



Executive Summary – June 2024

JOB: Structural Integrity Reserve Study (**SIRS**)
ADDRESS: 5935 Del Lago Cir
Sunrise Fl, 33313
FOLIO: 494135-KB-0010 to 494135-KB-0270

This Structural Integrity Reserve Study is being prepared in compliance with F.S. § 718.112 (2) (g)

The 40 Year Structural and Electrical Recertification Report (ATTACHMENT A) for this building, (the milestone inspection required by F.S. 553.899) was completed, signed and sealed on 10/20/21, filed by Thomas Twomey PE #25626 and approved by the City of Sunrise on 11/05/2021. Information contained in these recertification reports will be used in portions of the electrical and structural inspection components of this structural reserve study as per Section 718.112 (2) (g) (7). Information from the 40-Year Building Recertification Report (Recertification Report) will be represented by *italic font* in this reserve study report.

On June 25th, 2024, Homecore Inspections met with the representative of the Board and performed an inspection to determine the estimated remaining useful life and the estimated replacement cost or deferred maintenance expense of each item of the condominium property. The intention of this visual inspection is to provide a suggested annual reserve fund amount which accounts for the estimated replacement cost by the end of the estimated remaining useful life of the item or the deferred maintenance expense of said items being visually inspected for the next 10 years.

INSPECTION MADE BY
Raul Wainer P.E.
Homecore Inspections

SIGNATURE: -----
PRINT NAME **Raul Wainer, PE**

TITLE Senior Project Manager
Threshold Inspector

INSPECTIONS COMMENCED
DATE: 6/25/24

ADDRESS: 200 S. Andrews Ave
Fort Lauderdale, FL 33301

INSPECTIONS COMPLETED
DATE 6/26/24

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I. Purpose and Limitations

The Florida Statute, Section 718.112 requires that all residential condominiums deliver the Structural Integrity Reserve Study (SIRS) included in the official records, under seal of an architect or engineer authorized to practice in this state. They will attest to the useful life, replacement costs, and maintenance costs related to the structural integrity of the structural common elements of the building components as of the date of the report. The reserve study will depict the replacement and maintenance costs to allow the Condominium Association to schedule the collection of the necessary funds.

The site inspections for this report commenced June 25th, 2024. This report does not include the calculation of the capacity of structural elements. The purpose of the structural evaluation is to provide an order of magnitude of the cost of the required structural replacement. The report was prepared upon structural comparative analysis based on similar projects. No destructive or environmental testing was performed, nor were any walls or ceilings opened for inspection where access was not already in place. Samples, laboratory testing and concealed structures were excluded from this inspection. The findings of this report are not to be relied upon for either design purposes, or warranty for any latent defects that may arise in the future. Also excluded from the scope of this report are the consideration of the deficiencies, building code violation, and punch list of deficiencies provided by the Recertification Report. No electrical or structural deficiencies and mandatory or recommended corrective actions were identified in the Recertification Report. As required by Section 718.112(2) of the Florida Statutes, this Recertification Report addresses each item's useful life, estimated replacement cost and reserve amount required for deferred maintenance. In addition, visual observations for items not included in the Recertification Report are also included within this report.

This report was performed utilizing methods and procedures consistent with established commercial practice, in conformance with industry standards. The information within represents our engineer's findings and conclusions, which were compiled from visual observations, written, graphic or verbal information that were present at the time of inspection. As such, this report should be viewed as a "snapshot" in time that may be modified in the future.

Homecore Inspections LLC is an independent consultant. It's employees and associate consultants are not employed by Waterbridge 5 Association, and its compensation was not based on the findings and conclusions disclosed in this Report or on the closing of any business transaction.

Exclusions

The following inspections are not included:

- Asbestos
- Radon, Methane, Radiation and Formaldehyde
- Mold, Mildew and Fungi
- Rodents
- Pool
- Elevator (non-hydraulic)
- Lead
- Wood-Destroying Organisms

II. **Building Description**

The Residential structure consists of a three-story condominium complex with 27 individual units. Units are identical in size at 1090 SF. The age of the structure is over 40 years and as such, there is an expected increase in maintenance and upkeep costs.

• **Main Structure**

The condominium is a Type 3 construction building with an existing 3 story residential structure, 1 rooftop floor. Open Parking facilities are provided on the ground floor. Laundry facilities are located on the ground floor.

Floor	Number of Units	Current Use	Residential Square footage
1	9	Residential	9810
2	9	Residential	9810
3	9	Residential	9810
Rooftop			
Total			29430

The Property is located in the City of Sunrise, and constitutes a single Condominium, with a Building Code Occupancy Classification: 03 - Multi-family - 10 units or more. The present use is Multi Family Residence.

