

**STATE OF FLORIDA
DEPARTMENT OF BUSINESS
AND
PROFESSIONAL REGULATION
Div. of Condominiums, Timeshares, & Mobile
Homes**

Omega Villas et al,

Petitioner,

v.

Shawn Martin,

Respondent, *pro*
se.

**VERIFIED ANSWER, COUNTERCLAIM
& SUPPORTING AFFIDAVIT**

Case No.: **2025-06-1476**

Comes now Shawn Martin, the Respondent pro se, who after reviewing the demands set forth by the association, rejects the premise that this action has anything to do with the 40 year recertification, objects to the sham inspection process of the windows in each unit, and the basis for the action as it was done without a Board vote in violation of the Declaration. *Ab Initio*, the association through their hired vendor has failed each of the 77 inspections performed, 100% of the time (Respondent's Exhibit 1). Despite what the association told the owners in official correspondence, the truth is the association is virtually demanding, in every single case, that owners purchase expensive replacement windows; as admitted by opposition counsel in their complaint. moreover that the inspection is simply just a precursor to the forced purchase of said windows, and the inspections are nearly without standards and highly subjective and the objectivity of the inspection process is obvious by the 100% failure rate, which doesn't conform to the standard and customary tests for windows consistent with Florida building Codes. The Association is acting with Unclean Hands as per the parameters enumerated in *Precision Instrument Mfg. Co. v. Automotive*

Maintenance Machinery Co 324 U.S. 806 (1945); we will prove at the hearing, The Association's window inspection program is conducted in bad faith and in breach of its fiduciary duties and has zero to do with the 40-year recertification.

Background

Intra vires, the Board undertook the 40-year recertification as required by statute. The Board then hired S & D Engineering to conduct a windows inspection program in order to determine that the existing windows in each unit are not cracked, leaking or any other way hazardous under the code. Concurrently, the Board also selected in an opaque process, Austro Construction as their preferred vendor, who has provided a guaranteed rate for the replacement and also has the contract for exterior rehabilitation of the entire complex. As a point of reference, the Board has communicated one message to owners and then taken the exact opposite action. The July 2025 letter specifically states that only if windows weren't found hazardous did owners need not replace them (Respondent's Exhibit 2). However, the Association's so-called "window inspection" program resulted in the blanket declaration that 100% of inspected units had "failed" windows — even though the inspections were purely visual,

conducted without any testing, engineering analysis, or code citation, contrary to what is standard and customary for these types of valid inspections.

Respondent's windows are not cracked nor do they leak or any other legitimate reason that they would need replacement, and short of the Association hiring an independent vendor to actually conduct this inspection which will conduct the proper tests standard and customary pursuant to ASTM standards and in compliance with the Florida Building Code, which both require far more than a mere visual examination.

Upon examining the photographs of each unit's windows. *Prima facie*, it becomes apparent none of the windows are either cracked, leaking or obviously hazardous which directly contradicts the uniform results subjective from the alleged inspection.

Of note despite the developer building and installing Omega Villas with the same type, and kind of windows, only Phases 1, 2, and part of 3 were selected for any inspection at all; the remainder of Phases 3 and 4 are exempt from this abhorrent exercise. The only obvious difference is that the president of the Board, and the one who directed opposition counsel, in violation of the declaration without a Board vote to file this action, resides in Phase 4. This is no different than

when Congress exempts themselves from the laws they pass. Currently there is no plan to expand the inspections to include the remainder of Phase 3 and the totality of Phase 4.

Legal Issues

This uniform outcome demonstrates a predetermined intent rather than a genuine exercise of fiduciary judgment. The Association's actions are arbitrary, and capricious, and taken in bad faith, in violation of § 718.111(1)(a), Florida Statutes, and *stare decisis*, including *Hidden Harbour Estates, Inc. v. Norman*, 309 So.2d 180 (Fla. 4th DCA 1975), and *Sonny Boy, L.L.C. v. Asnani*, 879 So.2d 25 (Fla. 5th DCA 2004).

By purporting to conduct inspections that could only yield one predetermined result — total “failure” — the Association has abused its discretion and breached the fiduciary duty of good faith and fair dealing owed to all unit owners. Such actions constitute an ultra vires exercise of power and should be declared void or enjoined by this arbitration.

