STRUCTURAL INTEGRITY RESERVE STUDY

FOR

WILLOUGHBY CRESCENT

940 SE WILLOUGBY TRACE STUART, FLORIDA 34994

PREPARED FOR:

WILLOUGHBY CRESCENT CONDOMINIUM ASSOCIATION, INC.

920 c/o

940 SE WILLOUGHBY TRACE STUART, FLORIDA 34994

PREPARED BY: CARTER A. NELSON, R.S., E.I.T. SCOTT C. BERNARD, M.S., P.E. RON MAGGARD, P.G.



5001 N NEBRASKA AVE. SUITE A TAMPA, FLORIDA 33603

OCTOBER 2024



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I. STRUCTURAL INTEGRITY RESERVE STUDY DETERMINATION

A. METHODOLOGY AND ASSUMPTIONS

A Structural Integrity Reserve Study (SIRS) is a report giving an estimate of the amount of money that must be put aside to replace or restore structural elements of the building(s) that will require replacement before the community's use expires. Per the Florida Statute Title XXXIII, Chapter 553, Section 899 and in conformance with the scope of work specified in SB 4-D & SB 154 – Building Safety, Dated May 26, 2022, and all other executed amendments to SB 4-D & SB 154, revisions Dated May 04, 2023, and, signed by the governor on June 09, 2023, passed by the state as per the date of this report, this includes the following components: Roof, load bearing walls and other primary structural members, fireproofing & fire safety, common area plumbing, common area electrical systems, exterior painting & waterproofing, and windows/exterior doors if the Association is responsible, as well as any other items that have deferred maintenance expense or replacement cost that exceeds \$10,000 and the failure to replace or maintain such time negatively affects the previously listed components.

The commonly accepted guidelines, as established by the previously mentioned governing statutes, the Community Associations Institute, and our engineering judgment and experience have been used as a basis for the reserve schedule in this report. The schedule, when implemented in conjunction with a well-planned preventive maintenance program, will provide adequate funds for the replacement of the community's SIRS elements as they reach the end of their useful lives or are experiencing deferred maintenance. In order to ensure that this schedule remains current, a reassessment of the existing condition and replacement costs for each item is necessary at regular intervals as recommended within the report. Updating the schedule, reduction of the useful lives, and inflation of the replacement costs may be executed with the benefit of re-inspection. The schedule must also be adjusted as common elements are added or modified.

It is important to note that a reserve item is a SIRS component that will require repair or replacement on a recurring basis using a similar cost item. If an upgrade is necessitated due to a cost change or other extraordinary reason, the cost over and above the replacement cost is considered to be a capital improvement rather than a capital replacement. Capital

improvements should not be funded from the reserves. After it has been upgraded, the item will then become part of the reserve schedule.

Method of Accounting

The Method used in the Structural Integrity Reserve Study is the "Cash Flow" Method and the funding plan utilized is the Baseline Funding. The goal of this funding method is to keep the reserve cash balance above zero. This means that while each individual component may not be fully funded, the reserve balance does not drop below zero during the projected period.

Level of Service

The SIRS inventory was established based on information provided by the association's representative, field measurements, and/or drawing take-offs.

B. SUMMARY OF REPLACEMENT RESERVE NEEDS

1. TECHNICAL DEFINITIONS

This page is a summary of each of the different categories within the detailed schedule. It shows the total dollar amounts for each category and is based on the full funding of each item.

The Following are descriptions of the different variables, which are shown on the reserve schedule in the order in which they appear.

Description

This column on the schedule lists all of the components for which we recommend that reserves be accumulated. The basis for the selection of these items includes:

- Review of the governing documents regarding the common and limited common elements.
- Review of all available maintenance contracts.
- The type of component and its anticipated full useful life and condition.
- A review of applicable statutes dealing with reserve requirements.

Quantity

The quantities that are used as a basis for this report are calculated from field measurements and drawings that have been supplied to Ray Engineering, Inc. Ray Engineering, Inc. has not made extensive as-built measurements, and the quantities used are based primarily on the reference materials provided.

Unit Cost

The construction and replacement costs used in this report are based primarily on the various publications written by the R.S. Means Company and the construction-related experience of Ray Engineering. The publications are listed in the Bibliography.

Reserve Requirements Present Dollars

This is calculated by multiplying the "quantity" by the "unit costs".

Existing Reserve Fund

This is an allocation of the total existing reserve funds to the individual line items using a weighing factor which is based on the total "reserve requirement present dollars", the "estimated remaining life", and other factors. An existing balance was submitted to Ray Engineering, Inc. This balance was used in developing our SIRS.

