

Omega Villas Condominium Association

1713 NW 72 Avenue,  
Plantation, FL 33313

**Exposed SGD's Evaluation**  
**Report**

**BLDGs 1 to 15**  
(11/12/2025)



# **Exposed Sliding Glass Doors (SGDs) Evaluation Summary**

## **General Observations and Recommendations :**

1. This report covers Sliding Glass Doors (SGDs) that are exposed to weather conditions and lack extended roof overhangs for protection.
2. the Majority of the Doors are over 40 years old.
3. Most SGDs are non-impact rated and do not meet current Florida Building Code (FBC).
4. Common signs of deterioration include:
  - *Cracked or missing weatherstrips.*
  - *Foggy or leaking glass (seal failure).*
  - *Rusted or damaged frames.*
  - *Inoperative or loose latches.*
  - *Air and water infiltration through the Doors.*
5. It is S&D's recommendation that all existing non-impact SDGs should be replaced with new Impact Doors which meets the current FBC. However, in order to meet the 40/50-year re-certification requirements, these SGDs does not need to be replaced unless otherwise broken or defected.
6. All new SGDs installations must be permitted and completed by licensed contractor.

**Omega Villas Condominium**

**Phase No.: 01**

**Building No.: 03**

**Unit No.: 1761**

**Date: 11/09/2025**

**General Comments:**

☐ Pass

☒ Fail

The Sliding Glass Doors 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:** Reference sample photos of the unit's SGD's are attached below, which represent the non-impact Sliding Glass Doors within the unit



Photo 1 : Existing non-impact-rated Sliding Glass Door frame



Photo 2 : Existing non-impact-rated Sliding Glass Door frame



**Omega Villas Condominium**

**Phase No.: 01**

**Building No.: 03**

**Unit No.: 1741**

**Date: 11/09/2025**

**General Comments:**

☐ Pass

☒ Fail

The Sliding Glass Doors 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:** Reference sample photos of the unit’s SGD’s are attached below, which represent the non-impact Sliding Glass Doors within the unit



Photo 1 : Existing non-impact-rated Sliding Glass Door frame



Photo 2 : Existing non-impact-rated Sliding Glass Door frame

**Omega Villas Condominium**

**Phase No.: 01**

**Building No.: 04**

**Unit No.: 1740**

**Date: 11/09/2025**

**General Comments:**

☐ Pass

☒ Fail

The Sliding Glass Doors 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:** Reference sample photos of the unit's SGDs are attached below, which represent the non-impact Sliding Glass Doors within the unit



Photo 1 : Existing non-impact-rated Sliding Glass Door frame



Photo 2 : Existing non-impact-rated Sliding Glass Door frame



**Omega Villas Condominium**

**Phase No.: 01**

**Building No.: 02**

**Unit No.: 1737**

**Date: 11/09/2025**

**General Comments:**

☐ Pass

☒ Fail

The Sliding Glass Doors 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:** Reference sample photos of the unit's SGD's are attached below, which represent the non-impact Sliding Glass Doors within the unit



Photo 1 : Existing non-impact-rated Sliding Glass Door frame



Photo 2 : Existing non-impact-rated Sliding Glass Door frame

**Omega Villas Condominium**

**Phase No.: 02**

**Building No.: 07**

**Unit No.: 1721**

**Date: 11/09/2025**

**General Comments:**

☐ Pass

☒ Fail

The Sliding Glass Doors 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:** Reference sample photos of the unit's SGD's are attached below, which represent the non-impact Sliding Glass Doors within the unit



Photo 1 : Existing non-impact-rated Sliding Glass Door frame



Photo 2 : Existing non-impact-rated Sliding Glass Door frame



## Omega Villas Condominium

**Phase No.:** 02

**Building No.:** 08

**Unit No.:** 1741

**Date:** 11/09/2025

### General Comments:

☐ Pass

☒ Fail

The Sliding Glass Doors 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:** Reference sample photos of the unit's SGD's are attached below, which represent the non-impact Sliding Glass Doors within the unit