Moreover, we find that the petitioners tenuous arguments and reasons for the inspection of the windows which they claim are relating to the nebulous 40-year inspection rings hollow, and lacks

both truth and merit, and is in reality part of a scheme to force every unit owner to upgrade their windows, let the petitioner explain the 100% failure rate of inspection. This action doesn't qualify under the standard the court adopted with its two-prong validation for the Business Judgement Rule; in *Towers Condo Ass'n., Inc. v. Hampton*, 40 So. 3d 784 (Fla. 4th DCA 2010), any association action taken must be within the scope of the Board's authority and also must be considered reasonable, and not arbitrary and capricious.

Argument

A scheme to force owners in select phases to undergo a subjective inspection process which lacks any empirical data, and then be required to pay a premium to upgrade perfectly acceptable windows, while others phases including the one where the President of the Board lives, that have windows of the exact type, kind and age of windows installed doesn't rise to that standard outlined in the precedent, and is a textbook violation of the Equal Protection Clause of the Fourteenth Amendment; the very definition of arbitrary and capricious. The Petitioner enters this action with unclean hands, as this unequal treatment constitutes selective enforcement under F.S. 718.303(3). Respondent is a member of the Board of Directors and

states for the record that Opposing Counsel in paragraph 8 of her complaint overstated her authority to act on behalf of the association, bringing the action before you, as the Declaration adopts Florida law where it doesn't specifically enumerate verbiage on a given topic and Florida law and past practice of the Board have required a Board vote to commence legal action including but not limited to the filing of any suit in a court of competent jurisdiction, and as no such action was ever brought before the Board in the last 180 days regarding today's action, and enclosed as Respondent's Exhibit 3 is a list of clickable links to the video recordings of the meetings of the Omega Association in that time frame; one can only surmise that the attorney brought this action sua sponte without the approval of the Board, this complaint should be dismissed on those grounds alone, as it is not Counsel's job to create policy for the association substituting her vision and policies for that of the duly elected Board.

Counsel drops the charade of this being an in-depth inspection in paragraph 12 of her complaint and admits what Respondent has known ab initio that *'once engineer has inspected the windows and the windows failed unit owners required to purchase a new window as 40- or 50-year-old windows cannot be reinstalled'* and she

continues with a baseless claim that ‘ *they [the existing windows] will cause damage to the association property as well as it poses a hazard to the health of the occupants in the unit*’; the claim is made without any specific exculpatory evidence, and if the windows were damaged, thus leaking, cracked or the frame was defective she potentially might be corrected. That is not the case here, as stated previously, Respondent’s windows are not cracked, do not leak and are installed solid in their frames and are in working order where replacement is not warranted.

The association has violated their fiduciary responsibility, and the trust of each owner by illegally ramming through this project, without the proper Board vote as is the past practice and tradition of this Board and the Florida Attorney General has even issued an opinion that actions like those taken here by similar public Boards, evade open meetings law (AGO 74-294 (Fla. Att’y Gen. 1974)). We concur and decline to let the association and their engineering vendor with the 100% failure rate for the window replacement be the ones to conduct any inspection. We therefore demand an independent, licensed, and credentialed inspector of our choosing to be retained by the association for the sole purpose of a genuine safety inspection

that conforms with the spirit in which the legislature created the 40-year recertification law. This inspector will be required to conduct acceptable tests as per established engineering standards, which requires significantly more than a mere visual inspection, and utilizes empirical data which aligns with both the ASTM and the Florida Building Code, if at that time replacement is warranted we would accept that outcome. However, we decline to participate in any process with a 100% failure rate that is lunacy, and all but guarantees that Respondent has a better odds of winning at Three-card Monte on the streets than he does gambling with the Association's inspection Process.

Respondent emphatically objects to any Attorney fees requested by the Petitioner, as her actions dictating policy without Board authorization, and alleging to be acting on the behalf of the association where no authorization was granted is grounds for censure and violates Florida Bar Rule 4-3.3 Candor Toward the Tribunal: (A) False Evidence; Duty to Disclose, subsections (1) and (4); rather than entertain any fees being awarded, we think sanctions for bringing this frivolous, meritless action today are significantly more appropriate as Ms. Hollander is a member of the Bar and knows

better than to waste the court's time.

