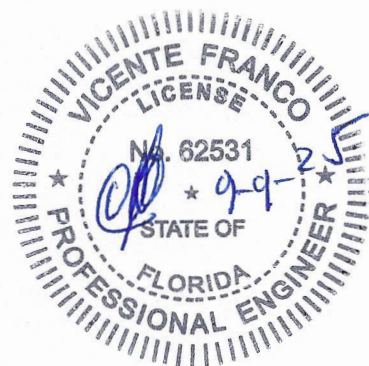


STRUCTURAL INTEGRITY RESERVE STUDY (SIRS)

LAS VISTAS AT DORAL

2025



Vicente Franco, PE.
LIC. No. 62531
8690 NW 109 CT
MIAMI, FL. 33178

TABLE OF CONTENT

SIRS 8205 LAKE DRIVE.....	1
SIRS 8215 LAKE DRIVE.....	16
SIRS 8225 LAKE DRIVE.....	31
SIRS 8235 LAKE DRIVE.....	46
SIRS 8245 LAKE DRIVE.....	61
SIRS 8255 LAKE DRIVE.....	76
SIRS 8323 LAKE DRIVE.....	91
SIRS 8333 LAKE DRIVE.....	106
SIRS 8343 LAKE DRIVE.....	121
SIRS 8353 LAKE DRIVE.....	136
SIRS 8363 LAKE DRIVE.....	151
SIRS 8373 LAKE DRIVE.....	166
SIRS 8100 GENEVA.....	181
SIRS 8120 GENEVA.....	196
SIRS 8160 GENEVA.....	211
SIRS 8180 GENEVA.....	226
SIRS 8290 LAKE DRIVE.....	241
SIRS TOTAL CONDOMINIUM.	257

Report date 09/09/2025

Executive Summary – September 2025

JOB: Structural Integrity Reserve Study (SIRS)
ADDRESS: 8205 LAKE DRIVE, CITY OF DORAL

FOLIO: 35-3022-028-0001

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, for this building.

Inspections commenced on August Thirty, 2024, subsequently on May Fifteen, 2025 ENG Vicente Franco and his team meet with the Manager, General Manager, Maintenance Manager and Maintenance Supervisor 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.

It is important to note that the collection of funds will commence on January 1st, 2026.

INSPECTION MADE BY
Vicente Franco P.E

INSPECTIONS
COMMENCED DATE:
08/30/2024

INSPECTIONS COMPLETED
DATE 03/15/2025

Vicente Franco Digitally signed
by Vicente Franco
Date: 2025.10.01
20:32:05 -04'00'

SIGNATURE
PRINT NAME , **PE**

TITLE

ADDRESS: 8690 NW 109
CT, Doral, FL 33178



Table of Contents:

I. Purpose and Limitation	1
II. Building Description	2
III. Condition and Replacement Costs of F.S. Section 718.112 Items	3
A. Main Structure	4
B. Electrical Systems.....	6
C. Plumbing	7
D. Fireproofing and Fire Protection System	8
E. Painting	8
F. Exterior Doors	8
IV. Conclusions and Recommendations	9



I. Purpose and Limitations

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

The site inspections for this report commenced on August 30th 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.

Electrical deficiencies recommended corrective actions and they were identified and corrected as indicated in the Recertification Report

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.

Eng. Vicente Franco is an independent consultant 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
- Lead
- Wood-Destroying Organism



II. Building 8205 Lake Drive “Description “

The Residential structure consists of a Five-story building with reinforced concrete walls and concrete slab system. Concrete walls and beams handle vertical loads, while concrete walls provide additional lateral support.

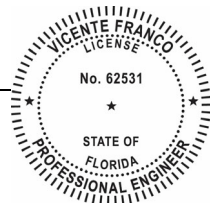
There are 37 individual units, and floor range in size from 6,380 SF- 8,857.21 SF. The age of the structure is over 30 years.

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

Building #	Floor	Number of units		Current Use	Square Footage
8205 Lake Drive	1	1 BR	6 Units	Residential	8,857.21
		2 BR	2 Units		
	2	1 BR	6 Units	Residential	8,537.38
		2 BR	2 Units		
	3	1 BR	6 Units	Residential	8,537.38
		2 BR	2 Units		
	4	1 BR	5 Units	Residential	7,622.47
		2 BR	2 Units		
	5	1 BR	4 Units	Residential	6,798.43
		2 BR	2 Units		
Roof			Roof	6,380.00	
Total Habitable area					35,552.92
Total Residential Area					40,352.87

*** The parking area has an approximate surface of 8,400 SF.**

The Property is located in City of Doral, 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.