Estimated Useful Life

The useful life values that are part of this report come from a variety of sources, some of which are listed in the Bibliography. In order to ensure that all items attain their anticipated useful lives, it is imperative that a well-planned maintenance schedule be adhered to. If an existing item is replaced with an upgraded product, the estimated remaining life has been listed for the new product.

Estimated Remaining Life

The estimated remaining life is based on both the age of the component and the results of the field inspections conducted in June 2024.

Annual Reserve Funding

The reserve requirement present value was converted to the future value for the time in which each replacement will occur. A 3.5% compounded inflation rate has been assumed. The future value was then converted to an annual reserve fund value. The arithmetic calculations and formulas are indicated later in this report.

C. EXECUTIVE SUMMARY

Willoughby Crescent includes one condominium building located in Stuart, Florida. The property was approximately 16 years old at the time of our site visit. The residential structure was constructed as a three-story, reinforced concrete structure, supporting perimeter strip footings along load bearing and shear walls. The roofs appear to be a hip roof, consisting of wood-framed trusses. It should be noted that we were not provided access to the roof attic to inspect the framing; however, we did not observe visible structural issues that would require entry into the attic spaces. Based on our visual inspection and experience with construction methods, the buildings do not appear to be a post-tension or pre-tensioned structure, in addition, we did not encounter evidence to warrant testing to confirm. The exterior of the building consists of stucco veneer finishes, enclosed balconies along the rear elevations, open breezeways with a railing along the front elevation, two stairwells, and an elevator area.

The most abundant issues we observed at the property were the surface cracking of the paint covered stucco surfaces of the residential structure and presented as relatively normal for a building of this type of age and construction. Many of the other issues observed in this report are typical and should be repaired per the schedule as they have already exceeded the normal maintenance schedule timing.

This SIRS is prepared for the fiscal year starting January 1, 2025. It is our recommendation that the annual contribution be \$53,000 from 2025 - 2035, then increased to \$235,000 in 2036 -2039, to afford multiple large projects in a short amount of time. After 2039, the annual contribution can then be reduced back to \$53,000 for the remainder of the reserve study. This is equivalent to \$3,533 and \$15,66 per year, per residential unit. For a review of the funding requirements for the next 20 years, please refer to the "Cost and Funding Recap" included as a part of this report.

D. REPLACEMENT RESERVE REQUIREMENTS

SCHEDULE I

Exterior/Interior Building

SCHEDULE II

Electrical /Plumbing/Fire Safety

YEAR-BY-YEAR FUNDING RECAP - ALL ITEMS

COST AND FUNDING RECAP

ITEMIZED PROJECT COSTS BY YEAR



PROJECT NAME

WILLOUGHBY CRESCENT

INFLATION RATE

3.50%

YIELD ON RESERVE FUNDS

0.00%

BEGINNING YEAR OF FUNDING

2025

30

PLANNING HORIZON

yrs

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OF ALERECTRICAL MECHANICAL PLUMBING ITEMS			14-11-A				\$104,809	50	50	50	50	50	Sò	50	Se	50	50	50	50	\$582,013
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OTAL							\$104,809	50	50	50	75	So	Só	*****	\$276,145	\$42,804			50	52,124,

