

200 South Andrews Avenue
Suite 504
Fort Lauderdale, Florida 33301
888-395-2673
info@homecoreinspections.com



RECIPIENT:

Intracoastal Tower
1505 North Riverside Drive
Pompano Beach, Florida 33062

Phone: 954-346-0677

Quote #1143

Sent on Aug 27, 2024
Property Management Integrity Property Management, Inc
of Buildings 1
of Floors 15
of Units 95

Total \$9,487.00

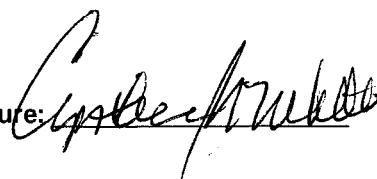
Product/Service	Description	Qty.	Unit Price	Total
STRUCTURAL INTEGRITY RESERVE STUDY	Production of a complete study to include all the components required under the SIRS guidelines.	1	\$9,487.00	\$9,487.00*

A deposit of \$4,743.50 will be required to begin.

Total \$9,487.00

This quote is valid for the next 30 days, after which values may be subject to change. By approving this quote, you agree that you have read and understand the attached Homecore Quote Details.

* Non-taxable

Signature:  Date: 9/18/24



SCOPE OF WORK

Milestone Inspection & Recertification Report

- Review of available construction drawings, Specifications and other design information which represent the physical improvements as constructed.
- Complete walkthrough, visual examination and inspection of the building(s) along with site development improvements which make up the "Project", accompanied by a site manager representative.
- Examine the building's visible structure, interior and exterior finishes, windows and doors, mechanical and electrical equipment, lobbies and central corridors and accessible tenant areas. Any deficiencies or defects which may affect the building integrity, function, maintenance or result in a shortened service life will be highlighted within the report. NO special identification will be given for routine or minor items such as touch-up paint or other items considered as ordinary wear and tear in an occupied building.
- Color photographs will be included within our report to show the general conditions at the property.
- Infrared Thermography Electrical Inspections are included in this quote if it is required by the county/city guidelines. These requirements vary per city/county.
- If follow-up inspections are required to verify corrective work, these inspections will be billed at the base rate of \$520.00 required re-inspection. If inspectors are required to stay over one hour due to a delay from the client (ie. getting into units/building access, etc.) there will be a charge hourly fee of \$520 for the engineers.
- Report Submission is an optional available service. Engineering department submits each report to the county or city building department on clients behalf.
- **IMPORTANT:** This service fee for Homecore to submit reports does not include the city or county fees due per notice client received.



SCOPE OF WORK

Structural Integrity Reserve Study

- Review of available construction drawings, Specifications and other design information which represent the physical improvements as constructed.
- Complete walkthrough, visual examination and inspection of the building(s) components along with site development improvements which make up the "Project", accompanied by a site manager representative.
- Production of a complete study to include all the components required under the SIRS guidelines and are common areas that fall under the association's responsibility for repair, replacement, or maintenance. Study will determine the useful life of the various included elements and outline a financial analysis of each component, including age, replacement costs, and mitigating factors for determining the timeframe and cost for these replacements.
- The analysis will also provide a basis for funding the reserves in either a straight-line item format, or at the association's option, to establish distinct reserve pools for their SIRS-related needs and for other components.
- Color photographs will be included within our report to show the general conditions of the various components.
- **IMPORTANT:** This service fee for Homecore to submit reports does not include the city or county fees due per notice client received.

Timeline

Homecore Inspections can start the inspection in approximately 1-3 weeks, based on when information is received from the city, after we have received the signed contract and 50% deposit. The inspection process can vary based on the project size, but typically requires 1-3 days. Balance due to submit/ release reports to clients. Price valid for 30 days.

Fine Print

Price may be subject to change if plans from the municipality show a significantly different scope than what is shown in the Notice of Violation provided by the customer.

All documentation will be signed and submitted for customer's review and use to submit to local building department to satisfy requirements for the Notice of Violation. Homecore DOES NOT pay the building department fees required by county/city building departments.

IMPORTANT NOTICE: This document details the scope of work for both Milestone Inspection & Recertification and Structural Integrity Reserve Study (SIRS). The scope of work only applies to the services quoted and rendered.

HomeCore Inspections

M (954) 224-8422 / O (888) 495-2673

www.homecoreinspections.com



From: Margarita <margarita@ipmflorida.com>

Sent: Friday, August 30, 2024 3:11 PM

To: chrisj@homecoreinspections.com

Cc: Cindy Whittle <Cindy@ipmflorida.com>

Subject: The Pointe at Pompano

Hi Chris,

Please see attached, signed proposal for The Pointe at Pompano. Let us know if there is anything you need.

