEST.

Green Tag

Yellow Tag

Red Tag

Sprinklermatic Inspector: Matthew Frederick

Date: 10/31/2023

www.sprinklermatic.net

Davie
954-327-3686
4740 Davie Road
Davie, FL 33314
CCC50729-0001 2105

Tampa
813-508-2776
6840 Cross Bayou Drive
Pinellas Pk, FL 33777
FFPC20-000023

Orlando
407-698-5050
516 Cooper Oaks Court
Apopka, FL 32703
FPC19-000119

Fort Myers
239-299-0100
1945 Ortiz Avenue N.
Fort Myers, FL 33905
FPC19-000116

Jacksonville
904-539-3900
540 Owen Avenue
Jacksonville, FL 32254
FPC17-000151

Store Electrical Contractors License E-TC18006859

Water - Based Fire Protection System Inspection

Work Order #

35605331

Date of Last 5 Year Inspection

10/31/2023

Inspection Date

12/06/2024

Date of Last 3 Year Test

Building Name

Tower 2 Harbor Grand

Location Inspected

Harbor Grand

Building Address

3040 Oasis Grand Boulevard Fort Myers, FL 33916

Owner Contact

Denise Barber

Telephone

(239) 245-9571

Email

denise.barber@assetliving.com

Inspector Name

Jason Dwelle

Inspector's Permit #

FPI23-000307

INSPECTION FREQUENCY

- Annual
- Semi-Annual
- Quarterly
- Monthly

SYSTEM TYPES INSPECTED

- Wet Systems
- Dry Systems
- Preaction Systems
- Deluge Systems
- Standpipe Systems
- Kitchen Water Spray Systems
- Other -

SYSTEM IN SERVICE ON INSPECTION?

Yes

IS THE BUILDING FULLY SPRINKLERED?

Yes

SYSTEM SUMMARY

	QTY
Wet Systems	64
Dry Systems	0
Pre-Action Systems	0
Deluge Systems	0
Standpipes	0

	QTY
Control Valves	86
Release Panels	0
Backflows	1
Pressure Reducing Valves	0
Kitchen Water Spray Systems	0

COMMENTS

All sprinkler systems are red tagged due to fire pump being impaired which in return impaired all the sprinkler systems. Also none of the pump room valves report the the FACP.

Building Name: Tower 2 Harbor Grand
 Address Street: 3040 Oasis Grand Boulevard
 City, State, Zip: Fort Myers, FL 33916

Inspection Date: 12/06/2024
 Work Order #: 35605331
 Location Inspected: Harbor Grand

SYSTEM RISER ASSEMBLY INSPECTION QUESTIONS

1) Valve and trim free of external leaks, damage, and in correct position	Pass
2) Gauges free of damage, reading correct pressure, and within service date	Pass
3) Adequate drainage available	Pass
4) Appropriate signage attached	Fail
5) Hydraulic data plate installed and legible	Pass

WET SYSTEM RISER ASSEMBLY

1) Mechanical alarm test satisfactory	N/A
2) Water motor gong and retard chamber free of damage	N/A
3) Antifreeze solution test acceptable	N/A

ANNUAL SPRINKLER SYSTEM INSPECTION QUESTIONS

1) Sprinklers free of paint, leakage, corrosion, external loads, damage, or loss of fluid in glass bulb element, and pointed in the proper direction	Fail
2) Escutcheons and cover plates in place	Pass
3) Proper sprinkler clearance from storage	Pass
4) Walkthrough report created	Yes
5) Forward flow of backflow satisfactory?	Pass
6) Headbox in place with proper supply of spare sprinklers, head wrench, and list of sprinklers	Pass
7) Piping free of damage, leaks, corrosion, & without external loads	Pass
8) Visible pipe hangers & braces not damaged, unattached, or loose?	Pass
9) Standard response sprinklers in service for 50 years, fast response sprinklers in service for 20 years, dry sprinklers in service for 10 years, or any sprinklers in a harsh environment in service for 5 years replaced or sample tested	Pass