FULLY FUNDED BALANCE	First Repl	acement		Second R	eplacement		Third Repl	acement		Fourth Rep	lacement		Fifth Replace	ment	
EXTERIOR/INTERIOR BUILDING MAINTENANCE ITEMS		Adjusted	Annual		Adjusted	Annual		Adjusted	Annual		Adjusted	Annual		Adjusted	Annu
DESCRIPTION		Cost if	Funding			Funding		Cost if	Funding	1	Cost if	Funding	I	Cost if	Fund
SCHEDULE I	Yr	Inflation is	Thru Yr	Yr	Inflation is		Yr	Inflation is	Thru Yr	Yr	Inflation is	Thru Yr	Yr	Inflation is	Thru
	Replaced	3.00%	Replaced	Replaced		Replaced		3.00%	Replaced	Replaced	3.00%	Replaced	Replaced	3.00%	Repla
Concrete Tile Roof - Replacement	2038	\$593,959	\$42426	2068			2098		Iteplacea	2128	3.0070	replaced	2158	3.0070	Кери
Flat Roof - Replacement	2030	\$138,781	\$23130	2050	\$276,145	\$13807	2070			2090			2110	-	_
Concrete Tile Roof - Repairs As Needed	2031	\$12,293	\$1756	2051	\$24,460	\$1223	2071			2091			2111	_	$\overline{}$
Gutters & Downspouts - Repairs As Needed	2031	\$9,219	\$1317	2051	\$18,345	\$917	2071			2091			2111		
Exteriors Stucco - Repair/Paint	2029	\$80,370	\$16074	2039	\$113,369	\$11337	2049	\$159,919	\$15992	2059			2069		
Preczeway Coating - Remove and recoat	2033	\$115,221	\$12802	2058			2083		3,11,10	2108			2133		$\overline{}$
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FULLY FUNDED BALANCE	First Repl	acement		Second R	eplacement		Third Repla	acement		Fourth Rep	lacement		Fifth Replace	ment	
ELECTRICAL/MECHANICAL/PLUMBING MAINTENANCE ITEMS		Adjusted	Annual			Annual	Time Rep	Adjusted	Annual	routur Kej	Adjusted	Annual	ritui Kepiace	Adjusted	Annu
DESCRIPTION	1	Cost if	Funding			Funding		Cost if	Funding		Cost if	Funding	1	Cost if	Fundi
SCHEDULE II	Yr	Inflation is	Thru Yr	Yr	Inflation is		Yr	Inflation is	Thru Yr	Yr	Inflation is	Thru Yr	Yr	Inflation is	Thru
100 0000000	Replaced	3.00%	Replaced	Replaced		Replaced	Replaced		Replaced	Replaced	3.00%	Replaced	Replaced	3.00%	Repla
ife Safety System Equipment - Replace	2027	\$62,560	\$20853	2042	\$104,809	\$6987	2057	3.0076	Replaced	2072	3.0076	Replaced		3.00%	Кери
ire Sprinkler System - Replace	2039	\$283,595	\$18906	2079	3104,809	30987	2119						2087		
ire Safety Stand Pipe - Replacement	2034	\$44,976	\$4498	2069		_	2119			2159			2199		
Domestic Water Pumps/Lines - Renairs	2032	\$50,891	\$6361	2067		_	2104			2139			2174		
letrical Panels/Breakers - Replace	2040	\$35,182	\$2199	2070			2102						2172		
	2025	0	321//	2025	0		2025	0		2130			2160		_
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WILLOUGHBY CRESCENT COST AND FUNDING RECAP EXISTING FUNDING

Beginning Reserve Fund Balance Recommended Annual Funding Annual Interest Capital Expenditures Ending Reserve Balance

2025 1	2026 2	2027 3	2028 4	2029 5	2030 6	2031 7	2032 8	2033 9	2034 10	2035	2036 12	2037 13	2038 14	2039 15
\$0	\$53,000	\$106,000	\$96,440	\$149,440	\$122,071	\$36,290	\$67,778	\$69,887	\$7,666	\$15,690	\$68,690	\$303,690	\$538,690	\$179,731
\$53,000	\$53,000	\$53,000	\$53,000	\$53,000	\$53,000	\$53,000	\$53,000	\$53,000	\$53,000	\$53,000	\$235,000	\$235,000		\$235,000
SO	\$0	\$0	SO	50	50	S0	\$0	\$0	SO	50		50		SO
SO	\$0	\$62,560	50	\$80,370	\$138,781	\$21,512	\$50,891	\$115,221	\$44,976	SO	50	so	\$593,959	\$396,965
\$53,000	\$106,000	\$96,440	\$149,440	\$122,071	\$36,290	\$67,778	\$69.887	\$7,666	\$15,690	\$68,690	\$303,690	\$538,600		\$17.766

Inflation Rate: 3.50% Interest Rate: 0.00%

TOTAL UNITS: 15

ANNUAL CONTRIBUTION PER UNIT MONTHLY CONTRIBUTION PER UNIT

\$3,533 \$3

WILLOUGHBY CRESCENT COST AND FUNDING RECAP EXISTING FUNDING

Beginning Reserve Fund Balance Recommended Annual Funding Annual Interest Capital Expenditures Ending Reserve Balance