Thank you,
Margarita E. Crane
Integrity Property Mgmt.
5665 Coral Ridge Drive
Coral Springs, FL 33076
margarita@IPMFlorida.com
954-346-0677



CONTRACT FOR SERVICES

This Contract for Services is made effective as of 9/18/2024, by and between INTRACOASTAL TOWER CONDOMINIUM ASSOCIATION, INC. the Client) located at 1505 North Riverside Drive Pompano Beach, Florida 33062, and HOMECORE INSPECTIONS Inc ("Homecore") of 8350 NW 52nd Terrace, Suite 301, Doral, FL 33166. (Hereinafter, "Homecore" and "Client" are sometimes individually referred to as "Party" and collectively referred to as the "Parties.")

Project Addresses(s):

1505 North Riverside Drive, Pompano Beach, Florida 33062

1. DESCRIPTION OF SERVICES

Our services will include a physical Site Investigation and Condition Evaluation with a written-style report. The property review and report will commence upon our receipt of authorization to proceed, consisting of a signed copy of this proposal and the 50% deposit required under Homecore's Fee, below. The report will be delivered via email, electronic messaging service, or removable electronic storage device upon receipt of final payment.

Scope of Work

- Site walkthrough to examine the building's visible structure, interior and exterior finishes, windows and doors, mechanical and electrical equipment, lobbies and central corridors and accessible tenant areas. Any deficiencies or defects which may affect the building's integrity or function will be highlighted to be used in estimating useful life expectancy. NO special identification will be given for aesthetic or minor items considered as ordinary wear and tear in an occupied building.
- Production of a complete study to include all the components required under the SIRS guidelines and are common areas that fall under the association's responsibility for repair, replacement, or maintenance. The study will determine the useful life of the various included elements and outline a financial analysis of each component, including age, replacement costs, and mitigating factors for determining the timeframe and cost for these replacements.
- The analysis will also provide a basis for funding the reserves of the following categories as outlined by Florida Senate Bill SB 4: Roof, structure, fireproofing & fire protection system, plumbing, electrical systems, waterproofing & exterior painting, windows & exterior doors, and items that have a deferred maintenance expense or replacement cost that exceeds \$10,000 in order to establish distinct reserve pools for their SIRS-related maintenance and replacement costs.
- 1 free standing structure(s) containing a total of **95** units and common areas will be included in both reports.
- Milestone Inspections and Recertification reports are not included in this contract.

Reports will be generated that are certified for the exclusive use of the Property Owner/Property Manager at INTRACOASTAL TOWER CONDOMINIUM ASSOCIATION, INC., any successors, and assigns. It is the responsibility of the client to review



the report with representatives of the association and act on recommendation according and to submit the report to the proper governmental agencies.

The purpose of the assessment is to report on the apparent condition of the subject property based on a visual observation made during a walkthrough survey of the property, and comment on observed significant indications of wear, deterioration, or failure.

Testing, measuring, or preparing calculations for any system or component to determine adequacy, capacity, or compliance with any standard is outside the scope of this contract. Functional testing of electrical, plumbing, heating, air conditioning, fire sprinkler or alarm, security or irrigation systems will not be performed. If such testing is desired, we recommend contacting a licensed contractor to perform such system functional testing.

The inspection will be limited to visual examination of accessible elements and our assessment of equipment operability or inoperability is based upon passive observations of these systems made during our inspection. The field observer will not survey every component of every system during the walkthrough survey. For purposes of the inspection, representative observations of readily accessible, easily visible, conspicuous areas will be assessed. Observations of a reasonable number of samples of repetitive systems, components, and areas will be conducted. The concept of representative observations extends to all deficiencies, areas, equipment, components, systems, and building to the extent that they are similar and representative of one another. The inspection will not attempt to address every adverse condition concerning the property. The inspection is not intended to be considered technically exhaustive. Any additional types of inspection (which may be deemed necessary based upon the initial inspection), including but not limited to, research of property records for violations or unsafe cases, non-destructive testing, thermography inspections, wind mitigation, fire & alarm system testing, destructive testing etc., are not included in this agreement.

The following are non-scope considerations that are excluded: Seismic Considerations, Wind Mitigation, Design Consideration for Natural Disasters (Hurricanes, Tornadoes, High Winds, Floods, Snow, etc.); Insect/Rodent Infestation; Environmental Considerations and Asbestos; ADA Requirements; FFHA Requirements; Indoor Air Quality; and Property Security Systems, certain types of elevators, wood destroying organisms, and any other non-structural elements.