CONTROL VALVES

Type	Size	Location	Accessible, in normal open or closed position, & locked or supervised?	Signage in place?	Fully exercised & lubricated?	In good condition & free of leaks?	Tamper switch free of damage?	Tamper switch operational?
Butterfly	2.5	Roof Level	Pass	Fail	Pass	Pass	Pass	Pass
Butterfly	2.5	Upper Penthouse (UP)	Pass	Fail	Pass	Pass	Pass	Pass
Butterfly	2.5	Middle Penthouse (MP)	Pass	Fail	Pass	Pass	Pass	Pass
Butterfly	2.5	Lower Penthouse (LP)	Pass	Fail	Pass	Pass	Pass	Pass
Butterfly	2.5	30th Floor	Pass	Fail	Pass	Pass	Pass	Pass
Butterfly	2.5	29th Floor	Pass	Fail	Pass	Pass	Pass	Pass
Butterfly	2.5	28th Floor	Pass	Fail	Pass	Pass	Pass	Pass
Butterfly	2.5	27th Floor	Pass	Fail	Pass	Pass	Pass	Pass
Butterfly	2.5	26th Floor	Pass	Fail	Pass	Pass	Pass	Pass
Butterfly	2.5	25th Floor	Pass	Fail	Pass	Pass	Pass	Pass
Butterfly	2.5	24th Floor	Pass	Fail	Pass	Pass	Pass	Pass
Butterfly	2.5	23rd Floor	Pass	Fail	Pass	Pass	Pass	Pass
PRV	2.5	22nd Floor	Pass	Fail	Pass	Pass	Pass	Pass
PRV	2.5	21st Floor	Pass	Fail	Pass	Pass	Pass	Pass
PRV	2.5	20th Floor	Pass	Fail	Pass	Pass	Pass	Pass