III. 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.
5. This study should be reviewed on a yearly basis to compare the projected reserve cost to the actual executed.
6. The useful life and the replacement cost are based on the last four years of maintenance and the current conditions of each building.
7. All roof waterproofing work is expected to be completed by the administration prior to December 31, 2025.



A. Main Structure

This section includes the Roof, Present condition of overall structure, Concrete Framing System and Exterior Nonconcrete Walls of the first through five floors.

Roof

The roof consists of reinforced concrete slabs in fair condition. The roof membrane is a built-up roof system with a granular surface modified bitumen cap sheet. The roofs are currently undergoing repair which are expected to be completed prior to December 21, 2025, reserve funds will be used to carry out the necessary maintenance and repair work during the ten-year period.

Roof drains, scuppers on all balconies, gutters, and leaders discharge into trench drains. The drainage system is in fair condition; some corrosion was found but no repairs are currently needed. There are no roof framing members with obvious overloading, overstress, deterioration, or excessive deflection observed. Surface conditions are overall fair to poor conditions. Previous repairs were observed, and hairline cracks were noted on the roof.

Useful Life: 10 years approx.

Current Age: 10 years approx.

Remaining Useful Life: 10 years approx.

Replacement Cost: \$ 7,407.18 (\$ 0.86 x 1.35 x 6380 SF) *

Reserve Cost: \$ 444.43

*** The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers**

Present condition of overall structure

No bulging, settlement, deflection, expansion, or contraction has been observed in the structural elements of the building. No portion of the structure shows signs of distress or imminent failure. Previous minor repairs and hairline cracks were observed, particularly at balcony edges and surface slabs, but no hazardous conditions currently exist. While structural performance remains stable, routine monitoring and preventive maintenance are recommended. Minor cracks should be sealed to prevent moisture infiltration, particularly in exposed slab edges, walls near openings, and around balcony perimeters.

The following components may require repairs in accordance with updated codes and best practices: inspection and resealing of expansion joints in exterior façades and roof-to-wall connections; restoration of any compromised balcony railings or slab edges; and waterproofing of structural walls where signs of efflorescence or water entry are found.

No signs of overloading or overstress were detected. However, these recommended actions fall within the expected long-term maintenance under the reserve study guidelines.

Useful Life: 30 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 20 years approx.

Replacement Cost: \$ 38,390.06 (based on maintenance for the last four years and according to the current conditions) *

Reserve Cost: \$ 2,303.40

*** The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers.**



Concrete framing system

The concrete structural framing system consists of reinforced concrete walls and a concrete slab system. Concrete walls and beams handle vertical loads, while concrete walls also provide lateral support. Previous repairs were evident, although no rebar corrosion was visible in the structure. No concrete framing member shows signs of overloading, overstress, deterioration, or excessive deflection. However, in accordance with updated codes and best practices, reinforcement or patching of spalling concrete at exposed columns or beams may be required.

Additionally, this may involve repair or replacement of structural components experiencing concrete delamination, reinforcement of cracked columns, beams or slabs and preventive treatment of exposed rebar or areas susceptible to corrosion. These items should be evaluated periodically and funded accordingly to maintain the safety and integrity of the structure over its service life.

Useful Life: 40 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 20 years approx.

Replacement Cost: \$ 13,183.09 (based on maintenance for the last four years and according to the current conditions)*

Reserve Cost: \$ 790.99

*** The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers**

Exterior Nonconcrete Walls

Nonbearing walls of exterior façade are in fair condition, showing signs of wear such as cracks and surface deterioration.

Maintenance is recommended over the next ten years, including localized crack repairs, repainting, resealing of joints and windows, and improvements to waterproofing where needed to prevent moisture intrusion.

Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 10 years approx.

Replacement Cost: \$ 8,239.43 (based on maintenance for the last four years and according to the current conditions) *

Reserve Cost: \$ 494.37

*** The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers.**



B. Electrical Systems

The system operates with a voltage of 240V with an amperage of 1200A, utilizing a breaker system.

The clearances by metering equipment are good, and there is no evidence of defects for gutter locations and taps and fills.

No defects were observed in the branch circuits. The service & equipment is properly grounded. No defects were observed in the service conduit or raceways.