Counter Claim

There was not any issues with any of Respondent's windows; the windows meet the criteria that the city and engineer enumerated in Respondent #2; they weren't cracked, leak, and are solidly mounted in the frames. Respondent decided that as these windows are in great shape, therefore demands the immediate return and reinstallation of the 2 second floor windows as opposing counsel and the association guaranteed if the said windows met the city criteria enumerated in Respondent #2

The vendor literally placed plywood over the big hole, Respondent's home, causing the ensuing utility bills to skyrocket additional \$2,000, and caused irreparable harm to Respondent via , petitioner's intimidation, bad faith and negligence, Respondent seeks compensatory damages for the additional utility costs.

As demonstrated, their actions are simply a scheme for window replacement, Respondent demands the \$900.00 deposit immediately returned which Petitioners extricated from Respondent for the unneeded second floor windows.

Respondent is satisfied with the return of the existing windows and their reinstallation, thus no new windows are needed or required, and seeks both the compensatory damages and an order directing petitioner to have their vendor reinstall the second-story windows as they meet the city criteria explained by the engineer in Respondent #2.

Relief Requested

Wherefore, Respondent requests that the tribunal:

- Dismiss the complaint with prejudice as it's frivolous and lacks merit and was brought without the consent of the Board, by a rogue attorney acting; without the instruction of the duly elected Board.
- Grant, respondent's counterclaim in the amount of \$2,900 of compensatory damages, and enter an order for the return and reinstall of respondent's perfectly acceptable second-floor windows. The compensatory damages is comprised of \$2,000 in increased utility cost as well as the return of the \$900 deposit respondent was intimidated to put down on windows to Austro Construction Company that weren't needed and direct petitioner to immediately have their vendor reinstall the

windows which meet city standards as per Respondent #2

- The relief sought by the petitioner simply is a farce; as the inspection process was set up to yield only one result 100% failure, and as demonstrated is being selectively enforced at best, in violation of state and federal constitutional protection, and is both arbitrary and capricious and doesn't qualify for the Business Judgement Rule as this action is an ultra vires exercise of overreach
- Issue Sanctions to Opposing Counsel for violating ethical standards and the Florida Bar rules for how Attorneys are to act on behalf of their clients.
- And for any further and additional relief as deemed just and proper.

Respectfully Submitted:

A handwritten signature in black ink, appearing to read 'Shawn Martin', is written over a horizontal line.

Shawn Martin

1760 NW 73rd Avenue Fort Lauderdale, FL 33313

T-954.716.0915

E- smartin@isccompany.net

Certificate of Service Attached

Verification

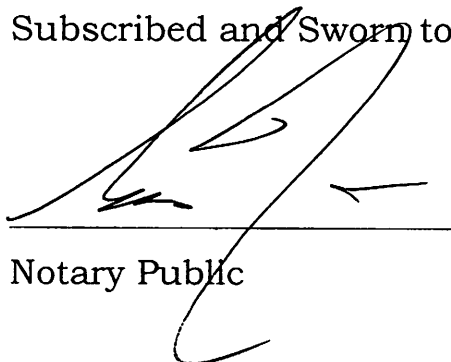
Shawn Martin, being duly sworn, deposes and says:

I am the defendant. I have read the foregoing answer and know the contents thereof. The same are true to my knowledge, except as to matters therein stated to be alleged on information and belief and as to those matters I believe them to be true. To the best of my knowledge, information and belief, formed after an inquiry reasonable under the circumstances, the presentation of these papers or the contentions therein are not frivolous as defined in the Florida Rules of Civil Procedure and applicable statutes.

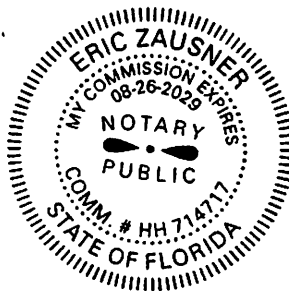


Shawn Martin, Respondent pro se

Subscribed and Sworn to before me this 15th day of October 2025



Notary Public



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND
PROFESSIONAL REGULATION
Div. of Condominiums, Timeshares, & Mobile Home

-----X

OMEGA VILLAS et al

[FILL IN NAME(S)]

Plaintiff(s)

Index No.