PRV	2.5	19th Floor	Pass	Fail	Pass	Pass	Pass	Pass
PRV	2.5	18th Floor	Pass	Fail	Pass	Pass	Pass	Pass
PRV	2.5	17th Floor	Pass	Fail	Pass	Pass	Pass	Pass
PRV	2.5	16th Floor	Pass	Fail	Pass	Pass	Pass	Pass
PRV	2.5	15th Floor	Pass	Fail	Pass	Pass	Pass	Pass
PRV	2.5	14th Floor	Pass	Fail	Pass	Pass	Pass	Pass
PRV	2.5	12th Floor	Pass	Fail	Pass	Pass	Pass	Pass
PRV	2.5	11th Floor	Pass	Fail	Pass	Pass	Pass	Pass
PRV	2.5	10th Floor	Pass	Fail	Pass	Pass	Pass	Pass
PRV	2.5	9th Floor	Pass	Fail	Pass	Pass	Pass	Pass
PRV	2.5	8th Floor	Pass	Fail	Pass	Pass	Pass	Pass
PRV	2.5	7th Floor	Pass	Fail	Pass	Pass	Pass	Pass
PRV	2.5	6th Floor	Pass	Fail	Pass	Pass	Pass	Pass
PRV	2.5	5th Floor	Pass	Fail	Pass	Pass	Pass	Pass
PRV	2.5	4th Floor	Pass	Fail	Pass	Pass	Pass	Pass
PRV	2.5	Lobby Level South Trash Chute System	Pass	Fail	Pass	Pass	Pass	Pass
Butterfly	2.5	Upper Penthouse (UP)	Pass	Fail	Pass	Pass	Pass	Pass
Butterfly	2.5	Middle Penthouse (MP)	Pass	Fail	Pass	Pass	Pass	Pass
Butterfly	2.5	Lower Penthouse (LP)	Pass	Fail	Pass	Pass	Pass	Pass
Butterfly	2.5	30th Floor	Pass	Fail	Pass	Pass	Pass	Pass
Butterfly	2.5	29th Floor	Pass	Fail	Pass	Pass	Pass	Pass
Butterfly	2.5	28th Floor	Pass	Fail	Pass	Pass	Pass	Pass
Butterfly	2.5	27th Floor	Pass	Pass	Pass	Pass	Pass	Pass
Butterfly	2.5	26th Floor	Pass	Fail	Pass	Pass	Pass	Pass
Butterfly	2.5	25th Floor	Pass	Fail	Pass	Pass	Pass	Pass
Butterfly	2.5	24th Floor	Pass	Fail	Pass	Pass	Pass	Pass
Butterfly	2.5	23rd Floor	Pass	Fail	Pass	Pass	Pass	Pass
PRV	2.5	22nd Floor	Pass	Fail	Pass	Pass	Pass	Pass
PRV	2.5	21st Floor	Pass	Fail	Pass	Pass	Pass	Pass
PRV	2.5	20th Floor	Pass	Fail	Pass	Pass	Pass	Pass
PRV	2.5	19th Floor	Pass	Fail	Pass	Pass	Pass	Pass
PRV	2.5	18th Floor	Pass	Fail	Pass	Pass	Pass	Pass
PRV	2.5	17th Floor	Pass	Fail	Pass	Pass	Pass	Pass
PRV	2.5	16th Floor	Pass	Fail	Pass	Pass	Pass	Pass
PRV	2.5	15th Floor	Pass	Fail	Pass	Pass	Pass	Pass
PRV	2.5	14th Floor	Pass	Fail	Pass	Pass	Pass	Pass
PRV	2.5	12th Floor	Pass	Fail	Pass	Pass	Pass	Pass
PRV	2.5	11th Floor	Pass	Fail	Pass	Pass	Pass	Pass
PRV	2.5	10th Floor	Pass	Fail	Pass	Pass	Pass	Pass
PRV	2.5	9th Floor	Pass	Fail	Pass	Pass	Pass	Pass
PRV	2.5	8th Floor	Pass	Fail	Pass	Pass	Pass	Pass
PRV	2.5	7th Floor	Pass	Fail	Pass	Pass	Pass	Pass
PRV	2.5	6th Floor	Pass	Fail	Pass	Pass	Pass	Pass
PRV	2.5	5th Floor	Pass	Fail	Pass	Pass	Pass	Pass
PRV	2.5	4th Floor	Pass	Fail	Pass	Pass	Pass	Pass
PRV	2.5	3rd Floor garage system	Pass	Fail	Pass	Pass	Pass	Pass
PRV	2.5	2nd Floor	Pass	Fail	Pass	Pass	Pass	Pass
PRV	2.5	Lobby Level	Pass	Fail	Pass	Pass	Pass	Pass
PRV	2.5	2nd Floor-All Townhouses	Fail	Fail	Pass	Pass	Pass	Fail

FIRE DEPARTMENT CONNECTIONS

Location	Visible, accessible, in good condition, with identification sign(s) in place?	Couplings or swivels rotate smoothly?	Plugs or caps in place and undamaged, with gaskets in place and in good condition?	Check valve not leaking, clapper in place & operating properly, and automatic drain valve operational?
NE Side of Bldg in Bushes	Pass	N/A	Pass	Pass