Photo 1 : Existing non-impact-rated Sliding Glass Door frame



Photo 2 : Existing non-impact-rated Sliding Glass Door frame



## Omega Villas Condominium

**Phase No.:** 02

**Building No.:** 09

**Unit No.:** 1761

**Date:** 11/09/2025

### General Comments:

☐ Pass

☒ Fail

The Sliding Glass Doors 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:** Reference sample photos of the unit's SGD's are attached below, which represent the non-impact Sliding Glass Doors within the unit

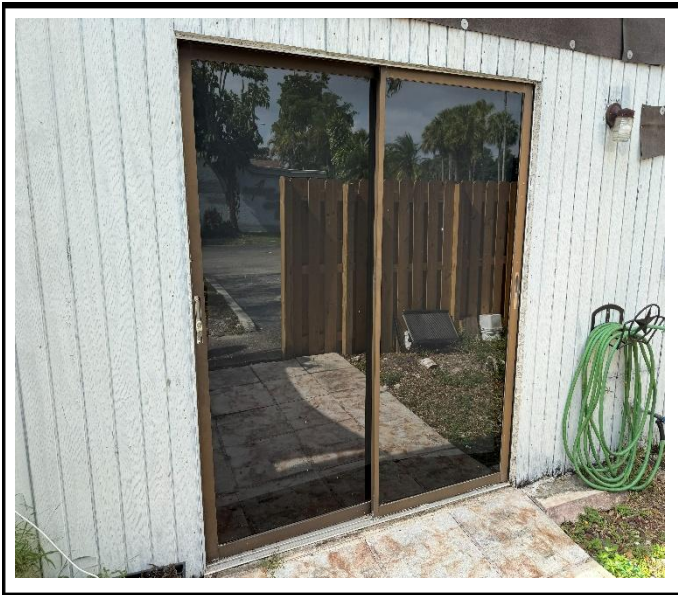


Photo 1 : Existing non-impact-rated Sliding Glass Door frame



Photo 2 : Existing non-impact-rated Sliding Glass Door frame

**Omega Villas Condominium**

**Phase No.: 02**

**Building No.: 09**

**Unit No.: 1745**

**Date: 11/09/2025**

**General Comments:**

☐ Pass

☒ Fail

The Sliding Glass Doors 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:** Reference sample photos of the unit’s SGD’s are attached below, which represent the non-impact Sliding Glass Doors within the unit



Photo 1 : Existing non-impact-rated Sliding Glass Door frame

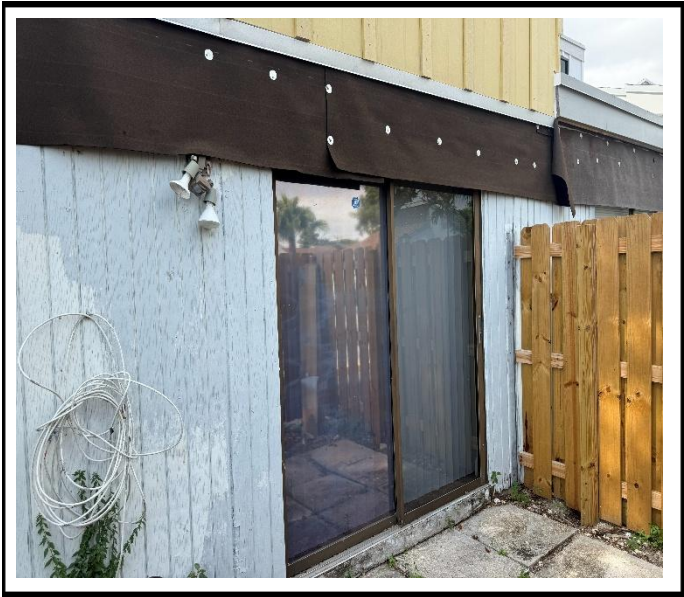


Photo 2 : Existing non-impact-rated Sliding Glass Door frame

**Omega Villas Condominium**

**Phase No.: 03**

**Building No.: 15**

**Unit No.: 1745**

**Date: 11/09/2025**

**General Comments:**

☐ Pass

☒ Fail

The Sliding Glass Doors 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:** Reference sample photos of the unit's SGD's are attached below, which represent the non-impact Sliding Glass Doors within the unit