This agreement covers the initial inspection only. Construction documents for any repairs required are not part of this contract. If any repairs are required, neither repair work, repair design or subsequent re-inspections are covered by this agreement. If access to all required areas is not available during the agreed upon time frame, an additional cost will be incurred for all extra site visits.

As a routine matter, as per County guidance, in order to avoid possible misunderstanding, nothing in the inspection should guarantee for any portion of the structure to the extent reasonably possible, and all reporting will be based on conditions at time of inspection.

2. INDEMNIFICATION

Customer shall fully defend, indemnify, and hold harmless Homecore Inc. from any and all claims, lawsuits, demands, causes of action, liability, loss, damage and/or injury, of any kind whatsoever (including without limitation all claims for monetary loss, property damage, equitable relief, personal injury and/or wrongful death), whether brought by an individual or other entity, or imposed by a court of law or by administrative action of any federal, state, or local governmental body or agency, arising out of, in any way whatsoever, any acts, omissions, negligence, or willful misconduct on the part of Customer and/or his HOA/Condo Board and its officers, owners, personnel, employees, agents, contractors, invitees, or volunteers. This indemnification applies to and includes, without limitation, the payment of all penalties, fines, judgments, awards, decrees, attorneys' fees, and related costs or expenses, and any reimbursements to Homecore Inc. for all legal fees, expenses, and costs incurred by it as a result of Customer's negligence. Customer understands that retaining Homecore does not in any way absolve Customer from their Building Department, county, jurisdiction, or any other governing body regulations and obligations. Customer further



understands and agrees that Homecore, or any personnel supplied by Homecore, can expect that safety recommendations and requirements that are pointed out to them will be dealt with in a timely manner as per Customer's obligations.

3. Client Responsibility:

Upon signing this Proposal, Client must immediately notify the party who is responsible for providing Homecore with access to the subject building, its common areas, facade and roof, and alert them that Homecore will require access to arrange the inspection. Client must also then provide Homecore with the name and phone number of said responsible party so this inspection can be made expeditiously.

Client shall furnish documents that are necessary for the completion of the reserve reports. Clients understands that not providing said documents can lead to delayed reports, incomplete reports and/or higher reserve costs. Documents include, but are not limited to; All drawings and blueprints, warranties, repair documentation, recertification reports (40 year etc.), permits, Association financial records, maintenance records, inspection records etc. It is the responsibility of the client to contact contractors to obtain missing records. It is the responsibility of the client to contact the local building departments to obtain microfilm records if the association does not have site drawings.

Client understands a certain level of access is needed to properly perform inspection, and such access must be granted as requested. Client must ensure that access is granted to all required areas during agreed upon time line. Client also understands and acknowledges that Homecore Inspectors require a certain amount of time at each inspection location, at the discretion of the Inspector. Denial of access or insufficient time granted may result in an incomplete report; Homecore will not be responsible for incomplete reporting due to these circumstances. Homecore Inspectors reserve the right to require additional time at inspection locations based on discovered field conditions.

If there are Tenants in the building, Client must notify them at least 72 hours before the scheduled inspection and arrange access to the tenant spaces as required. Client must provide a representative to accompany the Inspector during the interior inspection of any tenant spaces. It is the client's responsibility to ensure that tenants and member of the public are kept safe during inspections.

Failure to clear the proposed inspection areas in this manner may result in a rescheduling delay, and subsequent rescheduling costs.

Client agrees to provide means of roof and façade access to Homecore personnel at the time of inspection and bear all necessary costs involved in providing said access and to make all common areas & utility rooms (electrical, elevator, mechanical, storage, etc.) available for this inspection.

Any change of schedule requires written notice to Homecore at least seven days in advance, or will incur rescheduling fees

Client is responsible for any fees required by the jurisdiction or county.

4. Exclusions:

Homecore's work scope will exclude destructive testing (such as wind uplift for roof decks), excavation of the building structure or concealed areas, material sampling or laboratory tests. No chemical analyses will be performed for the presence of asbestos or mold in building components. Any assessment for the presence of underground or surface environmental hazards is outside



Homecore's Work Scope. Mechanical/electrical/equipment and devices will be reviewed and sampled on a random basis to attempt to verify operational conditions. It is understood by the Parties that all equipment items may not be checked due to operational cycles, unknown circuit controls, unique features of tenant occupancy conditions, and other factors. Homecore does not warrant that all equipment and devices are in operational status.