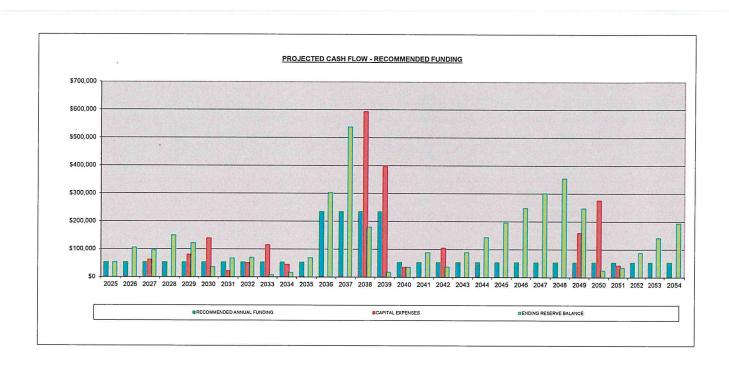
2040 16	2041 17	2042 18	2 043 19	2044 20	2045 21	2046 22	2047 23	2048 24	2049 25	2050 26	2051 27	2052 28	2053 29	2054 30
\$17,766	\$35,584	\$88,584	\$36,775	\$89,775	\$142,775	\$195,775	\$248,775	\$301,775	\$354,775	\$247,856	\$24,711	\$34,907	\$87,907	\$140,907
\$53,000	\$53,000	\$53,000	\$53,000	\$53,000	\$53,000	\$53,000	\$53,000	\$53,000	\$53,000	\$53,000	\$53,000	\$53,000	\$53,000	\$53,000
\$0	SO	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	so	SO	SO	SO.	so
\$35,182	so	\$104,809	\$0	\$0	\$0	\$0	\$0	SO.	\$159,919	\$276,145	\$42,804	so	\$0	SO
\$35,584	\$88,584	\$36,775	\$89,775	\$142,775	\$195,775	\$248,775	\$301,775	\$354.775	\$247.856	\$24.711	\$34 907	\$87 907	\$140,907	\$193 907

Inflation Rate: 3.50% Interest Rate: 0.00%

TOTAL UNITS: 15

ANNUAL CONTRIBUTION PER UNIT

\$3,533	\$3,533	\$3,533	\$3,533	\$3,533	\$3,533	\$3,533	\$3,533	\$3,533	\$3,533	\$3,533	\$3,533	\$3,533	\$3,533	\$3,533
\$294.44	\$294.44	\$294.44	\$294.44	\$294.44	\$294.44	\$294.44	\$294.44	\$294.44	\$294.44	\$294.44	\$294,44	5294.44	\$294,44	\$294.44



WILLOUGHBY CRESCENT ITEMIZED PROJECTED COST BY YEAR

TEMBED I ROJECTED COST BY TEAR	
(Excluding Capital Improvements)	
Life Safety System Equipment - Replace	\$62,560
Total 2027 Expenditures	\$62,560
Exteriors Stucco - Repair/Paint	\$80,370
Total 2029 Expenditures	\$80,370
Flat Roof - Replacement	\$138,781
Total 2030 Expenditures	\$138,781
Concrete Tile Roof - Repairs As Needed	\$12,293
Gutters & Downspouts -Repairs As Needed	\$9,219
Total 2031 Expenditures	\$21,512
Domestic Water Pumps/Lines - Repairs	\$50,891
Total 2032 Expenditures	\$50,891
Breezeway Coating - Remove and recoat	\$115,221
Total 2033 Expenditures	\$115,221
Fire Safety Stand Pipe - Replacement	\$44,976
Total 2034 Expenditures	\$44,976
Concrete Tile Roof - Replacement	\$593,959
Total 2038 Expenditures	\$593,959
Exteriors Stucco - Repair/Paint	\$113,369
Fire Sprinkler System - Replace	\$283,595
Total 2039 Expenditures	\$396,965
Eletrical Panels/Breakers - Replace	\$35,182
Total 2040 Expenditures	\$35,182
Life Safety System Equipment - Replace	\$104,809
Total 2042 Expenditures	\$104,809
Exteriors Stucco - Repair/Paint	\$159,919
Total 2049 Expenditures	\$159,919
Flat Roof - Replacement	\$276,145
Total 2050 Expenditures	\$276,145
Concrete Tile Roof - Repairs As Needed	\$24,460
Gutters & Downspouts -Repairs As Needed	\$18,345
Total 2051 Expenditures	\$42,804
Total Expenditures	\$2,124,093

II. RESERVE CASH FLOW ANALYSIS

A. Introduction

The enclosed chart and graph contain a 30-year cash flow projection of the reserve requirements for the Association. The budget should be adjusted at the end of the 30-year period to readjust for changes in the remaining life, inflation, and current costs of replacements. This cash flow analysis is based on the assumption that all of the items that make up the schedule are fully funded. By this, we mean that each item will accumulate its full replacement cost during its life span. At the end of this life, each item would be replaced, and the funding would start aging for items with a long life. For items with a short useful life, the funding for the first replacement is budgeted in addition to future replacements due to the short life span. The future replacement funding is started in the first year; however, payments are less than the first replacement due to the extended time period allowed to accumulate funds. Taking all of the components that make up the reserve schedule, using this full funding analysis, there is typically an ongoing surplus in the reserve fund. This ensures that the Association will have a surplus at the end of the 30year period. This is called the "pooling effect" and is represented by the upper line on the cash flow chart, which is designated as the "Net Cumulative Fund". The "Net Cumulative Fund" is calculated by taking the existing amount in the reserve fund at the time the reserve schedule is prepared, adding to it the yearly contribution, and subtracting from it the annual expenditures.