Photo 1 : Existing non-impact-rated Sliding Glass Door frame



Photo 2 : Existing non-impact-rated Sliding Glass Door frame



### Omega Villas Condominium

**Phase No.:** 03

**Building No.:** 14

**Unit No.:** 1733

**Date:** 11/09/2025

### General Comments:

☐ Pass

☒ Fail

The Sliding Glass Doors 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:** Reference sample photos of the unit's SGD's are attached below, which represent the non-impact Sliding Glass Doors within the unit



Photo 1 : Existing non-impact-rated Sliding Glass Door frame



Photo 2 : Existing non-impact-rated Sliding Glass Door frame

## Omega Villas Condominium

**Phase No.:** 02

**Building No.:** 12

**Unit No.:** 1708

**Date:** 11/09/2025

### General Comments:

☐ Pass

☒ Fail

The Sliding Glass Doors 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:** Reference sample photos of the unit's SGD's are attached below, which represent the non-impact Sliding Glass Doors within the unit



Photo 1 : Existing non-impact-rated Sliding Glass Door frame



Photo 2 : Existing non-impact-rated Sliding Glass Door frame

**Omega Villas Condominium**

**Phase No.: 02**

**Building No.: 12**

**Unit No.: 1704**

**Date: 11/09/2025**

**General Comments:**

☐ Pass

☒ Fail

The Sliding Glass Doors 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:** Reference sample photos of the unit's SGD's are attached below, which represent the non-impact Sliding Glass Doors within the unit

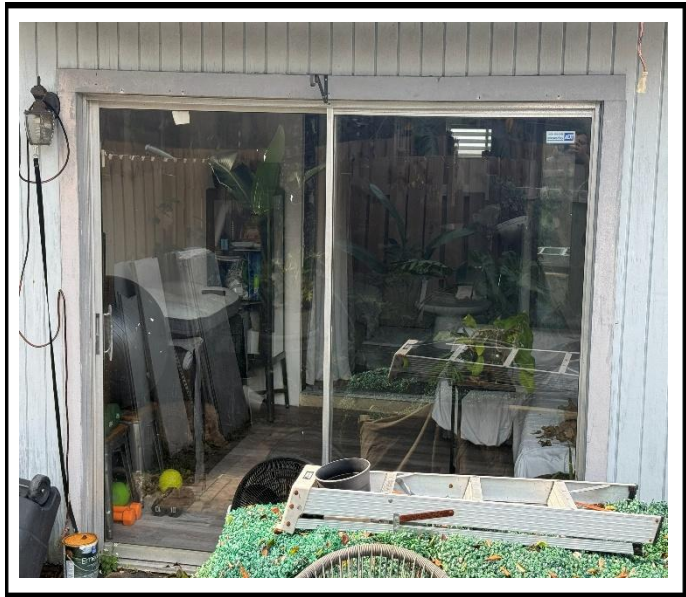


Photo 1 : Existing non-impact-rated Sliding Glass Door frame



Photo 2 : Existing non-impact-rated Sliding Glass Door frame



**Omega Villas Condominium**

**Phase No.:** 03

**Building No.:** 13

**Unit No.:** 1701 (2 Doors)

**Date:** 11/09/2025

**General Comments:**

☐ Pass

☒ Fail

The Sliding Glass Doors 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:** Reference sample photos of the unit’s SGD’s are attached below, which represent the non-impact Sliding Glass Doors within the unit



Photo 1 : Existing non-impact-rated Sliding Glass Door frame



Photo 2 : Existing non-impact-rated Sliding Glass Door frame

**Omega Villas Condominium**

**Phase No.:** 03

**Building No.:** 13

**Unit No.:** 1705

**Date:** 11/09/2025

**General Comments:**

☐ Pass

☒ Fail

The Sliding Glass Doors 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:** Reference sample photos of the unit's SGD's are attached below, which represent the non-impact Sliding Glass Doors within the unit



Photo 1 : Existing non-impact-rated Sliding Glass Door frame



Photo 2 : Existing non-impact-rated Sliding Glass Door frame