Inspection and certification regarding termite infestations and wood destroying organisms are not part of our scope. However, we can arrange for this service to be performed at the same time as our site review. An additional fee will be charged for this work.

5. FEE SCHEDULE

- A. The Homecore fee for the property SIRS Report will be **\$9,487**. We request a fifty (50%) percent deposit of **\$4,743** to be paid at the time of the Agreement signing and authorization to proceed with the work. The report will be delivered via email upon receipt of final payment
- B. Our fee will include all consulting time charges as well as administrative office staff, overhead, reproduction and photographs to complete the report. Out-of-pocket expenses for travel and per diem items are also included within this fixed amount. However, if rental equipment such as ladders, lifts, etc. is required from third party vendors for roof access, the Client agrees to pay reasonable rental costs for such equipment. If Consulting Services are required that are not described above, a flat fee of \$200.00 per hour, plus direct travel expenses, but excluding office and support personnel charges will be billed.
- C. If paying by Credit Card, there will a 3% credit processing fee
- D. If follow-up inspections are required to verify corrective work, these inspections will be billed at the base rate of \$520.00 per inspection, plus an hourly fee and an additional fee for each engineering seal.

This service proposal and fee level are valid for a period of thirty (30) days following the date of this letter.

5.1 Payments

- A. An invoice shall be submitted for the work completed. Such invoices shall be payable upon receipt, or Invoice terms. Please see Exhibit "A" for Invoice terms.
- B. Reimbursable expenses shall be billed in addition to the professional services and payable as specified above. Any deviations or alterations from the above conditions, involving extra costs, will be executed only upon written orders. and will become an additional to the scope of this proposal

5.2 Additional Work and Revisions:

Any additional work shall be billed for the actual time spent based on our schedule of rates.

We also wish to bring to your attention that:

Rates do not include an overtime premium. A premium of 1.5 times the list hourly rates will be charged for the overtime performed at the client's request, or if certain areas are not accessible during regular business hours.

Note: The signed and sealed report will be released upon payment of 100% of the fee.



5.3 Late Payment

Delayed payments shall be subject to a service charge of 1.5% per month. Should there be any delay in your remittance, please notify our office in writing.

If it should become necessary for Homecore Inc., to resort to collection proceedings, the undersigned client agrees to pay all collection costs, including but not limited to reasonable attorney's fee and or collection fees and service charges.

In the event that any unpaid amount results in the initiation of the legal process by Homecore, Inc, INTRACOASTAL TOWER CONDOMINIUM ASSOCIATION, INC. agrees to pay witness fees of \$185.00 per hour for any testimony provided in open court, evidentiary hearing or deposition by any designated representative of Homecore Inc., in addition to costs, expenses and reasonable attorney's fees.

6. Arbitration

See Attachment Section 6.1 Arbitration of standard form of letter agreement between owner and engineer for professional services 1910-2(1979) Edition

Limitation Of Liability

The owner agrees to limit the design professional's liability to the owner, and to all construction, contractors and subcontractors on the project, due to the design professionals' negligent acts, errors, or omissions, such that the total aggregate liability of the design professionals to all those names shall not exceed \$50,000.00 or the design professionals' total fee for the services rendered on this project, whichever is less.

6.1 Arbitration:

Extracted from Standard form of letter agreement between owner and engineer for professional services form 1910-2 (1979 edition)

6.1.1 All claims, counterclaims, disputes and other matters in question between the parties here lo arising out of or relating to this Agreement or the breach thereof will be decided by arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association then obtaining, subject to the limitations and restrictions stated in paragraphs 6.1.3 and 6.1.4 below. This agreement so to arbitrate and any other agreement or consent to arbitrate entered into in accordance herewith as provided in this paragraph 6.1 will be specifically enforceable under the prevailing arbitration law of any court having jurisdiction.

6.1.2. Notice of demand for arbitration must be filed in writing with the other parties to this Agreement and with the American Arbitration Association. the demand must be made within a reasonable time after the claim, dispute or other matter in question has arisen. In no event may the demand for arbitration be made after institution of legal or equitable proceedings based on such claim, dispute or other matter in question would be barred by the applicable statute of limitations.

6.1.3. All demands for arbitration and all answering statements thereto which include any monetary claim must contain a statement that the total sum or value is controversy as alleged by the party making such demand or answering statement is not more than \$200,000 (exclusive of interest and cost). The arbitrators will not have jurisdiction, power or authority to consider, or make findings (except in denial of their own jurisdiction) concerning any claim, counterclaim, dispute or other matter in question where the amount in controversy thereof is more than \$200,000 (exclusive of Interest and costs) or to render a monetary award in response thereto against any party which totals more than \$200,000 (exclusive of interest and costs).