2025 - 06 / 1476

vs

**AFFIDAVIT
IN SUPPORT**

Shawn Martin

[FILL IN NAME(S)]

Defendant(s)

STATE OF FLORIDA

COUNTY OF SARASOTA [COUNTY WHERE NOTARIZED] ss:

SHAWN MARTIN

[YOUR NAME], being duly sworn, deposes and says:

1. I am the ~~XXXXX~~ defendant [CIRCLE ONE], in this action. I make this affidavit

in support of my Verified Answer:

**Admits The truth of the allegations of paragraph 1, 2, 4,9, 10 of
the complaints**

**Denies knowledge or information sufficient to form a belief as
to the truth of the allegations of ~~para~~ paragraphs five, 14, 15 of
the complaint**

**Denies the allegations of paragraphs three, seven, eight, 11, 12,
13, 16, 17, 18, of the complaint**

2. I believe the Court should grant my relief requested because it complies with established law and precedent as outlined in the answer

3. No prior application has been made for the relief sought herein except: None

WHEREFORE, I respectfully request that this be dismissed with prejudice , and that I have such other and further relief as the Court may find to be just and proper.



(Sign your name in the presence of a notary public)

SHAWN MARTIN

(Print your name)

Sworn to before me this

15 day of OCTOBER, 2025



(NOTARY PUBLIC)

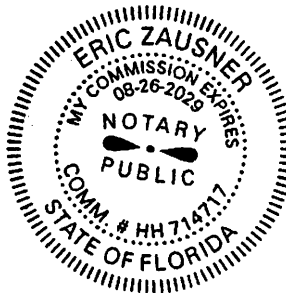


Exhibit 1

Omega Villas Condominium Association

1713 NW 72 Avenue,
Plantation, FL 33313

Windows Evaluation Report

BLDGs 1 to 15

(07/23/2025)



Windows Evaluation Summary

General Observations and Recommendations :

1. Majority of windows are over 40 years old.
2. Most windows are non-impact rated and do not meet current Florida Building Code (FBC).
3. Common signs of deterioration include:
 - *Cracked or missing weatherstrips.*
 - *Broken and/or cracked Glass at several windows.*
 - *Foggy or leaking glass (seal failure).*
 - *Rusted or damaged frames.*
 - *Inoperative or loose latches.*
 - *Air and water infiltration through the window.*
4. Few units already have new impact-rated windows performing well.
5. It is S&D's recommendation that all existing non-impact windows should be replaced with new Impact Windows which meets the current FBC. However, in order to meet the 40/50-year re-certification requirements, these windows does not need to be replaced unless otherwise broken or defected.
6. All new window installations must be permitted and completed by licensed contractor.

BLDG #1

Omega Villas Condominium

Phase No.: 01

Building No.: 01

Unit No.: 1701

Date: 06/20/2025

General Comments:

☐ Pass

☒ Fail

The windows are approximately 40 years old and show typical signs of aging, including potential air and water leakage, degraded seals, reduced energy efficiency, and possible corrosion and/or frame deterioration.

Window Inspection

Component Decision	Good	Bad	Unknown
Window Frame		✗	
Latch			✗
Weather Strip		✗	
Sill		✗	
Glass	✗		

PHOTOS:



Photo 1 : Existing non-impact-rated window frame



Photo 2 : Existing non-impact-rated window frame



Photo 3 : Existing non-impact-rated window frame



Photo 4 : Existing non-impact-rated window frame

Omega Villas Condominium

Phase No.: 01

Building No.: 01

Unit No.: 1705

Date: 06/20/2025

General Comments:

☐ Pass

☒ Fail

The windows are approximately 40 years old and show typical signs of aging, including potential air and water leakage, degraded seals, reduced energy efficiency, and possible corrosion and/or frame deterioration.

Window Inspection

Component Decision	Good	Bad	Unknown
Window Frame		✗	
Latch			✗
Weather Strip		✗	
Sill		✗	
Glass	✗		

PHOTOS:



Photo 1 : Existing non-impact-rated window frame



Photo 2 : Existing non-impact-rated window frame



Photo 3 : Existing non-impact-rated window frame



Photo 4 : Existing non-impact-rated window frame

Omega Villas Condominium

Phase No.: 01

Building No.: 01

Unit No.: 1709

Date: 06/20/2025

General Comments:

☒ Pass

☐ Fail

New impact-resistant windows have been installed.