The annual reserve funding required has been calculated by estimating the remaining useful service life based on the current condition, age, and all other known factors of each item description. The present value replacement cost was estimated by either past quotations or other listed methods of estimation. The present value replacement cost was then converted to future value using a 3.5% annual compounded inflation rate. The future cost was calculated for the projected time when replacements will be required.

The future cost was then broken down into annual installments while still considering the 3.5% compounded annual inflation rate. The monthly reserve funding was calculated by a further breakdown of the annual reserve funding required.

1. <u>Formulas</u>

The following economic formulas were used in our calculations:

DISCOUNTING FACTOR	FUNCTIONAL NOTATION	FORMULA
Single Payment Compound Amount	(F/P, i %, n)	(1+i) ⁿ
Uniform Series Sinking Fund	(A/F, i %, n)	i/[(1+i) ⁿ⁻¹]

2. <u>Definitions</u>

Definitions of the above-mentioned terms are as follows:

TERM	DEFINITION	
Single Payment Compound Amount	Conversion of present worth to future value	
Uniform Series Sinking Fund	Conversion of future value to annual value	
F	Future worth of item in <i>n</i> years from present	
P	Present Worth	
A	Annual worth	
I	Interest Rate (0.00% used)	
N	# of years until each calculated replacement	

The Association should update the reserve schedule a minimum of once every two years. It is especially important to update the schedule when using average contributions due to the fact that even a minor change in the estimated useful service life can have a significant impact on adequate funding.

The Association should review each of the individual line items that make up the reserve schedule to make sure that there is no overlap between what is indicated in the schedule and any other portion of the budget. For example, we may show on the reserve schedule the replacement of fencing, but at the same time, the Association may be replacing the fencing out of their operating budget. If duplication like this exists, the item should either be removed from the reserve schedule or the operation budget. It should not be funded in two different locations.

The Association should review the items on the schedule to ensure that their replacement is not covered under a maintenance contract. An example would be reserving for the replacement of mechanical equipment components while the Association has a maintenance contract for the item at the same time. The reserve schedule should be carefully reviewed to be sure that it does not fund the replacement of any portion of any item whose replacement is covered under a maintenance contract.

The Association should review the items on the schedule to be sure that they are all the Association's responsibility. As an example, if we have included site lighting on the reserve schedule, but at the same time the local municipality is responsible for the maintenance and repair of these connections, they should be removed from the schedule.

The Association should review the individual line items on the reserve schedule carefully to determine if a number of the smaller individual components can be consolidated into one line item that can be continuously funded.

For example, if there are five or six components with a total replacement cost of \$1,000 each, rather than reserving the full \$5,000 or \$6,000 for all of these items, the Association may want to consider funding all six components under one line item for a total of \$1,000. Should one of these six items have to be replaced, that line item would have to be brought current within a year or so after its expenditure. By doing this rather than

funding the full \$6,000, only a portion of the total would be funded. This would reduce the overall yearly contribution to reserves.

Depending on the size of the overall operating budget, the Association may decide that any line item of less than the given amount will be funded directly through the operating budget rather than through the reserve schedule. If this is the case, any item with the given value or less should be removed from the schedule. The schedule would then be footnoted accordingly.

DISCLOSURES

Ray Engineering, Inc. does not have any other involvement with the association, which could result in actual or perceived conflicts of interest.

During our review of the property, visual review, and field measurements, as needed, of each common element were performed. No destructive testing or drawing take-offs were performed.

Material issues that, if not disclosed, would cause a distortion of the association's situation.

Information provided by the official representative of the association regarding financial, physical, quantity, or historical issues will be deemed reliable by the consultant.

The SIRS will be a reflection of information provided to the consultant and assembled for the association's use, not for the purpose of performing an audit, quality/forensic analyses, or background checks of historical records.

Ray Engineering, Inc. did not perform an audit of the current or past budgets of the association.