Condition and Replacement Costs of F.S. Section 718.112 Items

Notes:

1. The values of remaining useful life are in years, assuming proper maintenance.
2. Several building components have been renovated (repaired/replaced). When these renovations were performed in compliance with the current codes and architectural requirements, or when the condition of said component is new, the Remaining Useful Life assigned to these components will be considered the same as their Useful Life with no variable Current Ages, followed by its Replacement Cost.
3. The expected useful lives for some of the structural Building components exceed 10 years, the time horizon of this SIRS. Thus, the funds set aside for the "Reserve Cost" should be utilized for continual maintenance and future replacement. If a proper maintenance schedule is followed, there is a likelihood that the useful life of the component will be extended, increasing the Reserve Cost funding for replacement until the replacement is required.
4. Two items, (A) Roof and (F) Waterproofing & Exterior Painting require significant maintenance within the next three years, consequently, the SIRS reserve average contribution per unit will be higher in years 1 to 3, and then in year 4 to 10 the monthly average unit contribution will drop to a lower average, as outlined in note #5.
5. The reserve cost purpose is to begin funding the replacement cost reserve and the required maintenance to extend the useful life without having to replace the component. This assumption, however, should be assessed in the next 10-year SIRS and it may result in the need to increase the component reserve item in response to the potential replacement of the item at the expiration of its useful life.

A. Roof.

Please note that this category includes not only the roofing material, but the complete structural portion of the roof structure under the roofing material.

NOTES from the 40-Year Recertification: Flat roofing system, roofing material in good condition, but with signs of previous repairs. A/C units on the roof, connections to stand in good condition. Drains and scuppers in good condition.

The roof has developed issues that should be rectified within the next two years. There is standing water observed pooling on the roof. Shingles on the angled part of the roof are deteriorating and require repair and maintenance. It is highly advised that the reserve funding collected over the first two years be earmarked **entirely** for the roof. Thereafter, the reserve funds that are earmarked for the roofing system should devolve to the level of funding needed for the required maintenance. In order to extend the useful life without having to replace the component, until the following cycle.

Useful Life: 18
Current Age: 15
Remaining Useful Life: 3
Replacement Cost: \$317,900
Reserve Cost: \$191,000

Repairs that are needed for the roof (as outlined above) should begin as soon as sufficient reserve funding has been collected for the repairs needed on the roof (est. time of two years).

B. Structure.

This section includes the SUPERSTRUCTURE and MASONRY of the first through third floors. For external issues please see section F: Waterproofing and Exterior Painting.

NOTES from the 40-Year Recertification: The present condition of the structure shows the general alignment of the building to be in good condition. There is no bulging, settlement, deflections, expansion, contraction, or portions showing distress. No surface deficiencies were detected. Hairline cracks were observed but deemed insignificant. No cracking, spalling, patching or previous repairs were observed.

Upon inspection from Homecore's team, the situation has somewhat deteriorated since the 40-year recertification. Repairs as outlined in Section F: Waterproofing and Exterior Painting should be undertaken so that issues spread to the underlying structure of the building is avoided.

SUPERSTRUCTURE

Floor system

NOTES from the 40-Year Recertification: First to third floor concrete slabs in good condition.

Concrete framing system

NOTES from the 40-Year Recertification: Concrete framing structural system consists of CMU masonry block walls, concrete tie beams & columns concrete beams and concrete stairs, landings & slabs.

No rebar corrosion visible.

MASONRY BEARING WALLS

NOTES from the 40-Year Recertification: Concrete masonry units, deemed in good condition. Reinforced concrete tie columns and tie beams are in good condition. The stucco, furring & plaster are in good condition. Masonry hairline cracks were deemed not significant. No spalling detected or rebar corrosion visible.

Structural Steel

There is no structural steel in the building.

NOTES from the 40-Year Recertification: Elevator sheave beams, connections, & floor are in good condition.

Useful Life: 20

Current Age: 0

Remaining Useful Life: 20

Replacement Cost: \$1,430,300

Reserve Cost: \$211,000

C. Fireproofing and Fire Protection System.

NOTES from the 40-Year Recertification: Fire alarm and Smoke detectors in good condition. Emergency lighting & building egress illumination are in good condition.

Useful Life: 20
Current Age: 5
Remaining Useful Life: 15
Replacement Cost: \$159,000
Reserve Cost: \$25,000

D. Plumbing.

This section includes Water, Sanitary Sewer, Drainage and on-site Storm Drainage System

The City of Sunrise provides water and sewer services to the building.