The general conduits & raceways require repairs; There is rust and corrosion on some conduits. Moreover, there is loose BX conduit exiting concrete slab, the penetrations around these conduits must be patched, the wire and cables have rusted conduits and loose connections for BX exiting the concrete slab.

No defects were observed with swimming pool wiring or mechanical equipment or in wiring to mechanical equipment. Some breakers will need to be replaced during ten-year period.

This section includes AC Elevator, AC Offices, AC GYM, AC others:

A.C Elevators

The air conditioning system for the elevators operates with regular maintenance; however, due to continuous use, periodic replacement is necessary to ensure efficiency and compliance with safety standards.

A.C Offices

Regular maintenance is essential, and replacement will be required overtime to ensure continued efficiency and comfort.

A.C GYM

Regular maintenance is essential, and some units may need complete replacement or upgrade to ensure proper cooling, air quality, and comfort for users.

A.C Others

This covers air conditioning in other common areas, maintaining a pleasant indoor climate. While the system is functional, regular maintenance and scheduled replacements are necessary to ensure long-term performance. In some cases, full system installation may be required.

Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 10 years approx.

Replacement Cost Electrical Systems: \$ 13,892.62 (based on maintenance for the last four years and according to the current conditions and based on changes due to 40 years recertification) *

Reserve Cost Electrical Systems: \$ 833.56



C. Plumbing

This section includes Domestic Water System, Sanitary Systems and Drainage System.

Domestic Water System:

The system consists of a Water connection for cold water. Each unit is provided with a master water valve and a hot water heater shut-off valve. For the hot Water Systems, units utilize their own individual water heaters. This section includes the replacement of the main valves.

Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 15 years approx.

Maintenance Cost Domestic Water System: \$ 4,050.00 43 (based on maintenance for the last four years and according to the current conditions)

Reserve Cost Domestic Water System: \$ 243.00

Sanitary Systems:

The sanitary system is a standard pipe system, waste stack, vent stack and a local stack. Sanitary pipes are provided for all the units. They consist of sanitary risers (stacks) with full size ventilation through the roof. We project two incidents in this building in a ten years period.

The drainage system is included in this item, it is needed to replace the existing ones, ensuring enhanced performance and durability in the hurricane season. This includes the replacement of the isolated catch basing and pipes.

Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 10 years approx.

Maintenance Cost Sanitary Systems: \$ 36,819.20 (based on maintenance for the last four years and according to the current conditions)

Reserve Cost Sanitary Systems: \$ 2,209.15



D. Fireproofing and Fire Protection System

There is a fire alarm system in a dedicated fire command center; logbooks are up to date and provided in the electric panel room. The fire protection system utilizes a sprinklered system. There are fire alarm pull boxes, fire notification system and emergency lighting. Exit lights, emergency lights are building egress illumination is present and operable. Egress illumination is also present and operable in the parking garage. Some smoke detectors are covered due to ongoing masonry work causing dust to trigger alarms.

Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 10 Years

Replacement Cost Fireproofing: \$ 1,030.96 (based on maintenance for the last four years and according to the current conditions) *

Reserve Cost Fireproofing: \$ 61.86

E. Painting

The paint is in overall fair condition; however, it is nearing the end of its service life and requires maintenance. Peeling paint was observed around windows on balconies, indicating the need for a new coating to preserve the building's exterior. Additionally, maintenance is required for some window caulking areas to prevent water infiltration. All services area of condominium are included.

Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 5 years approx.

Maintenance Cost Painting: \$ 87,870.08 (\$1.63 x 1.35 x 39,931.87 SF approx)*

Reserve Cost Painting: \$ 5,272.20

*** The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers**

F. Exterior Doors

The installed doors are aluminum fixed and are in fair condition. Emergency metal doors are installed for stairs and mechanical rooms with metal frames. All doors are in fair condition.

Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 10 years approx.

Replacement Cost Exterior Doors: \$ 3,092.88* 46 (based on maintenance for the last four years and according to the current conditions)

Reserve Cost Exterior Doors: \$185.57

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



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.

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 conditions, 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.