Information provided to Ray Engineering, Inc. by the association representative about reserve projects will be considered reliable. Any on-site inspection(s) by Ray Engineering, Inc. should not be considered a project audit or quality inspection.

BIOGRAPHY

CARTER A. NELSON, E.I.T., R.S. SENIOR ENGINEER

Mr. Nelson received his Bachelor of Science degree in Civil Engineering from the University of Florida in May 2017. He has multiple certifications from the International Code Council, American Concrete Institute, and GASWCC, with a background in forensic testing. He provides civil/structural as well as construction-related consulting services/administration for public works, multi-family, single-family, and commercial property projects of costs above +\$1million. Mr. Nelson specializes in the structural design/analysis, as well as restoration of wood-framed, masonry, reinforced concrete (precast/cast-in-place), and CFS (cold-form-steel) multi-story existing structures and new construction. In addition to engineering experience, Mr. Nelson also performs Property Condition Assessments and Capital Reserve Analyses and is a Reserve Specialist throughout the Southeast. Currently, Mr. Nelson is pursuing his Professional Engineering license in 2024 as well as his special inspector's certification by 2027.

SCOTT C. BERNARD, M.S., P.E.

CIVIL ENGINEER

Mr. Bernard received his Bachelor of Science degree in Civil (Environmental) Engineering from Clarkson University in May 1997 and then received his professional engineering license (Civil Engineer) from Florida in 2006. Mr. Bernard completed his Master of Science in Civil (Structural) Engineering in May of 2007. From May of 1999 through today, Mr. Bernard's primary areas of practice include, but are not limited to, Forensic Geotechnical Engineering (Karstic Phenomenon), limited cause and origin investigations, and design of exposed heavy timber structural roof systems.

LIMITATION OF RESPONSIBILITY

The report represents a statement of the physical condition of the common elements of the property based on our visual observation, professional analysis, and judgment. The report applies only to those portions of the property and/or items and equipment that were capable of being visually observed. Unless specifically stated otherwise, no intrusive testing was performed nor were any materials removed or excavations made for further inspection. Drawings and specifications were available only to the extent described in the report.

The following activities are not included in the scope and are excluded from the scope of the SIRS described in the National Reserve Study Standards:

- Utilities The operating condition of any underground system or infrastructure;
 accessing manholes or utility pits; the SIRS does not include any infrastructure with an estimated useful life of more than 30 years unless specified otherwise in the report;
- Structural Frame and Building Envelope Unless specifically defined in the proposal, entering crawl, attic, or confined space areas (however, the field observer will observe conditions to the extent easily visible from the point of access to the crawl or confined space if the access is at the exterior of the building or common space); determination of previous substructure flooding or water penetration unless easily visible or unless such information is provided;
- Roofs Walking on pitched roofs or any roof areas that appear to be unsafe or roofs with no built-in access; determining roofing design criteria;
- Plumbing Verifying the condition of any pipes underground, behind walls or ceilings;
 determining adequate pressure and flow rate, verifying pipe size, or verifying the point of discharge for underground systems;
- HVAC Observation of fire connections, interiors of chimneys, flues, or boiler stacks, or tenant-owned or tenant-maintained equipment;
- Electrical Removal of any electrical panels or device covers, except if removed by building staff; providing common equipment or tenant-owned equipment.
- Vertical Transportation Examining of cable, shears, controllers, motors, inspection tags or entering elevator/escalator pits;
- Life Safety/Fire Protection Determining NFPA hazard classifications; classifying or

testing fire rating of assemblies;

- Preparing engineering calculations to determine any system's components or equipment's adequacy or compliance with any specific or commonly accepted design requirements or building codes; preparing designs or specifications to remedy any physical deficiencies;
- Reporting on the presence or absence of pests or insects unless evidence of such
 presence is readily apparent during the field observer's walk-through survey, or such
 information is provided to the Consultant;
- Entering or accessing any area of the property deemed by the engineer to pose a threat to the safety of any individual or to the integrity of the building system or material;
- Providing an opinion on the operation of any system or component that is shut down or not properly operating;
- Evaluating any acoustical or insulating characteristics of the property;
- Providing an opinion on matters regarding the security and protection of its occupants or users;
- Providing an environmental assessment or opinion of the presence of any environmental issues such as asbestos, hazardous wastes, toxic materials, radon, or the location of designated wetlands, unless specifically defined within the scope of work;
- Any representations regarding the status of ADA Title III Compliance.

