STRUCTURAL INTEGRITY REPORT

Prepared By: Recertification Experts

Prepared For: Intracoastal Tower Association, Inc.

Executive Summary – October 2024
Folio # 484330-AJ-0020 to 484330-AJ-0950
Address: 1505 N. Riverside Drive, Pompano Beach, Fl 33062
Structural Integrity Reserve Study (SIRS)

This Structural Integrity Reserve Study (SIRS) is prepared in compliance with Florida Statute § 718.112(2)(g).

Inspections commenced on October 10, 2024. Recertification Experts met with a representative of the Board to outline the scope of the inspection, which aims to determine the estimated remaining useful life and the estimated replacement cost or deferred maintenance expense for each item of the condominium property. The purpose of this visual inspection is to provide a recommended annual reserve funding amount that accounts for the estimated replacement cost by the end of each item's useful life or the anticipated deferred maintenance expense over the next 10 years.
It is important to note that ongoing renovations are taking place, and any newly constructed portions will not be included in this Structural Integrity Reserve Study.

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THRESHOLD INSPECTOR

INSPECTION MADE BY P.E.
Recertification Experts

INSPECTIONS COMMENCED DATE: 10/10/24

INSPECTIONS COMPLETED DATE: 10/10/24

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I. Purpose and Limitations

This Structural Integrity Reserve Study (SIRS) is prepared in accordance with Florida Statute § 718.112(2)(g), which requires that all residential condominiums include the SIRS in their official records. The report must be sealed by a licensed architect or engineer authorized to practice in the State of Florida. This professional attests to the useful life, replacement costs, and maintenance costs associated with the structural integrity of the building's common structural elements as of the date of the report. The reserve study outlines these costs to enable the Condominium Association to plan and schedule the collection of necessary funds.

Site inspections for this report began on October 10, 2024. This report does not include calculations of the structural capacity of building elements. Instead, the structural evaluation provides an order-of-magnitude estimate of the cost of required structural replacements. The report is based on comparative analysis with similar projects. No destructive or environmental testing was conducted, and no walls or ceilings were opened unless access was already available. Laboratory testing, sampling, and inspection of concealed structures were excluded from the scope of this study.

The findings of this report are not intended for design purposes or as a warranty against latent defects that may arise in the future. Additionally, this report does not address building code violations, punch lists, or deficiencies identified in Building Recertification Reports. While some minor electrical and structural issues were noted in those reports and will be summarized generally in this reserve study, specific details should be referenced in the individual recertification reports. Any issues not covered in those reports but discovered during our inspection will also be addressed herein.

As required by Florida Statute § 718.112(2), this SIRS addresses each component's useful life, estimated replacement cost, and the reserve amount required for deferred maintenance. Visual observations of items not included in the Building Recertification Reports are also incorporated.

This report was conducted using methods and procedures consistent with established commercial practices and industry standards. The information presented reflects the engineer's findings and conclusions based on visual observations and available written, graphic, or verbal information at the time of inspection. Accordingly, this report should be considered a "snapshot in time" and may be subject to revision in the future.

Recertification Experts is an independent consulting firm. Its employees and associate consultants are not affiliated with The Intracoastal Tower Association, Inc., and their compensation was not contingent upon the findings or conclusions of this report, nor on the outcome of any related business transactions.

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 structure is a 14-story residential condominium constructed with concrete block and cast-in-place concrete (CBS), featuring a roof bulkhead. The bottom two floors serve as covered parking areas and have more than twice the footprint of the upper residential levels, which extend from the third to the fourteenth floor.

The building is classified as a sprinklered Type III construction and is designated under the building code occupancy classification as Residential Group R-2.

• Main Structure

The structure consists of a 14-story, 95 unit building. Residential units range in size from 867 SF to 2,138 SF. The age of the structure is 50 years. Please note there is no 13th floor.

Floor	Number of Units	Current Use	Residential Square footage
1st floor	-	Parking/Vestibule	-
2nd floor	-	Parking/Vestibule	-
3rd floor	7	Residential	7,281
4th floor	8	Residential	8,350
5th floor	8	Residential	8,350
6th floor	8	Residential	8,350
7th floor	8	Residential	8,350
8th floor	8	Residential	8,350
9th floor	8	Residential	8,350
10th floor	9	Residential	9,217
11th floor	8	Residential	8,350
12th floor	8	Residential	8,350
14th floor	8	Residential	8,352
15th floor	7	Residential	8,350
Total	**95**	**Residential**	**100,000**

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

NOTES:

1. Renovated Components: Some building components have been repaired or replaced. When these renovations are completed in compliance with current codes and architectural standards—or when the component is effectively new—the Remaining Useful Life is considered equal to the full Useful Life. In such cases, no variable current age is applied, and the Replacement Cost is listed accordingly.
2. Long-Term Component Lifespans: The expected useful lives of most structural building components exceed the 10-year planning horizon of this SIRS. Therefore, the funds allocated under "Reserve Cost" should be used for ongoing maintenance and eventual replacement. With proper maintenance, the useful life of these components may be extended, which may increase the reserve funding required for their future replacement.
3. Post-Maintenance Funding: After any maintenance or replacement work is completed, the remaining reserve funds should be directed toward continued funding of both replacement costs and the maintenance necessary to extend the component's useful life without requiring premature replacement.
4. Future Reassessment: These assumptions should be re-evaluated in the next 10-year SIRS. This reassessment may result in adjustments to reserve allocations based on the potential need for replacement at the end of each component's 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.

