SIRS Final Draft Report 08-23-24

Executive Summary – August 2024

JOB: VILLAGE ROYALE ON THE GREEN CONDO COMPLEX (**SIRS)**
ADDRESS: 2400 NE 1st Ln. Building #6
Boynton Beach, FL 33435
FOLIO: 08-43-45-16-13-006-0000

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

This Structural Integrity Reserve Study is being performed in conjunction with the 30 Year Structural and Electrical Recertification Report (EXHIBIT A) for this building,

Inspections commenced on May 14th, 2024, subsequently on May 14th, 2024, Homecore Inspections met with the Board member (s) to outline the 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: ----------
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TITLE Senior Project Manager
Threshold Inspector

ADDRESS: 200 S. Andrews Ave
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INSPECTIONS COMMENCED
DATE: 05/14/24

INSPECTIONS COMPLETED
DATE: 05/15/24

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I. Purpose and Limitations

The Florida Statue, 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 3rd. 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 Village Royale On The Green Condo Complex 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 four-story reinforced concrete condominium complex CMU block residential condominium with a wood truss framed roof system. Masonry Concrete Block Stucco, Wood Truss Roof Structure. There are 64 individual units, and units range in size from 982 SF to 1153 SF. The age of the structure is over 45 years.

- **Main Structure**

The condominium is a Type 3 construction building with an existing four-story residential structure, with roofing.

Floor	Number of Units	Current Use	Residential Square footage
1	16	Residential	14,486
2	16	Residential	14,486
3	16	Residential	14,486
4	16	Residential	14,486
Total	64		57,944

The Property is located in Boynton Beach, 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. 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 all 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. 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.

The roof is a wood truss framed flat roof with torched down roofing membrane and is in good condition. There is no heavy equipment on the roof, each apartment have their own HVAC closet.

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

Useful Life: 20
Current Age: 5
Remaining Useful Life: 15
Replacement Cost: $696,000
Reserve Cost: $125,000

B. Structure.
This section includes the Foundation, Superstructure and Masonry Walls of the first through fourth floors.

Present condition of overall structure
No bulging, settlement, deflection, expansion or contraction observed in the overall structure, no portion of the building is showing distress. Any visible beams and columns appear to be in good condition at time of inspection.

Foundation
No significant structural issues were observed in the foundation and structural members to the building.

No cracks, separation in walls, columns or beams signaling differential settlement were observed during the inspection. All cracks have been previously repaired.

Superstructure

Concrete framing system
The concrete framing system consists of concrete and CMU block walls, concrete slabs and columns. The concrete slabs are prefabricated. All of these are in good condition.
No rebar corrosion visible
The concrete framing system is in overall good condition.

Steel framing system
There is a steel framing for stairs and landings at all floors.
All steel members for stairs are painted, there was no corrosion observed, and the system is in good condition.

Wood framing
There is a wood truss framing with metal gusset plates utilized for the roof and is in good condition. The gusset plates are in good condition. There was no alignment or bearing deficiencies problems observed. There was no rotting or termite damage observed at time of inspection.
No wood framing members were observed with obvious overloading, overstress, deterioration or excessive deflection. No significant damage observed that would affect the safety and stability of the structure.

Masonry bearing wall
The CMU block walls are in good condition. The reinforced concrete tie columns are in good condition. The concrete tie beams are in good condition. The stucco is in good condition.
No defects were observed in the beams or columns. Previous patches observed at exterior walls, there is nor rebar corrosion visible.

Floor system
The floor framing system consists of concrete slabs on the first, second, third and fourth floors. The balconies consist of reinforced concrete slabs. The exterior walkways are in good condition.

Useful Life: 20
Current Age: 5
Remaining Useful Life: 15
Replacement Cost: $ 3,129,000
Reserve Cost: $ 227,000

C. Fireproofing and Fire Protection System.

The exit lights and smoke detectors are functioning. There is a fire alarm system, operated by an *ESL Fire Alarm Control 1500 Series*. The inspection log book is kept up to date by *Integrated Fire Alarms INC*. Common area smoke detectors are hardwired. The building egress illumination with emergency lighting is in good condition.

There are fire alarm pull boxes, fire notification system and emergency lighting.

Useful Life: 20
Current Age: 5
Remaining Useful Life: 15
Replacement Cost: $348,000
Reserve Cost: $87,000

D. Plumbing.

This section includes Water, Sanitary Sewer, Drainage and on-site Storm Drainage System
Water risers are located in the building

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 4 sanitary risers (stacks) with full size ventilation through the roof.

Domestic Water System:

The system consists of water public utility 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, each unit utilizes their own induvial water heater

Drainage System

The existing complete storm drainage system collects and routes storm water away from building foundations
Useful Life: 20
Current Age: 5
Remaining Useful Life: 15
Replacement Cost: $927,000
Reserve Cost: $232,000

E. Electrical systems.

The system operates with a voltage of 120/240V with an amperage of 1200A, utilizing a three phase breaker system. No defects were observed at time of inspection.
The clearances by metering equipment are good, and there is no evidence of defects for taps and fills. No gutters were observed. All equipment is properly grounded. No defects were observed in any panels.
No defects were observed in the branch circuits. The service & equipment is properly grounded.
No defects were observed in the service conduit or raceways.
No defects were observed in the wire and cables. The types of wiring methods utilized are conduit raceways ridged, conduit PVC, and BX cable, and are all in good condition.

Useful Life: 20
Current Age: 5
Remaining Useful Life: 15
Replacement Cost: $927,000
Reserve Cost: $232,000

F. Waterproofing and Exterior Painting

There was no visible cracking, spalling or peeling surface condition at the time of inspection, however previous repairs were observed. Additionally, there were no signs of moisture penetration or staining. Patches have been made to the exterior previously at all exposures of the building. Water is properly draining away from the foundation.

Useful Life: 20
Current Age: 1
Remaining Useful Life: 19
Replacement Cost: $348,000
Reserve Cost: $104,000

G. Windows and Exterior Doors

Windows are anchored with screws into masonry openings. Caulking sealant is present at interior windows in good condition.
The general condition is good with no defects observed.

Metal doors are installed for stairs and mechanical rooms with metal frames. The condo units'entry doors are metal with fixed glass. There are aluminum framed sliding glass doors for balcony access and are anchored with screws to door frames in masonry door. All doors are in good condition.

Useful Life: 20
Current Age: 9
Remaining Useful Life: 11
Replacement Cost: $579,500 (*)
Reserve Cost: $145,000 (*)

* Each unit owner in this association is responsible for replacing, repairing and maintaining his/her windows and exterior doors.

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

Aside from what is detailed above, there are no structural or building safety related expenses that exceed 10,000 that fall under the purview of the association

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 all components exceeds this report's 10 year limit. Additionally, in eight years the next Recertification Report is due, and the report may result in new findings and recommendations.

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

30 Year Structural and Electrical Recertification Report