The report is not a compliance inspection or certification for past or present governmental codes or regulations of any kind. Any reference made to codes in this report is to assist in the identification of a specific problem.

GLOSSARY OF TERMS

Allow. Allowance Avg. Average B.F. Board Feet Bit/Bitum. Bituminous Bituminous Bit/Bitum. Maint. Maintenance Bit/Bitum. Matrial Max. Maximum Minimum C.C.F. Cubic Feet Min. Minimum C.F. Thousand Board Feet Min. Minimum C.L.F. Hundred Cubic Feet Misc. Miscellaneous M.S.F. Thousand Square Feet Cont. Continuous, continued M.S.F. Thousand Square Feet Cont. Continuous, continued M.S.Y. Thousand Square Yards C.S.F. Hundred Square Feet NA Not applicable/available Cu. Ft. Cubic Feet No. Number C.Y. Cubic Yard, 27 cubic feet O.C. On Center DHW Domestic Hot Water P.E. Professional Engineer Diam. Diameter Ply. Plywood Ea. Each Pr. Pair Est. Estimated PVC Polyvinyl Chloride Ext. Exterior Pvmt. Pavement Fig. Figure Quan. Qty. Quantity Fin. Finished R.C.P. Reinforced Concrete Pipe Fixt Fixture Reinf. Reinforced FIR. Floor, Feet S.F. Square Foot Galv. Galvanized Sq. Square, 100 Square Feet Ht. Height Std. Standard Htms. Heaters Sys. System HVAC Heating, Ventilation, A/C S.Y. Square, 100 Square Feet In. Inch In. Inch In. Interior Tot. Total Inst. Installation Unfin. Unfinished Insul. Insulation V.C.T. Vinyl Composition Tile Vent. Ventilator Vent. Ventilator	Abbreviation	<u>Definition</u>	Abbreviation	<u>Definition</u>
Bit/Bitum. Bituminous Maint. Maintenance Bldg. Building Mat., Mat'! Material Brk. Brick Max Maximum Cal Calculated MBF Thousand Board Feet C.C.F. Hundred Cubic Feet M.C.F. Thousand Cubic Feet C.F. Cubic Feet Min. Minimum C.L.F. Hundred Linear Feet Misc. Miscellaneous Col. Column M.L.F. Thousand Linear Feet Conc. Concrete M.S.F. Thousand Square Feet Cont. Continuous, continued M.S.Y. Thousand Square Feet C.S.F. Hundred Square Feet NA Not applicable/available C.Y. Cubic Feet No. Number C.Y. Cubic Yard, 27 cubic feet O.C. On Center DHW Domestic Hot Water P.E. Professional Engineer Diam. Diameter Ply. Plywood Est. Estimated PVC Polyvinyl Chloride Ext. Estimated PVC Polyvinyl Chloride Ext. Exterior Pvmt. Pavement Fig. Figure Quan. Qty. Quantity Fin. Finished R.C.P. Reinforced Concrete Pipe Fixt Fixture Reinf. Reinforced Flr. Floor Req'd Required Flr. Floor Feet S.F. Square, 100 Square Feet Galv. Galvanized Sq. Sq. Square, 100 Square Feet Ht. Height Std. Standard Htrs. Heaters Sys. System HVAC Heating, Ventilation, A/C S.Y. Square Foot Inst. Installation Unfin. Unfinished Inst. Installation V.C.T. Vinyl Composition Tile Inst. Installation V.C.T. Vinyl Composition Tile Inst. Installation Inst. Installation Vent. Ventilator	Avg.	Average	Lg.	Long Length
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lb. Pound Vent. Ventilator		Insulation	V.C.T.	Vinyl Composition Tile
	lb.	Pound	Vent.	
			Yd.	Yard

BIBLIOGRAPHY

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Site Work Cost Data by R.S. Means Company, Inc. & Historical Data

Mechanical Cost Data by R.S. Means Company, Inc. & Historical Data

Electrical Cost Data by R.S. Means Company, Inc. & Historical Data

Open Shop Cost Data by R.S. Means Company, Inc. & Historical Data

PHOTOGRAPHS



1. View of the subject building.



2. Aerial view of the subject building.



3. View of the parking garage entrance located at the northeast end of the building.



4. View of the rear of the building looking southwest.



5. View of the parking garage.



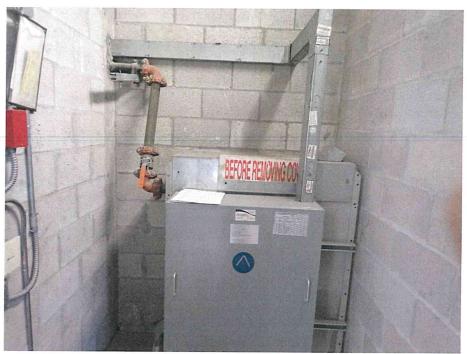
6. View of the interior of the parking garage.