PUMP / SECTIONAL CONTROL VALVES

Type	Size	Location	Accessible, in normal open or closed position, & locked or supervised?	Signage in place?	Fully exercised & lubricated?	In good condition & free of leaks?	Tamper switch free of damage?	Tamper switch operational?
OS&V	8	Backflow Inlet Valve	Pass	Pass	Pass	N/A	Pass	Pass
OS&V	8	Backflow Outlet Valve	Pass	Pass	Pass	Pass	Pass	Pass
OS&V	8	Fire Pump Suction Valve	Fail	Fail	Pass	Pass	Pass	Fail
OS&V	8	Fire Pump Discharge Valve	Fail	Fail	Pass	Pass	Pass	Fail
Butterfly	8	Fire Pump Bypass #1	Fail	Fail	Pass	Pass	Pass	Fail
Butterfly	8	Fire Pump Bypass #2	Fail	Fail	Pass	Pass	Pass	Fail
Butterfly	6	In Fire Pump Room - System Control Valve	Fail	Fail	Pass	Fail	Pass	Fail
Butterfly	8	Fire Pump Test Header Valve	Fail	Fail	Pass	Pass	Pass	Fail
OS&V	1.25	Jockey Pump Suction Valve	Fail	Fail	Pass	Pass	Pass	Fail
OS&V	1.25	Jockey Pump Discharge Valve	Fail	Fail	Pass	Pass	Pass	Fail
Butterfly	6	South Parking Garage by Vehicle Exit/Entrance	Pass	Fail	Pass	Pass	Pass	Pass
Butterfly	6	South Parking Garage Trash room by Vehicle Exit/Entrance	Pass	Fail	Pass	Pass	Pass	Pass
Butterfly	6	Garage lobby level stair 3 control valve	Pass	Fail	Pass	Pass	Pass	Pass
Butterfly	6	Garage lobby level stair 2 control valve	Pass	Fail	Pass	Pass	Pass	Pass
Butterfly	6	North lobby garage parking spot 1118 control valve star 6	Pass	Fail	Pass	Pass	Pass	Pass
PRV	2.5	Stair 3-3rd Floor Parking Garage Sectional Valve	Pass	Fail	Pass	Pass	Pass	Pass
PRV	2.5	Stair 3-2nd Floor Parking Garage Sectional Valve	Pass	Fail	Pass	Pass	Pass	Pass
PRV	2.5	Garage lobby level spot 1113 control valve fire hose station 1 and 2	Pass	Fail	Pass	Pass	Pass	Pass
PRV	2.5	2nd floor stair 4 control valve north fire hose station 2nd floor parking	Pass	Fail	Pass	Pass	Pass	Pass
PRV	2.5	2nd floor stair 1 control valve south fire hose station 2nd floor parking	Pass	Fail	Pass	Pass	Pass	Pass
PRV	2.5	3rd floor stair 1 control valve south fire hose station 3rd floor parking	Pass	Fail	Pass	Pass	Pass	Pass
PRV	2.5	3rd floor stair 4 control valve north fire hose station 3rd floor parking	Pass	Fail	Pass	Pass	Pass	Pass

SYSTEM RISER ASSEMBLY TEST

Location	Type	Main Drain Size	Static Pressure	Residual Pressure	Return to Static Pressure	Return to Static (time)	Air Pressure	Priming Pressure	Air Tripping Pressure	Flow switch free of damage?	Flow Switch Operational?	Alarm Trip Time	Tagged
Roof Level	Wet	1.25"	115	95	115	Jockey	N/A	N/A	N/A	Pass	Pass	49 sec	RED TAG
Upper Penthouse (UP)	Wet	1.25"	115	95	115	Jockey	N/A	N/A	N/A	Pass	Pass	1 min 7 sec	RED TAG
Middle Penthouse (MP)	Wet	1.25"	120	95	120	Jockey	N/A	N/A	N/A	Pass	Pass	1 min 13 sec	RED TAG
Lower Penthouse (LP)	Wet	1.25"	125	95	125	Jockey	N/A	N/A	N/A	Pass	Pass	1 min 18 sec	RED TAG
30th Floor	Wet	1.25"	125	100	125	Jockey	N/A	N/A	N/A	Pass	Pass	1 min 15 sec	RED TAG
29th Floor	Wet	1.25"	135	100	135	Jockey	N/A	N/A	N/A	Pass	Pass	1 min 9 sec	RED TAG
28th Floor	Wet	1.25"	135	100	135	Jockey	N/A	N/A	N/A	Pass	Pass	1 min 9 sec	RED TAG
27th Floor	Wet	1.25"	135	105	135	Jockey	N/A	N/A	N/A	Pass	Pass	1 min 1 sec	RED TAG
26th Floor	Wet	1.25"	145	110	145	Jockey	N/A	N/A	N/A	Pass	Pass	1 min 1 sec	RED TAG
25th Floor	Wet	1.25"	145	110	145	Jockey	N/A	N/A	N/A	Pass	Pass	1 min 4 sec	RED TAG
24th Floor	Wet	1.25"	150	115	150	Jockey	N/A	N/A	N/A	Pass	Pass	53 sec	RED TAG
23rd Floor	Wet	1.25"	155	100	155	Jockey	N/A	N/A	N/A	Pass	Pass	1 min 11 sec	RED TAG