For the benefit of the association, the reserve funding breakdown is tabulated into quarterly and monthly values:

Element	10 Yr Reserve	Annual Reserve	Quarterly Reserve	Monthly Reserve
Main Structure *	\$ 71,252.94	\$ 7,125.29	\$ 2,375.10	\$ 593.77
Roof *	\$ 7,851.61	\$ 785.16	\$ 261.72	\$ 65.43
Present condition of overall structure *	\$ 40,693.46	\$ 4,069.35	\$ 1,356.45	\$ 339.11
Concrete framing system *	\$ 13,974.07	\$ 1,397.41	\$ 465.80	\$ 116.45
Exterior Nonconcrete Walls *	\$ 8,733.80	\$ 873.38	\$ 291.13	\$ 72.78
Electrical Systems	\$ 14,726.18	\$ 1,472.62	\$ 490.87	\$ 122.72
Domestic Water System	\$ 4,293.00	\$ 429.30	\$ 143.10	\$ 35.78
Sanitary System	\$ 39,028.35	\$ 3,902.83	\$ 1,300.94	\$ 325.24
Fireproofing and Fire Protection	\$ 1,092.82	\$ 109.28	\$ 36.43	\$ 9.11
Painting *	\$ 93,142.28	\$ 9,314.23	\$ 3,104.74	\$ 776.19
Exterior Doors *	\$ 3,278.45	\$ 327.85	\$ 109.28	\$ 27.32
Total	\$ 226,814.02	\$ 22,681.40	\$ 7,560.47	\$ 1,890.12

* The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers

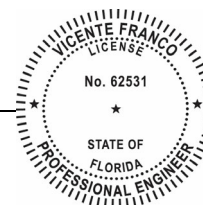


EXHIBIT A

A. Main Structure

Roof



The roof consists of reinforced concrete slabs in fair condition. The roof membrane is a built-up roof system with a granular surface modified bitumen cap sheet. The roofs are currently undergoing repair which are expected to be completed prior to December 21, 2025, reserve funds will be used to carry out the necessary maintenance and repair work during the ten-year period.

Exterior Nonconcrete Walls



Minor wear such as small cracks were found at nonbearing walls. Maintenance is recommended over the next ten years, including localized repairs, repainting, sealing, and addressing any waterproofing issues to prevent further deterioration and maintain their functionality and appearance.



A. Electrical Systems



No defects were observed with swimming pool wiring or mechanical equipment or in wiring to mechanical equipment. There was no exposed wiring observed in open parking garage areas. Some breakers will need to be replaced during the ten-year period.

B. Plumbing

Sanitary System:



They consist of sanitary risers (stacks) with full size ventilation through the roof. We project two incidents for this building in a ten years period.



Drainage System



A new drainage is needed to replace the existing ones, ensuring enhanced performance and durability. This section includes the replacement of the isolated catch basing and pipes.

C. Fireproofing and Fire Protection System



There is a fire alarm system in a dedicate fire command center; logbooks are up to date and provided in the electric panel room. The fire protection system utilizes a sprinklered system. There are fire alarm pull boxes, fire notification system and emergency lighting. Exit lights, emergency lights are building egress illumination is present and operable.

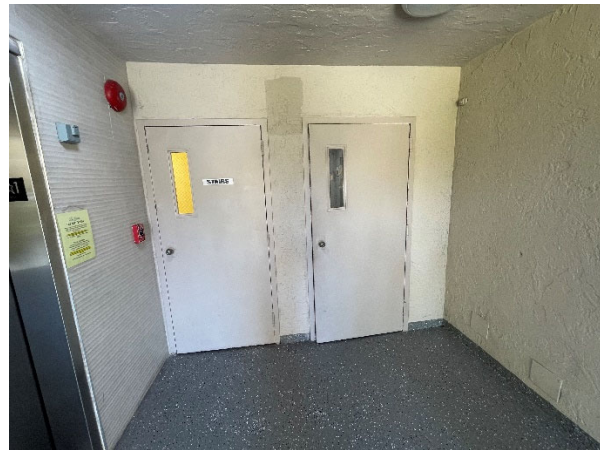


D. Painting



The paint is in overall fair condition; however, it is nearing the end of its service life and requires maintenance. Peeling paint was observed around windows on balconies, indicating the need for a new coating to preserve the building's exterior. Additionally, maintenance is required for some window caulking areas to prevent water infiltration. Budgeting for repainting is necessary to maintain aesthetic and protective functions.

E. Exterior Doors



All doors are in fair condition, only regular maintenance.



Report date 09/09/2025

Executive Summary – September 2025

JOB: Structural Integrity Reserve Study (SIRS)
ADDRESS: 8215 LAKE DRIVE, CITY OF DORAL

FOLIO: 35-3022-028-0001

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, for this building.

Inspections commenced on September Twenty-four, 2024, subsequently on May Fifteen, 2025 ENG Vicente Franco and his team meet with the Manager, General Manager, Maintenance Manager and Maintenance Supervisor 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.