7. View of the fire suppression system.



8. View of the electrical room.



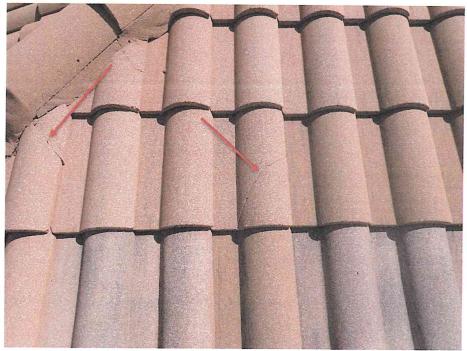
9. View of the elevator room.



10. View of the roof systems looking southwest.



11. View of a roof drain and vent pipe on the flat portion of the roof.



12. View of the broken roof tiles.



13. View of the loose/dislodged roof tiles on the northeast end of the building.



14. View of the typical tile-covered walkway.



15. View of the 3rd floor elevator and roof access opening.



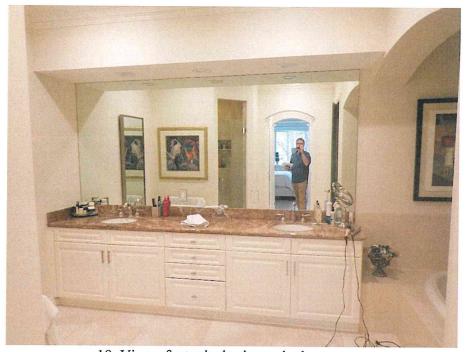
16. View of the typical tile-covered balcony.



17. View of the typical recessed sprinkler head in the interior of the units.



18. View of a typical primary bedroom.



19. View of a typical primary bathroom.



20. View of the typical living room area.

Ask Us (http://myfloridalicense.custhelp.com/)

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(https://www2.myfloridalicense.com/)

CONDOMINIUMS AND COOPERATIVES – SIRS REPORTING

0

Structural Integrity Reserve Study (SIRS) Reporting

Please follow the directions below to submit your association's required Structural Integrity Reserve Study to the Florida Department of Business and Professional Regulation (DBPR) Division of Condominiums, Timeshares, and Mobile Homes (CTMH). You can submit your SIRS by email, mail, or the online form below.

Please click here (https://www2.myfloridalicense.com/lsc/documents/Entity-Project-Number-Guide.pdf) for a guide on how to locate your Project License Number and Condominium Association License (Managing Entity) Number.

Online

Condominiums, 1

Division Home (

Structural Integral (https://www2.r reporting/)

Building Reporti homes/building-

Condominium C cooperatives/co

Privacy - Terms

Telephone: 850.488.1122 Facsimile: 850.921.5446

CONTACT US (https://www2.myfloridalicense.com/contact-us/)

RESOURCES

Open MyFlorida Business eGuide (https://openmyfloridabusiness.gov/eguide/)

FDACS A to Z Resource Guide (https://csapp.fdacs.gov/CSPublicApp/AZGuide/AZGuideSearch.aspx)

Emergency Bridge Loan (https://floridacommerce.my.site.com/RebuildFloridaBusinessLoanFund/s/)

Disclaimer (https://www2.myfloridalicense.com/disclaimer/)

Americans With Disabilities (ADA) (https://www2.myfloridalicense.com/accessibility/)

Privacy Statement (https://www2.myfloridalicense.com/privacy-policy/)

Hurricane Resources (https://www2.myfloridalicense.com/emergency/)

RESOURCES

MyFlorida.gov (https://www.myflorida.com/)

Job Opportunities (https://jobs.myflorida.com/go/Department-of-Business-and-Professional-Regulation/2815000/)

Florida Has a Right To Know (https://floridahasarighttoknow.myflorida.com/)

Report State Fraud Waste & Abuse (https://www.flgov.com/eog/info/report)

Employ Florida (https://www.employflorida.com/vosnet/Default.aspx)

Florida Child Abuse Hotline (https://www.myflfamilies.com/services/abuse/abuse-hotline/how-report-abuse)

Human Trafficking (https://www.myflfamilies.com/services/abuse/human-trafficking)

Florida Disaster (https://www.floridadisaster.org/getaplan/)

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