22nd Floor	Wet	1.25"	75	45	75	Jockey	N/A	N/A	N/A	Pass	Pass	57 sec	RED TAG
21st Floor	Wet	1.25"	70	50	70	Jockey	N/A	N/A	N/A	Pass	Pass	48 sec	RED TAG
20th Floor	Wet	1.25"	65	55	65	Jockey	N/A	N/A	N/A	Pass	Pass	57 sec	RED TAG
19th Floor	Wet	1.25"	70	55	70	Jockey	N/A	N/A	N/A	Pass	Pass	59 sec	RED TAG
18th Floor	Wet	1.25"	85	55	85	Jockey	N/A	N/A	N/A	Pass	Pass	1 min 23 sec	RED TAG
17th Floor	Wet	1.25"	85	50	85	Jockey	N/A	N/A	N/A	Pass	Pass	55 sec	RED TAG
16th Floor	Wet	1.25"	85	50	85	Jockey	N/A	N/A	N/A	Pass	Pass	57 sec	RED TAG
15th Floor	Wet	1.25"	85	55	85	Jockey	N/A	N/A	N/A	Pass	Pass	37 sec	RED TAG
14th Floor	Wet	1.25"	100	55	100	Jockey	N/A	N/A	N/A	Pass	Pass	47 sec	RED TAG
12th Floor	Wet	1.25"	100	55	100	Jockey	N/A	N/A	N/A	Pass	Pass	1 min 7 sec	RED TAG
11th Floor	Wet	1.25"	100	60	100	Jockey	N/A	N/A	N/A	Pass	Pass	38 sec	RED TAG
10th Floor	Wet	1.25"	100	60	100	Jockey	N/A	N/A	N/A	Pass	Pass	36 sec	RED TAG
9th Floor	Wet	1.25"	100	70	100	Jockey	N/A	N/A	N/A	Pass	Pass	44 sec	RED TAG
8th Floor	Wet	1.25"	100	70	100	Jockey	N/A	N/A	N/A	Pass	Pass	43 sec	RED TAG
7th Floor	Wet	1.25"	125	70	125	Jockey	N/A	N/A	N/A	Pass	Pass	50 sec	RED TAG
6th Floor	Wet	1.25"	100	70	100	Jockey	N/A	N/A	N/A	Pass	Pass	44 sec	RED TAG
5th Floor	Wet	1.25"	115	70	115	Jockey	N/A	N/A	N/A	Pass	Pass	46 sec	RED TAG
4th Floor	Wet	1.25"	125	75	125	Jockey	N/A	N/A	N/A	Pass	Pass	1 min 4 sec	RED TAG
Lobby Level South Trash Chute System	Wet	1.25"	110	80	110	Jockey	N/A	N/A	N/A	Pass	Pass	1 min 5 sec	RED TAG
Upper Penthouse (UP)	Wet	1.25"	100	85	100	Jockey	N/A	N/A	N/A	Pass	Pass	54 sec	RED TAG
Middle Penthouse (MP)	Wet	1.25"	120	90	120	Jockey	N/A	N/A	N/A	Pass	Pass	45 sec	RED TAG
Lower Penthouse (LP)	Wet	1.25"	125	95	125	Jockey	N/A	N/A	N/A	Pass	Pass	59 sec	RED TAG
30th Floor	Wet	1.25"	125	90	125	Jockey	N/A	N/A	N/A	Pass	Pass	53 sec	RED TAG