It is important to note that the collection of funds will commence on January 1st, 2026.

INSPECTION MADE BY
Vicente Franco P.E

INSPECTIONS
COMMENCED DATE:
09/24/2024

INSPECTIONS COMPLETED
DATE 03/15/2025

Vicente Franco Digitally signed by
Vicente Franco
Date: 2025.10.01
20:34:42 -04'00'

SIGNATURE
PRINT NAME , PE

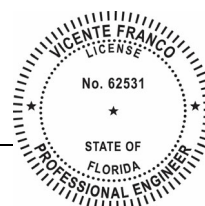
TITLE

ADDRESS: 8690 NW 109
CT, Doral, FL 33178



Table of Contents:

I. Purpose and Limitation	1
II. Building Description	2
III. Condition and Replacement Costs of F.S. Section 718.112 Items	3
A. Main Structure	4
B. Electrical Systems.....	6
C. Plumbing	7
D. Fireproofing and Fire Protection System	8
E. Painting	8
F. Exterior Doors	8
IV. Conclusions and Recommendations	9



I. Purpose and Limitations

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

The site inspections for this report commenced on September 24th 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.

Electrical deficiencies recommended corrective actions and they were identified and corrected as indicated in the Recertification Report

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.

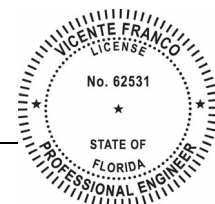
This report was performed utilizing methods and procedures consistent with established commercial practice, in conformance with industry standards. The information within represents our engineer's findings and conclusions, which were compiled from visual observations, written, graphic or verbal information 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.

Eng. Vicente Franco is an independent consultant 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
- Lead
- Wood-Destroying Organism



II. Building 8215 Lake Drive “Description “

The Residential structure consists of a Five-story building with reinforced concrete walls and concrete slab system. Concrete walls and beams handle vertical loads, while concrete walls provide additional lateral support.

There are 37 individual units, and floor range in size from 6,380 SF- 8,857.21 SF. The age of the structure is over 30 years.

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

Building #	Floor	Number of units		Current Use	Square Footage
8215 Lake Drive	1	1 BR	6 Units	Residential	8,857.21
		2 BR	2 Units		
	2	1 BR	6 Units	Residential	8,537.38
		2 BR	2 Units		
	3	1 BR	6 Units	Residential	8,537.38
		2 BR	2 Units		
	4	1 BR	5 Units	Residential	7,622.47
		2 BR	2 Units		
	5	1 BR	4 Units	Residential	6,798.43
		2 BR	2 Units		
Roof			Roof	6,380.00	
Total Habitable area					35,552.92
Total Residential Area					40,352.87

*** The parking area has an approximate surface of 8,444.90 SF.**

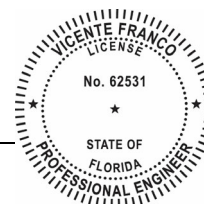
The Property is located in City of Doral, and constitutes a single Condominium, with a Building Code Occupancy Classification: 03 - Multi-family - 10 units or more. The present use is Multi Family Residence.



III. 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.
5. This study should be reviewed on a yearly basis to compare the projected reserve cost to the actual executed.
6. The useful life and the replacement cost are based on the last four years of maintenance and the current conditions of each building.
7. All roof waterproofing work is expected to be completed by the administration prior to December 31, 2025.



A. Main Structure

This section includes the Roof, Present condition of overall structure, Concrete Framing System and Exterior Nonconcrete Walls of the first through five floors.

Roof

The roof consists of reinforced concrete slabs in fair condition. The roof membrane is a built-up roof system with a granular surface modified bitumen cap sheet. The roofs are currently undergoing repair which are expected to be completed prior to December 21, 2025, reserve funds will be used to carry out the necessary maintenance and repair work during the ten-year period.

Roof drains, scuppers on all balconies, gutters, and leaders discharge into trench drains. The drainage system is in fair condition; some corrosion was found but no repairs are currently needed. There are no roof framing members with obvious overloading, overstress, deterioration, or excessive deflection observed. Surface conditions are overall fair to poor conditions. Previous repairs were observed, and hairline cracks were noted on the roof.

Useful Life: 10 years approx.

Current Age: 10 years approx.

Remaining Useful Life: 10 years approx.