Window Inspection

Component Decision	Good	Bad	Unknown
Window Frame	✘		
Latch			✘
Weather Strip	✘		
Sill	✘		
Glass	✘		

PHOTOS:



Photo 1: Existing Window



Photo 2: Existing Window

Omega Villas Condominium

Phase No.: 01

Building No.: 01

Unit No.: 1713

Date: 06/20/2025

General Comments:

☐ Pass

☒ Fail

The windows are approximately 40 years old and show typical signs of aging, including potential air and water leakage, degraded seals, reduced energy efficiency, and possible corrosion and/or frame deterioration.

Window Inspection

Component Decision	Good	Bad	Unknown
Window Frame		✗	
Latch			✗
Weather Strip		✗	
Sill		✗	
Glass		✗	

PHOTOS:



Photo 1 : Existing non-impact-rated window frame



Photo 2 : Existing non-impact-rated window frame



Photo 3 : Existing non-impact-rated window frame



Photo 4 : Existing non-impact-rated window frame

Omega Villas Condominium

Phase No.: 01

Building No.: 01

Unit No.: 1717

Date: 06/20/2025

General Comments:

☐ Pass

☒ Fail

The windows are approximately 40 years old and show typical signs of aging, including potential air and water leakage, degraded seals, reduced energy efficiency, and possible corrosion and/or frame deterioration.

Window Inspection

Component Decision	Good	Bad	Unknown
Window Frame		✗	
Latch			✗
Weather Strip		✗	
Sill		✗	
Glass	✗		

PHOTOS:



Photo 1 : Existing non-impact-rated window frame



Photo 2 : Existing non-impact-rated window frame



Photo 3 : Existing non-impact-rated window frame



Photo 4 : Existing non-impact-rated window frame

BLDG #2

Omega Villas Condominium

Phase No.: 01

Building No.: 02

Unit No.: 1737

Date: 06/20/2025

General Comments:

☐ Pass

☒ Fail

The windows are approximately 40 years old and show typical signs of aging, including potential air and water leakage, degraded seals, reduced energy efficiency, and possible corrosion and/or frame deterioration.

Window Inspection

Component Decision	Good	Bad	Unknown
Window Frame		✗	
Latch			✗
Weather Strip		✗	
Sill		✗	
Glass	✗		

PHOTOS:



Photo 1 : Existing non-impact-rated window frame



Photo 2 : Existing non-impact-rated window frame



Photo 3 : Existing non-impact-rated window frame



Photo 4 : Existing non-impact-rated window frame

Omega Villas Condominium

Phase No.: 01

Building No.: 02

Unit No.: 1733

Date: 06/20/2025

General Comments:

☐ Pass

☒ Fail

The windows are approximately 40 years old and show typical signs of aging, including potential air and water leakage, degraded seals, reduced energy efficiency, and possible corrosion and/or frame deterioration.

Window Inspection

Component Decision	Good	Bad	Unknown
Window Frame		✗	
Latch			✗
Weather Strip		✗	
Sill		✗	
Glass	✗		

PHOTOS:



Photo 1 : Existing non-impact-rated window frame



Photo 2 : Existing non-impact-rated window frame



Photo 3 : Existing non-impact-rated window frame



Photo 4 : Existing non-impact-rated window frame

Omega Villas Condominium

Phase No.: 01

Building No.: 02

Unit No.: 1729

Date: 06/20/2025

General Comments:

☐ Pass

☒ Fail

The windows are approximately 40 years old and show typical signs of aging, including potential air and water leakage, degraded seals, reduced energy efficiency, and possible corrosion and/or frame deterioration.

Window Inspection

Component Decision	Good	Bad	Unknown
Window Frame		✗	
Latch			✗
Weather Strip		✗	
Sill		✗	
Glass	✗		

PHOTOS:



Photo 1 : Existing non-impact-rated window frame



Photo 2 : Existing non-impact-rated window frame



Photo 3 : Existing non-impact-rated window frame



Photo 4 : Existing non-impact-rated window frame

Omega Villas Condominium

Phase No.: 01

Building No.: 02

Unit No.: 1725

Date: 06/20/2025

General Comments:

☒ Pass

☐ Fail

New impact-resistant windows have been installed.