29th Floor	Wet	1.25"	135	105	135	Jockey	N/A	N/A	N/A	Pass	Pass	54 sec	RED TAG
28th Floor	Wet	1.25"	125	100	125	Jockey	N/A	N/A	N/A	Pass	Pass	1 min 7 sec	RED TAG
27th Floor	Wet	1.25"	140	110	140	Jockey	N/A	N/A	N/A	Pass	Pass	48 sec	RED TAG
26th Floor	Wet	1.25"	140	110	140	Jockey	N/A	N/A	N/A	Pass	Pass	48 sec	RED TAG
25th Floor	Wet	1.25"	145	100	145	Jockey	N/A	N/A	N/A	Pass	Pass	1 min 4 sec	RED TAG
24th Floor	Wet	1.25"	155	120	155	Jockey	N/A	N/A	N/A	Pass	Pass	1 min 5 sec	RED TAG
23rd Floor	Wet	1.25"	155	95	155	Jockey	N/A	N/A	N/A	Pass	Pass	1 min 15 sec	RED TAG
22nd Floor	Wet	1.25"	80	50	80	Jockey	N/A	N/A	N/A	Pass	Pass	1 min	RED TAG
21st Floor	Wet	1.25"	90	55	90	Jockey	N/A	N/A	N/A	Pass	Pass	53 sec	RED TAG
20th Floor	Wet	1.25"	70	50	70	Jockey	N/A	N/A	N/A	Pass	Pass	57 sec	RED TAG
19th Floor	Wet	1.25"	95	65	95	Jockey	N/A	N/A	N/A	Pass	Pass	25 sec	RED TAG
18th Floor	Wet	1.25"	82	60	82	Jockey	N/A	N/A	N/A	Pass	Pass	1 min 9 sec	RED TAG
17th Floor	Wet	1.25"	85	50	85	Jockey	N/A	N/A	N/A	Pass	Pass	48 sec	RED TAG
16th Floor	Wet	1.25"	90	50	90	Jockey	N/A	N/A	N/A	Pass	Pass	1 min 8 sec	RED TAG
15th Floor	Wet	1.25"	95	65	95	Jockey	N/A	N/A	N/A	Pass	Pass	45 sec	RED TAG
14th Floor	Wet	1.25"	70	60	70	Jockey	N/A	N/A	N/A	Pass	Pass	1 min 4 sec	RED TAG
12th Floor	Wet	1.25"	95	55	95	Jockey	N/A	N/A	N/A	Pass	Pass	1 min 1 sec	RED TAG
11th Floor	Wet	1.25"	95	70	95	Jockey	N/A	N/A	N/A	Pass	Pass	1 min 18 sec	RED TAG
10th Floor	Wet	1.25"	95	60	95	Jockey	N/A	N/A	N/A	Pass	Pass	28 sec	RED TAG
9th Floor	Wet	1.25"	110	65	110	Jockey	N/A	N/A	N/A	Pass	Pass	48 sec	RED TAG
8th Floor	Wet	2.5"	105	65	105	Jockey	N/A	N/A	N/A	Pass	Pass	1 min 2 sec	RED TAG
7th Floor	Wet	1.25"	110	70	110	Jockey	N/A	N/A	N/A	Pass	Pass	42 sec	RED TAG
6th Floor	Wet	1.25"	110	65	110	Jockey	N/A	N/A	N/A	Pass	Pass	54 sec	RED TAG
5th Floor	Wet	1.25"	95	60	95	Jockey	N/A	N/A	N/A	Pass	Pass	50	RED TAG