The roofing system consists of a flat reinforced concrete slab topped with a modified bitumen membrane. Maintenance is required in areas where water is discharging near roof drains. Portions of the roof appear to be undergoing repair at the time of inspection.

The structure includes short parapet walls, which exhibit some staining but are otherwise in good condition. Scuppers are present and generally in good condition, with some connected to downspouts for proper drainage.

HVAC equipment located on the roof is supported by steel dunnage, which was observed to be in good condition. No signs of overloading, overstress, deterioration, or excessive deflection were observed in the roof framing members.

Useful Life: 18
Current Age: 8
Remaining Useful Life: 10

B. Structure

This section includes the Superstructure, Foundation, Concrete Framing Systems, Floor systems, Steel framing, and Masonry Systems

Present Condition of Overall Structure

No bulging, settlement, deflection, expansion, or contraction was observed in any part of the overall structure. Structural components are in fair condition, with no signs of structural distress observed in beams, columns, structural walls, or floors. Surface conditions require repair. No signs of overloading were observed. Concrete restoration was underway at the time of inspection; temporary concrete jacks were in place. Repairs of spalling and exposed rebar appeared to be in progress, along with the installation of additional concrete shoring.

SUPERSTRUCTURE

Foundation

Upon request from the property owner, plans detailing the exact type of foundation were not available; however, no signs of distress were observed in the foundation or structural members that would warrant further investigation. There is no wood in contact with or near the soil. No cracks or separations were observed in the walls, columns, or beams that would indicate differential settlement. Water appears to be properly drained away from the foundation.

Concrete Framing System

The system consists of reinforced concrete slabs, beams, and columns combined with CMU block walls finished with stucco, along with a reinforced concrete canopy. Considerable rebar corrosion, spalling, and chipped concrete were observed. Due to the timing of the inspection, it was difficult to fully assess the extent of these conditions, as several exposed areas had already been cut out in preparation for concrete repair work. No concrete framing member was observed with any signs of overloading, overstress, deterioration, or excessive deflection.

Steel Framing System

There is no structural steel in the building. Observed elevator sheave beams were in good condition.

Masonry bearing walls

CMU block walls were in good condition. The exterior ground floor brick façade was also in good condition at the time of inspection, with no spalling or rebar corrosion observed in the masonry. The reinforced concrete tie columns and tie beams were deemed to be in fair condition. The stucco was mostly in good condition, with some minor cracks and staining noted. The veneer and exterior paint were also in good condition.

Floor system

The flooring system consists of reinforced concrete slabs and is in fair condition. Concrete balconies are also in fair condition, with several slabs showing signs of chipping, cracking, exposed rebar, and spalling, all of which require repair. Metal guardrails at all staircases and walkways are in fair to good condition.

Useful Life: 20
Current Age: 9
Remaining Useful Life: 11

C. Fireproofing and Fire Protection System.

The fire alarm system is in good condition and is maintained by WSA Systems, Inc. (#EF20001109), utilizing a Honeywell Notifier panel. Inspections and logbooks are up to date. The system includes fire alarm pull boxes with visual and audible alerts, as well as electric fire pumps. The pumps are operated using a Tornatech Vizitouch pump and jockey pump controller. A standpipe and sprinkler system is also in place. Hard-wired smoke detectors are present and in good condition. Exit lights and emergency lighting are in good condition.

Useful Life: 20
Current Age: 10
Remaining Useful Life: 10

D. Plumbing.

This section includes the water supply, sanitary sewer, drainage, and on-site storm drainage systems. The fire protection system includes fire pumps, standpipes, and fire sprinklers. The fire pump system is not equipped with hoses. Some piping in the garage area is showing signs of leakage, which has the potential to further damage the concrete. It appears that attempts have been made to plug the leak; however, maintenance should be completed to fully resolve the issue.

Sanitary Systems:

The sanitary system is a standard three-pipe configuration consisting of a waste stack, vent stack, and local stack. Sanitary piping is provided for all units and includes sanitary risers (stacks) with full-size ventilation extending through the roof.

Domestic Water System:

The system consists of a 3-inch water connection for cold water. Each unit is equipped with a master water valve and a hot water heater shut-off valve, separate from the system used for the common area laundry facilities. For hot water, each unit utilizes its own individual water heater.