Window Inspection

Component Decision	Good	Bad	Unknown
Window Frame	✗		
Latch			✗
Weather Strip	✗		
Sill	✗		
Glass	✗		

PHOTOS:



Photo 1: Existing Window



Photo 2: Existing Window

Omega Villas Condominium

Phase No.: 01

Building No.: 02

Unit No.: 1721

Date: 06/20/2025

General Comments:

☐ Pass

☒ Fail

The windows are approximately 40 years old and show typical signs of aging, including potential air and water leakage, degraded seals, reduced energy efficiency, and possible corrosion and/or frame deterioration.

Window Inspection

Component Decision	Good	Bad	Unknown
Window Frame		✗	
Latch			✗
Weather Strip		✗	
Sill		✗	
Glass	✗		

PHOTOS:



Photo 1 : Existing non-impact-rated window frame



Photo 2 : Existing non-impact-rated window frame



Photo 3 : Existing non-impact-rated window frame



Photo 4 : Existing non-impact-rated window frame

BLDG #3

Omega Villas Condominium

Phase No.: 01

Building No.: 03

Unit No.: 1741

Date: 06/20/2025

General Comments:

☐ Pass

☒ Fail

The windows are approximately 40 years old and show typical signs of aging, including potential air and water leakage, degraded seals, reduced energy efficiency, and possible corrosion and/or frame deterioration.

Window Inspection

Component Decision	Good	Bad	Unknown
Window Frame		✗	
Latch			✗
Weather Strip		✗	
Sill		✗	
Glass	✗		

PHOTOS:



Photo 1 : Existing non-impact-rated window frame



Photo 2 : Existing non-impact-rated window frame



Photo 3 : Existing non-impact-rated window frame



Photo 4 : Existing non-impact-rated window frame

Omega Villas Condominium

Phase No.: 01

Building No.: 03

Unit No.: 1745

Date: 06/20/2025

General Comments:

☐ Pass

☒ Fail

The windows are approximately 40 years old and show typical signs of aging, including potential air and water leakage, degraded seals, reduced energy efficiency, and possible corrosion and/or frame deterioration.

Window Inspection

Component Decision	Good	Bad	Unknown
Window Frame		✗	
Latch			✗
Weather Strip		✗	
Sill		✗	
Glass	✗		

PHOTOS:



Photo 1 : Existing non-impact-rated window frame



Photo 2 : Existing non-impact-rated window frame



Photo 3 : Existing non-impact-rated window frame



Photo 4 : Existing non-impact-rated window frame

Omega Villas Condominium

Phase No.: 01

Building No.: 03

Unit No.: 1749

Date: 06/20/2025

General Comments:

☐ Pass

☒ Fail

The windows are approximately 40 years old and show typical signs of aging, including potential air and water leakage, degraded seals, reduced energy efficiency, and possible corrosion and/or frame deterioration.

Window Inspection

Component Decision	Good	Bad	Unknown
Window Frame		✗	
Latch			✗
Weather Strip		✗	
Sill		✗	
Glass	✗		

PHOTOS:



Photo 1 : Existing non-impact-rated window frame



Photo 2 : Existing non-impact-rated window frame



Photo 3 : Existing non-impact-rated window frame



Photo 4 : Existing non-impact-rated window frame

Omega Villas Condominium

Phase No.: 01

Building No.: 03

Unit No.: 1753

Date: 06/20/2025

General Comments:

☐ Pass

☒ Fail

The windows are approximately 40 years old and show typical signs of aging, including potential air and water leakage, degraded seals, reduced energy efficiency, and possible corrosion and/or frame deterioration.

Window Inspection

Component Decision	Good	Bad	Unknown
Window Frame		✗	
Latch			✗
Weather Strip		✗	
Sill		✗	
Glass	✗		

PHOTOS:



Photo 1 : Existing non-impact-rated window frame



Photo 2 : Existing non-impact-rated window frame



Photo 3 : Existing non-impact-rated window frame



Photo 4 : Existing non-impact-rated window frame

Omega Villas Condominium

Phase No.: 01

Building No.: 03

Unit No.: 1757

Date: 06/20/2025

General Comments:

☐ Pass

☒ Fail

The windows are approximately 40 years old and show typical signs of aging, including potential air and water leakage, degraded seals, reduced energy efficiency, and possible corrosion and/or frame deterioration.