4th Floor	Wet	1.25"	120	100	120	Jockey	N/A	N/A	N/A	Pass	Pass	51 sec	RED TAG
3rd Floor garage system	Wet	1.25"	115	70	115	Jockey	N/A	N/A	N/A	Pass	Pass	40 sec	RED TAG
2nd Floor	Wet	1.25"	110	80	110	Jockey	N/A	N/A	N/A	Pass	Pass	1 min 4 sec	RED TAG
Lobby Level	Wet	1.25"	100	65	100	Jockey	N/A	N/A	N/A	Pass	Pass	41 sec	RED TAG
2nd Floor-All Townhouses	Wet	1.25"	105	70	105	Jockey	N/A	N/A	N/A	Pass	Pass	34 sec	RED TAG

Building Name: Tower 2 Harbor Grand

Inspection Date: 12/06/2024

Address Street: 3040 Oasis Grand Boulevard

Work Order #: 35605331

City, State, Zip: Fort Myers, FL 33916

Location Inspected: Harbor Grand

BUILDING SPECIFIC DEFICIENCIES

- Control Valve Deficiency - **Make: Mueller / Model: 2360 / Location in Site: Fire Pump Suction Valve**
 Deficiency Description: Tamper not reporting to panel
- Control Valve Deficiency - **Make: Mueller / Model: 2360 / Location in Site: Fire Pump Discharge Valve**
 Deficiency Description: Tamper not reporting to panel
- Control Valve Deficiency - **Make: Victaulic / Model: 705W / Location in Site: Fire Pump Bypass #1**
 Deficiency Description: Tamper not reporting to panel
- Control Valve Deficiency - **Make: Victaulic / Model: 705W / Location in Site: Fire Pump Bypass #2**
 Deficiency Description: Tamper not reporting to panel
- Control Valve Deficiency - **Make: Victaulic / Model: 705W / Location in Site: In Fire Pump Room - System Control Valve**
 Deficiency Description: Control valve indicator does not work. Tamper not reporting to panel
- Control Valve Deficiency - **Make: United / Model: 175W00 / Location in Site: Jockey Pump Suction Valve**
 Deficiency Description: Tamper switch in wrong position would never signal properly. Gate valve missing the groove.
- Control Valve Deficiency - **Make: United / Model: 175W00 / Location in Site: Jockey Pump Discharge Valve**
 Deficiency Description: Tamper switch in wrong position would never signal properly. Gate valve missing the groove
- Building Deficiency -
BUILDING: Tower 2 Harbor Grand
DESCRIPTION: Active leak
PROPOSED SOLUTION: Parking spot 3121. 1 1/2 pipe minimum 6ft galvanized needed, 1 1/2 by 1 saddle, 4 inch nipple and a 1 by half rc, white upright 200 degree
- Building Deficiency -
BUILDING: Tower 2 Harbor Grand
DESCRIPTION: Active leak
PROPOSED SOLUTION: Adacap leaking garage rap next to 3157. Ramp at a weird angle maybe 8ft ladder needed. Adacap looks to be a 1 1/2 by 1/2
- Building Deficiency -
BUILDING: Tower 2 Harbor Grand
DESCRIPTION: Active leak
PROPOSED SOLUTION: 3 inch drain pipe in fire pump room has a hole in it. 8 ft 3 inch pipe needed and 2- 3 inch couplings
- Building Deficiency -
BUILDING: Tower 2 Harbor Grand
DESCRIPTION: Stair 3 missing class 2 hose valve caps and handles on 4th floor 3rd floor and 2nd floor. Hose valve size is 2 1/2
PROPOSED SOLUTION: Replace class 2 hose valve caps or replace the whole hose valve
- Building Deficiency -
BUILDING: Tower 2 Harbor Grand
DESCRIPTION: Stair 3 missing 2 1/2 inch express drain caps on the 2nd and 3rd floor.
PROPOSED SOLUTION: Replace express drain caps
- Building Deficiency -
BUILDING: Tower 2 Harbor Grand
DESCRIPTION: Stair 2-15 floor 1 1/4 test and drain active leak.
PROPOSED SOLUTION: Replace drain
- Building Deficiency -
BUILDING: Tower 2 Harbor Grand
DESCRIPTION: Stair 2-6th floor test and drain leaking
PROPOSED SOLUTION: Replace drain