Drainage System

Roof drains, scuppers, and downspouts are in good condition. Water is properly directed away from the foundation. Any water discharged as part of the drainage system should ideally reach its intended destination, such as the roof downspouts.

Useful Life: 20
Current Age: 10
Remaining Useful Life: 10

E. Electrical Systems

The building utilizes a single-phase system with a voltage of 120/240V with an amperage of 3000A, utilizing breakers for main service protection. The electrical service system was deemed to be in good condition.
The metering equipment & electric room clearances are in good condition.
The switchboards are in good condition.
The site wiring and low voltage wiring are in good condition.
Some electric boxes and protected wiring are showing signs of rusting.
The gutter location and taps & fill are in good condition, with no defects observed.
The electric panels are in good condition.
Branch circuits are identified, and conductors are in good condition.
The grounding of service and equipment is in good condition.
The gutters, wireways, and busways are in good condition.
Disconnects are located on the roof and have proper clearance and identification and are in good condition.
The conduit raceways are in good condition.
The building egress illumination, exit lights, and emergency lighting are present and operable.
No defects observed in wiring to mechanical equipment.

Useful Life: 20
Current Age: 10
Remaining Useful Life: 10

F. Waterproofing and Exterior Painting

The exterior stucco is mostly in good condition.
There is spalling, rebar corrosion, concrete chipping, and paint peeling on many of the surfaces as outlined previously in this report.
Staining was observed in several areas as well.
Patching was observed extensively throughout the structure.
Repairs are underway, but it was unclear which areas were scheduled for complete repair at the time of inspection.
Standard periodic maintenance should be performed to maintain the water tightness of the system.

Useful Life:16
Current Age:8
Remaining Useful Life:8

G. Windows and Exterior Doors

The windows consist of aluminum single-hung windows and fixed windows. Windows are anchored with screws into masonry openings and are in good condition. Latches are in good condition. Windows are sealed with caulking, which is in good condition. The interior sealant is in good condition as well. The general overall condition is good.

Metal and aluminum-framed glass doors are utilized and are in good condition. Doors are anchored with screws into masonry openings. Door latches are in good condition. The doors are sealed with caulking. Doors and caulking are in good condition.

Useful Life: 20
Current Age: 10
Remaining Useful Life:10

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

There is a bi-level under-covering parking structure, portions of which are within the first two floors of the 14-floor structure. The portion that extends beyond the 14-floor structure has a top third floor consisting of a concrete deck with a currently unused pool.

There is a seawall on the western exposure of the structure, with the concrete in fair condition. The distance from the edge of the wall to the structure varies from approximately seven feet to twelve feet.

IV. CONCLUSIONS AND RECOMMENDATIONS

The purpose of this report is to determine the SIRS for the specified items, 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 this Structural Integrity Reserve Study, when the next SIRS is required. The current remaining useful life for most components exceeds this report's 10-year limit.

For the purposes of this report, at the request of the client, the funding amount will be divided equally into monthly or quarterly amounts. This is for convenience and should not restrict the association from collecting funds on a timetable as it sees fit. Additionally, it is dependent on the bylaws of the association charter how the funding requirements are to be divided among individual units.

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 watertight condition, meaning that all windows, exterior doors, waterproofing, expansion joints, and exterior painting should be maintained in ideal condition; any deterioration or water intrusion must be addressed immediately to avoid further 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.

	Useful Life	Current Age	Remaining Useful Life
a. Roof.	18	8	10
b. Structure	20	9	11
c. Fireproofing and fire protection systems.	20	10	10
d. Plumbing.	20	10	10
e. Electrical systems.	20	10	10
f. Waterproofing and exterior painting.	16	8	8
g. Windows and exterior doors.	20	10	10
h. Other elements over $10,000 that have an impact on the structural integrity of the building	0	0	0

Item	Replacement Cost	10-Year Reserve Fund	Annual Reserve
a. Roof	$1,021,000	$154,000	$15,400
b. Structure	$4,591,000	$1,360,000	$136,000
c. Fireproofing & Fire Protection	$510,000	$93,000	$9,300
d. Plumbing	$1,190,000	$351,000	$35,100
e. Electrical Systems	$1,360,000	$318,000	$31,800
f. Waterproofing & Exterior Painting	$680,000	$275,000	$27,500
g. Windows & Exterior Doors	$851,000	$326,000	$32,600
h. Other Elements Over $10,000	$100,000	$100,000	$10,000
Total	$10,203,000	$2,977,000	$297,700

Each condominium association has its own guidelines on how reserve costs are distributed among units. It is essential to refer to your association's bylaws to ensure compliance with their specific allocation method. The association may choose to distribute costs based on unit size, ownership percentage, or another predetermined formula.