Window Inspection

Component Decision	Good	Bad	Unknown
Window Frame		✗	
Latch			✗
Weather Strip		✗	
Sill		✗	
Glass	✗		

PHOTOS:



Photo 1 : Existing non-impact-rated window frame



Photo 2 : Existing non-impact-rated window frame



Photo 3 : Existing non-impact-rated window frame



Photo 4 : Existing non-impact-rated window frame

Omega Villas Condominium

Phase No.: 01

Building No.: 03

Unit No.: 1761

Date: 06/20/2025

General Comments:

☐ Pass

☒ Fail

The windows are approximately 40 years old and show typical signs of aging, including potential air and water leakage, degraded seals, reduced energy efficiency, and possible corrosion and/or frame deterioration.

Window Inspection

Component Decision	Good	Bad	Unknown
Window Frame		✗	
Latch			✗
Weather Strip		✗	
Sill		✗	
Glass	✗		

PHOTOS:



Photo 1 : Existing non-impact-rated window frame



Photo 2 : Existing non-impact-rated window frame



Photo 3 : Existing non-impact-rated window frame



Photo 4 : Existing non-impact-rated window frame

BLDG #4

Omega Villas Condominium

Phase No.: 01

Building No.: 04

Unit No.: 1756

Date: 06/20/2025

General Comments:

☐ Pass

☒ Fail

The windows are approximately 40 years old and show typical signs of aging, including potential air and water leakage, degraded seals, reduced energy efficiency, and possible corrosion and/or frame deterioration.

Window Inspection

Component Decision	Good	Bad	Unknown
Window Frame		✗	
Latch			✗
Weather Strip		✗	
Sill		✗	
Glass	✗		

PHOTOS:



Photo 1 : Existing non-impact-rated window frame



Photo 2 : Existing non-impact-rated window frame



Photo 3 : Existing non-impact-rated window frame



Photo 4 : Existing non-impact-rated window frame

Omega Villas Condominium

Phase No.: 01

Building No.: 04

Unit No.: 1752

Date: 06/20/2025

General Comments:

☐ Pass

☒ Fail

The windows are approximately 40 years old and show typical signs of aging, including potential air and water leakage, degraded seals, reduced energy efficiency, and possible corrosion and/or frame deterioration.

Window Inspection

Component Decision	Good	Bad	Unknown
Window Frame		✗	
Latch			✗
Weather Strip		✗	
Sill		✗	
Glass	✗		

PHOTOS:



Photo 1 : Existing non-impact-rated window frame



Photo 2 : Existing non-impact-rated window frame



Photo 3 : Existing non-impact-rated window frame



Photo 4 : Existing non-impact-rated window frame

Omega Villas Condominium

Phase No.: 01

Building No.: 04

Unit No.: 1748

Date: 06/20/2025

General Comments:

☐ Pass

☒ Fail

The windows are approximately 40 years old and show typical signs of aging, including potential air and water leakage, degraded seals, reduced energy efficiency, and possible corrosion and/or frame deterioration.

Window Inspection

Component Decision	Good	Bad	Unknown
Window Frame		✗	
Latch			✗
Weather Strip		✗	
Sill		✗	
Glass	✗		

PHOTOS:



Photo 1 : Existing non-impact-rated window frame



Photo 2 : Existing non-impact-rated window frame



Photo 3 : Existing non-impact-rated window frame



Photo 4 : Existing non-impact-rated window frame

Omega Villas Condominium

Phase No.: 01

Building No.: 04

Unit No.: 1744

Date: 06/20/2025

General Comments:

☐ Pass

☒ Fail

The windows are approximately 40 years old and show typical signs of aging, including potential air and water leakage, degraded seals, reduced energy efficiency, and possible corrosion and/or frame deterioration.

Window Inspection

Component Decision	Good	Bad	Unknown
Window Frame		✗	
Latch			✗
Weather Strip		✗	
Sill		✗	
Glass	✗		

PHOTOS:



Photo 1 : Existing non-impact-rated window frame



Photo 2 : Existing non-impact-rated window frame



Photo 3 : Existing non-impact-rated window frame



Photo 4 : Existing non-impact-rated window frame

Omega Villas Condominium

Phase No.: 01

Building No.: 04

Unit No.: 1740

Date: 06/20/2025

General Comments:

☐ Pass

☒ Fail

The windows are approximately 40 years old and show typical signs of aging, including potential air and water leakage, degraded seals, reduced energy efficiency, and possible corrosion and/or frame deterioration.