CLOSEOUT

	Yes	No
1) All control valves returned to normal position	<input checked="" type="radio"/>	<input type="radio"/>
2) Fire alarm back online	<input checked="" type="radio"/>	<input type="radio"/>
3) Inspection reviewed with client	<input checked="" type="radio"/>	<input type="radio"/>

Owner Representative Signature**Sprinklermatic Inspector Signature**

Location Inspected: Harbor Grand
Address Street: _____
City, State, Zip: _____

Inspection Date: 12/06/2024
Work Order #: 35605331
Technician: Jason Dwelle

DEFICIENCY SUMMARY

GENERAL SITE DEFICIENCIES

- DEFICIENCIES FROM PREVIOUS INSPECTIONS NOT CORRECTED

BUILDING: Tower 2 Harbor Grand

- Control Valve Deficiency - **Make: Mueller / Model: 2360 / Location in Site: Fire Pump Suction Valve**
 Deficiency Description: Tamper not reporting to panel
- Control Valve Deficiency - **Make: Mueller / Model: 2360 / Location in Site: Fire Pump Discharge Valve**
 Deficiency Description: Tamper not reporting to panel
- Control Valve Deficiency - **Make: Victaulic / Model: 705W / Location in Site: Fire Pump Bypass #1**
 Deficiency Description: Tamper not reporting to panel
- Control Valve Deficiency - **Make: Victaulic / Model: 705W / Location in Site: Fire Pump Bypass #2**
 Deficiency Description: Tamper not reporting to panel
- Control Valve Deficiency - **Make: Victaulic / Model: 705W / Location in Site: In Fire Pump Room - System Control Valve**
 Deficiency Description: Control valve indicator does not work. Tamper not reporting to panel
- Control Valve Deficiency - **Make: United / Model: 175W00 / Location in Site: Jockey Pump Suction Valve**
 Deficiency Description: Tamper switch in wrong position would never signal properly. Gate valve missing the groove.
- Control Valve Deficiency - **Make: United / Model: 175W00 / Location in Site: Jockey Pump Discharge Valve**
 Deficiency Description: Tamper switch in wrong position would never signal properly. Gate valve missing the groove

- Building Deficiency - **BUILDING: Tower 2 Harbor Grand**
 DESCRIPTION: Active leak
 PROPOSED SOLUTION: Parking spot 3121. 11/2 pipe minimum 6ft galvanized needed, 11/2 by 1 saddle, 4 inch nipple and a 1 by half rc, white upright 200 degree
- Building Deficiency - **BUILDING: Tower 2 Harbor Grand**
 DESCRIPTION: Active leak
 PROPOSED SOLUTION: Adacap leaking garage rap next to 3157. Ramp at a weird angle maybe 8ft ladder needed. Adacap looks to be a 11/2 by 1/2
- Building Deficiency - **BUILDING: Tower 2 Harbor Grand**
 DESCRIPTION: Active leak
 PROPOSED SOLUTION: 3 inch drain pipe in fire pump room has a hole in it. 8 ft 3 inch pipe needed and 2- 3 inch couplings
- Building Deficiency - **BUILDING: Tower 2 Harbor Grand**
 DESCRIPTION: Stair 3 missing class 2 hose valve caps and handles on 4th floor 3rd floor and 2nd floor. Hose valve size is 21/2
 PROPOSED SOLUTION: Replace class 2 hose valve caps or replace the whole hose valve

Building Deficiency -	BUILDING: Tower 2 Harbor Grand DESCRIPTION: Stair 3 missing 2 1/2 inch express drain caps on the 2nd and 3rd floor. PROPOSED SOLUTION: Replace express drain caps
Building Deficiency -	BUILDING: Tower 2 Harbor Grand DESCRIPTION: Stair 2-15 floor 1 1/4 test and drain active leak. PROPOSED SOLUTION: Replace drain
Building Deficiency -	BUILDING: Tower 2 Harbor Grand DESCRIPTION: Stair 2-6th floor test and drain leaking PROPOSED SOLUTION: Replace drain

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