6.1.4. No arbitration arising out of, or relating to, this Agreement may include, by consolidation, joinder or in any other manner, any person or entity who is not a party to this agreement.

6.1.5. By written consent signed by all the parties to this Agreement and containing a specific reference hereto, the limitations and restrictions contained in paragraphs 6.1.3. and 6.1.4 may be waived in whole or in part as to any claim, counterclaim, dispute or other matter specifically described in such consent. No consent to arbitration in respect of a specifically described claim, counterclaim, dispute or other matter in question will constitute consent to arbitrate any other claim, counterclaim, dispute or other matter in question which is not specifically described in such consent or in which the sum or value in controversy exceeds \$200,000 (exclusive of interest and costs) or which is with any party not specifically described therein.

6.1.6. The award rendered by the arbitrators will be final, not subject to appeal and judgment may be entered upon it in any court having jurisdiction thereof.

7. Legal and Insurance:

The Client acknowledges and agrees that Homecore is not providing any direct construction services to the project. Likewise, it is agreed that Homecore is not providing "professional" or "design" services as defined under Florida law. Instead, Homecore shall only be providing consulting services to Client pursuant to the terms of this Agreement, in support of the Lender's loan program and the financing of the project. Client shall have the exclusive right to either accept or reject any advice or recommendation provided by Homecore unless it conflicts with current laws. Client shall be responsible for assuring that its election to adopt or reject a recommendation of Homecore is in conformity with the applicable loan documents.

The Client acknowledges and agrees that Homecore is to provide consulting and construction related services in support of the loan financing. These services will create enforceable lien rights covered under the Florida Construction Lien Law, F.S. 713. In any legal action between the parties involving a dispute over this Agreement, the prevailing Party in such action shall be entitled to reasonable attorney's fees and costs.

This Agreement inures to the benefit of Client only and no other party shall have any rights or remedies under this Agreement or arising out of Homecore's services. The Lender, on behalf of itself, its successors, assigns, agents and any other entity that may assert a right by or through the Lender, agrees to limit Homecore's liability for any claims and/or damages that may result from or arise out of Homecore's consulting services to a sum equal to the lesser of \$5,000 or the net fees paid to HOMECORE under this Agreement. HOMECORE agrees to maintain commercial insurance coverage for workers compensation, general liability and property damage. This Agreement shall be governed exclusively by Florida law.

This contract cannot be altered in any way without previous written consent from Homecore. The Structural Integrity Reserve Report that will be provided from Homecore does not provide any form of guarantee or assurance regarding the condition or future performance of the structure in question. The contents of the report are derived exclusively from the professional judgment and expertise of the engineers, who have relied on their past experience and knowledge in the field. Therefore, it is important to understand that the report's conclusions and recommendations are based on established engineering practices and historical data, rather than on any absolute or infallible predictions. As such, the report should be regarded as a professional recommendation, offering guidance that reflects the engineers' best judgment under current circumstances. It is not, however, a certainty or a definitive statement about the structural integrity of the building. Therefore, Homecore does not assume responsibility if the actual cost differs from the estimated amounts in the reserve report. While we strive to offer accurate estimates based on our expertise and the information available at the time of inspection, unforeseen factors and variables may influence the final costs. As a result, the actual expenses incurred may vary, and we cannot be held liable for these discrepancies.



8. Proprietary Use:

It is our understanding the information, recommendations, and opinion provided by our firm as Construction Consultant will be for the sole use and benefit of the Client. No report, recommendation, photograph or other aspect of our service will be submitted to other Third Parties, Government Officials, or Agencies for use as a certification document, unless required by law.

Customer

HOMECORE Inc

INTRACOASTAL TOWER CONDOMINIUM
ASSOCIATION, INC.

Printed Name:

Customer Printed Name:

Cynthia White

[Redacted Signature]
Customer Signature

Date: 9/18/24

Homecore Signature

Date: _____

Credit Card Authorization Form

Cardholder Name (as shown on card): _____

Card Number: _____

Expiration Date (mm/yy): ____/____ CVV code: _____

CC full billing address with ZIP: _____

I, _____, authorize Homecore to charge the credit card above for all transactions as per sections Four (4) and Five (5) in above agreement. This Authorization covers both the initial down-payment, as well as all subsequent charges or fees.

Signature: [Redacted Signature] Print name: _____

Date: _____