This section includes Water, Sanitary Sewer, Drainage and on-site Storm Drainage System.

The backflow preventer was last inspected by "Sunshine Plumbing License # CFC1427216".

Sanitary Systems:

The sanitary system is a standard 3 pipe system, waste stack, vent stack and a local stack.

Sanitary pipes are provided for all the units. They consist of sanitary risers (stacks) with full size ventilation through the roof.

Domestic Water System:

The system consists of a 3" Water connection for cold water. Each unit is provided with a master water valve and a hot water heater shut-off valve.

For the hot Water Systems, units utilize their own individual water heaters.

Useful Life: 20
Current Age: 5
Remaining Useful Life: 15
Replacement Cost: \$423,800
Reserve Cost: \$76,000

E. Electrical systems.

NOTES from the 40-Year Recertification: The electric service utilizes a single-phase system with a main amperage of 600A. Breakers are utilized with 240V and 200A/100A and the electric service was deemed to be in good condition.

Meter and electric room clearance is in good condition.

Gutter locations are good, taps and fill are good.

Electrical for condominiums are running 120/240V and are in good condition, and no repairs required.

Branch circuits are identified and in good condition.

Service and equipment are properly grounded.

Service conduits, raceways, conductors and cables are in good condition.

Conduit raceways PVC & NM Cable are in good condition.

Feeder conductors are in good condition.

Wiring to mechanical equipment is in good condition.



*Emergency lighting & building egress illumination are in good condition.
There is no emergency generator for the structure.
Wiring and egress illumination for outdoor parking in good condition.*

Useful Life: 20
Current Age: 5
Remaining Useful Life: 15
Replacement Cost: \$423,800
Reserve Cost: \$85,000

F. Waterproofing and Exterior Painting

The exterior has a significant amount of staining, cracking, peeling and chipping and requires maintenance within the next three years. The first two years of funding is being allocated specifically for roof maintenance. Subsequently, all reserve funding for *year three* should be allocated for the repair of the exterior. The funds collected for year three should be sufficient to exclusively cover the cost of these repairs. Thereafter, reserve funds collected for the exterior should devolve to the level of funding for the required maintenance to extend the useful life without having to replace the component, until the following cycle.

Useful Life: 16
Current Age: 14
Remaining Useful Life: 2
Replacement Cost: \$159,000
Reserve Cost: \$96,000

G. Windows and Exterior Doors

*NOTES from the 40-Year Recertification:
Type: Aluminum, horizontal sliders and fixed
Tap-cons anchorage in good condition
Caulk sealant in good condition*

Useful Life: 20
Current Age: 9
Remaining Useful Life: 11
Replacement Cost: \$264,900
Reserve Cost: \$32,000

H. Items that have a deferred maintenance expense or replacement cost that exceeds \$10,000

N/A

IV. Conclusions and Recommendations

The purpose of this report is to determine the SIRS for the specified items, and with a focus on major elements to prepare for critical issues that may arise. The horizon for this report is the subsequent 10 years from the Recertification Report/Sirs when the next SIRS is required. The current remaining useful life for most components exceeds this report's 10-year limit. Additionally, in six years the next Recertification Report is due, and that inspection and report may result in new findings and recommendations.

For the two components that require repair during this 10-year cycle; It is recommended that the Roof and Waterproofing, & Exterior Painting be repaired within the first 2 to 3 years of the cycle as has been outlined in this report. Subsequently, standard maintenance scheduling should be utilized with the remaining funding, including the Roof and Waterproofing & Exterior Painting (which justifiably should be much less, as major repairs should have just been completed), for years 4 through 10.

The reserve collection for the entire condominium is set to approximately \$95,700 annually, consequently, it is our estimation that \$191,400 should be sufficient for the major repairs necessary for the roof, and additional \$95,700 collected in year three should be sufficient for the exterior.

For the rest of the reserve funding, the reserve cost purpose is to fund the replacement cost and the required maintenance to extend the useful life without having to replace the component at its remaining useful life prediction assumption. This assumption, however, should be assessed in the next 10-year SIRS and it may result in the need to increase the component reserve item in response to the potential replacement of the item at the expiration of its useful life.

It is crucial to maintain the shell of the building in water-tight condition, in the sense that all windows, exterior doors, waterproofing, expansion joints & exterior painting should be maintained in ideal conditions; any deterioration or water intrusion must be addressed *immediately* to avoid any additional deterioration. The association is advised to use the SIRS funding to maintain proper maintenance for the items enumerated.

Furthermore, we recommend the use of inflationary scaling factors to update the reserve funds for future SIRS.



EXHIBIT A

50 Year Structural and Electrical Recertification Report