

Omega Villas Condominium Association

1713 NW 72 Avenue,
Plantation, FL 33313

Exposed SGDs 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 SGDs 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 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.: 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 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.: 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 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.: 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 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.: 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 SGDs are attached below, which represent the non-impact Sliding Glass Doors within the unit

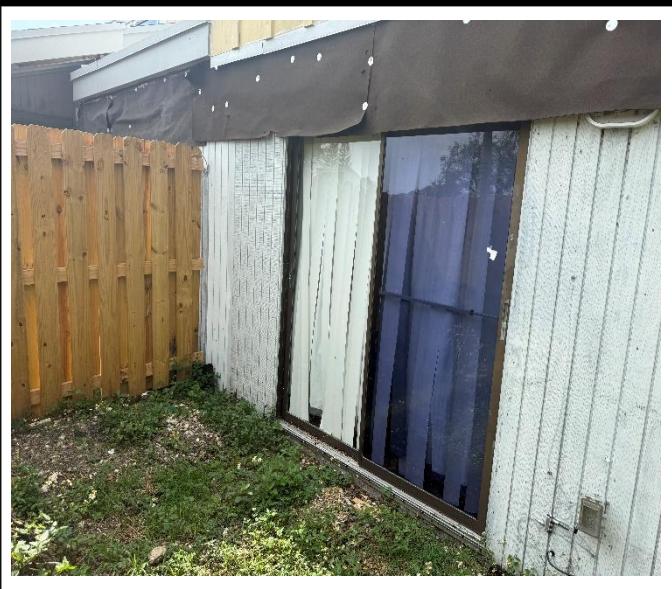


Photo 1 : Existing non-impact-rated Sliding Glass Door frame



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

Omega Villas Condominium

Phase No.: 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 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.: 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 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

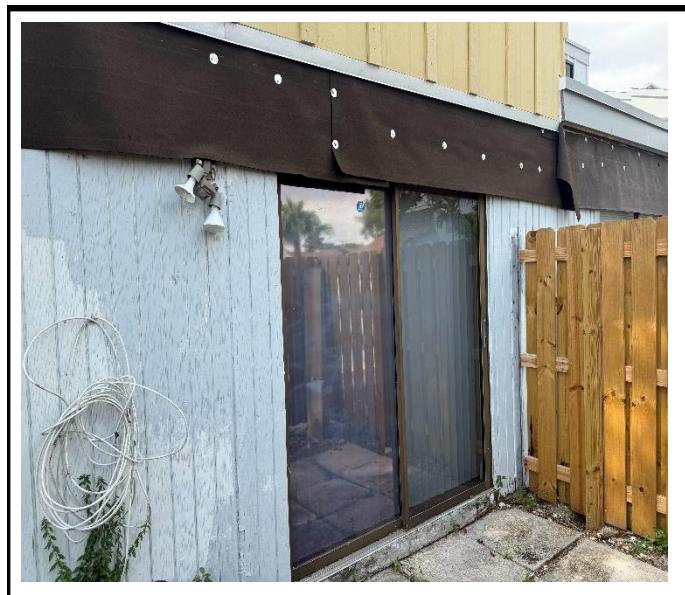


Photo 2 : Existing non-impact-rated Sliding Glass Door frame

Omega Villas Condominium

Phase No.: 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 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.: 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 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.: 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 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.: 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 SGDs are attached below, which represent the non-impact Sliding Glass Doors within the unit

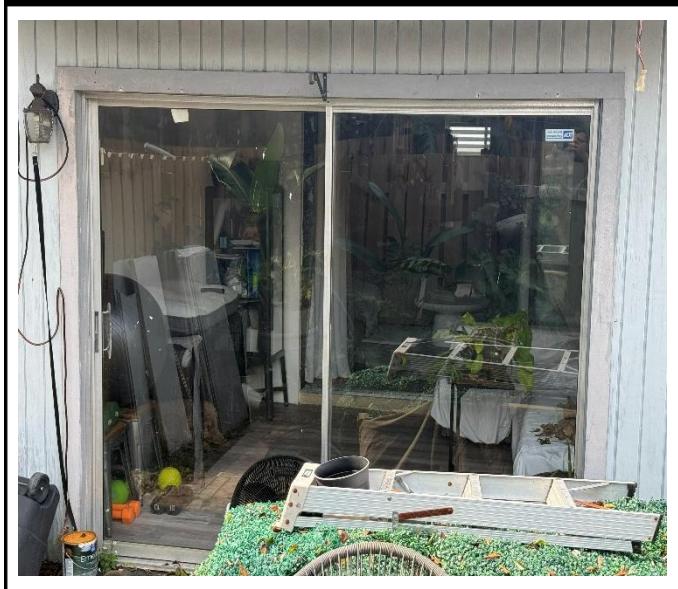


Photo 1 : Existing non-impact-rated Sliding Glass Door frame



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

Omega Villas Condominium

Phase No.: 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 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.: 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 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

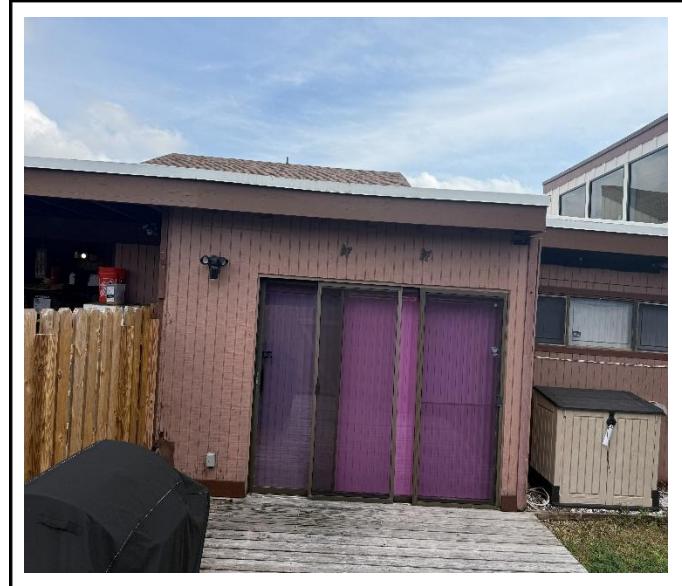


Photo 2 : Existing non-impact-rated Sliding Glass Door frame