Window Inspection

Component Decision	Good	Bad	Unknown
Window Frame		✗	
Latch			✗
Weather Strip		✗	
Sill		✗	
Glass	✗		

PHOTOS:



Photo 1 : Existing non-impact-rated window frame



Photo 2 : Existing non-impact-rated window frame



Photo 3 : Existing non-impact-rated window frame



Photo 4 : Existing non-impact-rated window frame

BLDG #5

Omega Villas Condominium

Phase No.: 01

Building No.: 05

Unit No.: 1736

Date: 06/20/2025

General Comments:

☐ Pass

☒ Fail

The windows are approximately 40 years old and show typical signs of aging, including potential air and water leakage, degraded seals, reduced energy efficiency, and possible corrosion and/or frame deterioration.

Window Inspection

Component Decision	Good	Bad	Unknown
Window Frame		✗	
Latch			✗
Weather Strip		✗	
Sill		✗	
Glass	✗		

PHOTOS:



Photo 1 : Existing non-impact-rated window frame



Photo 2 : Existing non-impact-rated window frame



Photo 3 : Existing non-impact-rated window frame



Photo 4 : Existing non-impact-rated window frame

Omega Villas Condominium

Phase No.: 01

Building No.: 05

Unit No.: 1732

Date: 06/20/2025

General Comments:

☐ Pass

☒ Fail

The windows are approximately 40 years old and show typical signs of aging, including potential air and water leakage, degraded seals, reduced energy efficiency, and possible corrosion and/or frame deterioration.

Window Inspection

Component Decision	Good	Bad	Unknown
Window Frame		✗	
Latch			✗
Weather Strip		✗	
Sill		✗	
Glass	✗		

PHOTOS:



Photo 1 : Existing non-impact-rated window frame



Photo 2 : Existing non-impact-rated window frame



Photo 3 : Existing non-impact-rated window frame



Photo 4 : Existing non-impact-rated window frame

Omega Villas Condominium

Phase No.: 01

Building No.: 05

Unit No.: 1728

Date: 06/20/2025

General Comments:

☐ Pass

☒ Fail

The windows are approximately 40 years old and show typical signs of aging, including potential air and water leakage, degraded seals, reduced energy efficiency, and possible corrosion and/or frame deterioration.

Window Inspection

Component Decision	Good	Bad	Unknown
Window Frame		✗	
Latch			✗
Weather Strip		✗	
Sill		✗	
Glass	✗		

PHOTOS:



Photo 1 : Existing non-impact-rated window frame



Photo 2 : Existing non-impact-rated window frame



Photo 3 : Existing non-impact-rated window frame



Photo 4 : Existing non-impact-rated window frame

Omega Villas Condominium

Phase No.: 01

Building No.: 05

Unit No.: 1724

Date: 06/20/2025

General Comments:

☐ Pass

☒ Fail

The windows are approximately 40 years old and show typical signs of aging, including potential air and water leakage, degraded seals, reduced energy efficiency, and possible corrosion and/or frame deterioration.

Window Inspection

Component Decision	Good	Bad	Unknown
Window Frame		✗	
Latch			✗
Weather Strip		✗	
Sill		✗	
Glass	✗		

PHOTOS:



Photo 1 : Existing non-impact-rated window frame



Photo 2 : Existing non-impact-rated window frame



Photo 3 : Existing non-impact-rated window frame



Photo 4 : Existing non-impact-rated window frame

Omega Villas Condominium

Phase No.: 01

Building No.: 05

Unit No.: 1720

Date: 06/20/2025

General Comments:

☐ Pass

☒ Fail

The windows are approximately 40 years old and show typical signs of aging, including potential air and water leakage, degraded seals, reduced energy efficiency, and possible corrosion and/or frame deterioration.

Window Inspection

Component Decision	Good	Bad	Unknown
Window Frame		✗	
Latch			✗
Weather Strip		✗	
Sill		✗	
Glass	✗		

PHOTOS:



Photo 1 : Existing non-impact-rated window frame



Photo 2 : Existing non-impact-rated window frame



Photo 3 : Existing non-impact-rated window frame



Photo 4 : Existing non-impact-rated window frame