Replacement Cost: \$ 7,407.18 (\$ 0.86 x 1.35 x 6380 SF) *

Reserve Cost: \$ 444.43

*** The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers**

Present condition of overall structure

No bulging, settlement, deflection, expansion, or contraction has been observed in the structural elements of the building. No portion of the structure shows signs of distress or imminent failure. Previous minor repairs and hairline cracks were observed, particularly at balcony edges and surface slabs, but no hazardous conditions currently exist. While structural performance remains stable, routine monitoring and preventive maintenance are recommended. Minor cracks should be sealed to prevent moisture infiltration, particularly in exposed slab edges, walls near openings, and around balcony perimeters.

The following components may require repairs in accordance with updated codes and best practices: inspection and resealing of expansion joints in exterior façades and roof-to-wall connections; restoration of any compromised balcony railings or slab edges; and waterproofing of structural walls where signs of efflorescence or water entry are found.

No signs of overloading or overstress were detected. However, these recommended actions fall within the expected long-term maintenance under the reserve study guidelines.

Useful Life: 30 years approx.

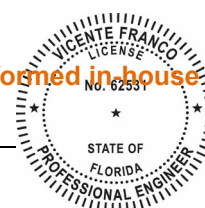
Current Age: 40 years approx.

Remaining Useful Life: 20 years approx.

Replacement Cost: \$ 38,390.06 (based on maintenance for the last four years and according to the current conditions) *

Reserve Cost: \$ 2,303.40

*** The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers.**



Concrete framing system

The concrete structural framing system consists of reinforced concrete walls and a concrete slab system. Concrete walls and beams handle vertical loads, while concrete walls also provide lateral support. Previous repairs were evident, although no rebar corrosion was visible in the structure. No concrete framing member shows signs of overloading, overstress, deterioration, or excessive deflection. However, in accordance with updated codes and best practices, reinforcement or patching of spalling concrete at exposed columns or beams may be required.

Additionally, this may involve repair or replacement of structural components experiencing concrete delamination, reinforcement of cracked columns, beams or slabs and preventive treatment of exposed rebar or areas susceptible to corrosion. These items should be evaluated periodically and funded accordingly to maintain the safety and integrity of the structure over its service life.

Useful Life: 40 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 20 years approx.

Replacement Cost: \$ 13,183.09 (based on maintenance for the last four years and according to the current conditions)*

Reserve Cost: \$ 790.99

*** The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers**

Exterior Nonconcrete Walls

Nonbearing walls of exterior façade are in fair condition, showing signs of wear such as cracks and surface deterioration.

Maintenance is recommended over the next ten years, including localized crack repairs, repainting, resealing of joints and windows, and improvements to waterproofing where needed to prevent moisture intrusion.

Useful Life: 20 years approx.

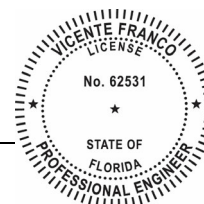
Current Age: 40 years approx.

Remaining Useful Life: 10 years approx.

Replacement Cost: \$ 8,239.43 (based on maintenance for the last four years and according to the current conditions) *

Reserve Cost: \$ 494.37

*** The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers.**



B. Electrical Systems

The system operates with a voltage of 240V with an amperage of 1200A, utilizing a breaker system.

The clearances by metering equipment are good, and there is no evidence of defects for gutter locations and taps and fills.

No defects were observed in the branch circuits. The service & equipment is properly grounded. No defects were observed in the service conduit or raceways.

The general conduits & raceways require repairs; There is rust and corrosion on some conduits. Moreover, there is loose BX conduit exiting concrete slab, the penetrations around these conduits must be patched, the wire and cables have rusted conduits and loose connections for BX exiting the concrete slab.

No defects were observed with swimming pool wiring or mechanical equipment or in wiring to mechanical equipment. Some breakers will need to be replaced during ten-year period.

This section includes AC Elevator, AC Offices, AC GYM, AC others:

A.C Elevators

The air conditioning system for the elevators operates with regular maintenance; however, due to continuous use, periodic replacement is necessary to ensure efficiency and compliance with safety standards.

A.C Offices

Regular maintenance is essential, and replacement will be required overtime to ensure continued efficiency and comfort.

A.C GYM

Regular maintenance is essential, and some units may need complete replacement or upgrade to ensure proper cooling, air quality, and comfort for users.

A.C Others

This covers air conditioning in other common areas, maintaining a pleasant indoor climate. While the system is functional, regular maintenance and scheduled replacements are necessary to ensure long-term performance. In some cases, full system installation may be required.

Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 10 years approx.

Replacement Cost Electrical Systems: \$ 13,892.62 (based on maintenance for the last four years and according to the current conditions and based on changes due to 40 years recertification) *

Reserve Cost Electrical Systems: \$ 833.56



C. Plumbing

This section includes Domestic Water System, Sanitary Systems and Drainage System.

Domestic Water System:

The system consists of a Water connection for cold water. Each unit is provided with a master water valve and a hot water heater shut-off valve. For the hot Water Systems, units utilize their own individual water heaters. This section includes the replacement of the main valves.

Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 15 years approx.

Maintenance Cost Domestic Water System: \$ 4,050.00 43 (based on maintenance for the last four years and according to the current conditions)

Reserve Cost Domestic Water System: \$ 243.00

Sanitary Systems:

The sanitary system is a standard pipe system, waste stack, vent stack and a local stack. Sanitary pipes are provided for all the units. They consist of sanitary risers (stacks) with full size ventilation through the roof. We project two incidents in this building in a ten years period.

The drainage system is included in this item, it is needed to replace the existing ones, ensuring enhanced performance and durability in the hurricane season. This includes the replacement of the isolated catch basing and pipes.

Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 10 years approx.

Maintenance Cost Sanitary Systems: \$ 36,819.20 (based on maintenance for the last four years and according to the current conditions)

Reserve Cost Sanitary Systems: \$ 2,209.15



D. Fireproofing and Fire Protection System

There is a fire alarm system in a dedicated fire command center; logbooks are up to date and provided in the electric panel room. The fire protection system utilizes a sprinklered system. There are fire alarm pull boxes, fire notification system and emergency lighting. Exit lights, emergency lights are building egress illumination is present and operable. Egress illumination is also present and operable in the parking garage. Some smoke detectors are covered due to ongoing masonry work causing dust to trigger alarms.

Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 10 Years

Replacement Cost Fireproofing: \$ 1,030.96 (based on maintenance for the last four years and according to the current conditions) *

Reserve Cost Fireproofing: \$ 61.86

E. Painting

The paint is in overall fair condition; however, it is nearing the end of its service life and requires maintenance. Peeling paint was observed around windows on balconies, indicating the need for a new coating to preserve the building's exterior. Additionally, maintenance is required for some window caulking areas to prevent water infiltration. All services area of condominium are included.

Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 5 years approx.

Maintenance Cost Painting: \$ 87,870.08 (\$1.63 x 1.35 x 39,931.87 SF approx)*

Reserve Cost Painting: \$ 5,272.20

*** The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers**

F. Exterior Doors

The installed doors are aluminum fixed and are in fair condition. Emergency metal doors are installed for stairs and mechanical rooms with metal frames. All doors are in fair condition.

Useful Life: 20 years approx.

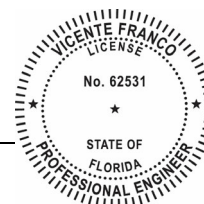
Current Age: 40 years approx.

Remaining Useful Life: 10 years approx.

Replacement Cost Exterior Doors: \$ 3,092.88 (based on maintenance for the last four years and according to the current conditions) *

Reserve Cost Exterior Doors: \$185.57

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



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.

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 conditions, 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.

For the benefit of the association, the reserve funding breakdown is tabulated into quarterly and monthly values:

Element	10 Yr Reserve	Annual Reserve	Quarterly Reserve	Monthly Reserve
Main Structure *	\$ 71,252.94	\$ 7,125.29	\$ 2,375.10	\$ 593.77
Roof *	\$ 7,851.61	\$ 785.16	\$ 261.72	\$ 65.43
Present condition of overall structure *	\$ 40,693.46	\$ 4,069.35	\$ 1,356.45	\$ 339.11
Concrete framing system *	\$ 13,974.07	\$ 1,397.41	\$ 465.80	\$ 116.45
Exterior Nonconcrete Walls *	\$ 8,733.80	\$ 873.38	\$ 291.13	\$ 72.78
Electrical Systems	\$ 14,726.18	\$ 1,472.62	\$ 490.87	\$ 122.72
Domestic Water System	\$ 4,293.00	\$ 429.30	\$ 143.10	\$ 35.78
Sanitary System	\$ 39,028.35	\$ 3,902.83	\$ 1,300.94	\$ 325.24
Fireproofing and Fire Protection	\$ 1,092.82	\$ 109.28	\$ 36.43	\$ 9.11
Painting *	\$ 93,142.28	\$ 9,314.23	\$ 3,104.74	\$ 776.19
Exterior Doors *	\$ 3,278.45	\$ 327.85	\$ 109.28	\$ 27.32
Total	\$ 226,814.02	\$ 22,681.40	\$ 7,560.47	\$ 1,890.12

* The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers



EXHIBIT A

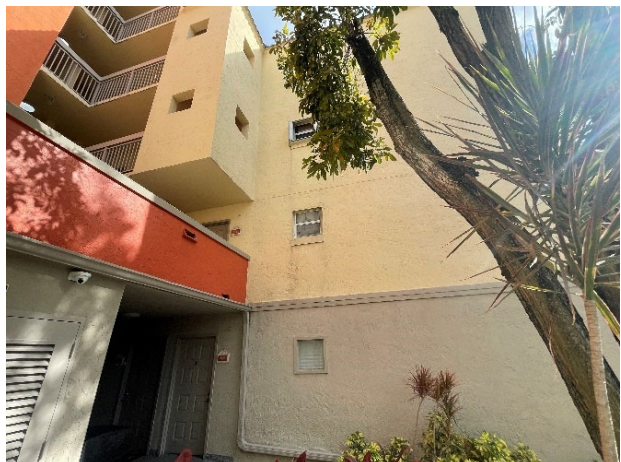
A. Main Structure

Roof



The roof consists of reinforced concrete slabs in fair condition. The roof membrane is a built-up roof system with a granular surface modified bitumen cap sheet. The roofs are currently undergoing repair which are expected to be completed prior to December 21, 2025, reserve funds will be used to carry out the necessary maintenance and repair work during the ten-year period.

Exterior Nonconcrete Walls



Minor wear such as small cracks were found at nonbearing walls. Maintenance is recommended over the next ten years, including localized repairs, repainting, sealing, and addressing any waterproofing issues to prevent further deterioration and maintain their functionality and appearance.



A. Electrical Systems



No defects were observed with swimming pool wiring or mechanical equipment or in wiring to mechanical equipment. There was no exposed wiring observed in open parking garage areas. Some breakers will need to be replaced during the ten-year period.

B. Plumbing

Sanitary System:



They consist of sanitary risers (stacks) with full size ventilation through the roof. We project two incidents for this building in a ten years period.



Drainage System



A new drainage is needed to replace the existing ones, ensuring enhanced performance and durability. This section includes the replacement of the isolated catch basing and pipes.

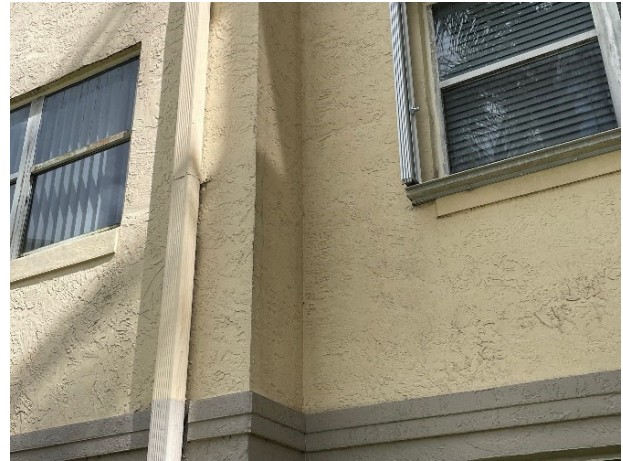
C. Fireproofing and Fire Protection System



There is a fire alarm system in a dedicate fire command center; logbooks are up to date and provided in the electric panel room. The fire protection system utilizes a sprinklered system. There are fire alarm pull boxes, fire notification system and emergency lighting. Exit lights, emergency lights are building egress illumination is present and operable.



D. Painting



The paint is in overall fair condition; however, it is nearing the end of its service life and requires maintenance. Peeling paint was observed around windows on balconies, indicating the need for a new coating to preserve the building's exterior. Additionally, maintenance is required for some window caulking areas to prevent water infiltration. Budgeting for repainting is necessary to maintain aesthetic and protective functions.

E. Exterior Doors



All doors are in fair condition, only regular maintenance.



Report date 09/09/2025

Executive Summary – September 2025

JOB: Structural Integrity Reserve Study (SIRS)
ADDRESS: 8225 LAKE DRIVE, CITY OF DORAL

FOLIO: 35-3022-028-0001

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, for this building.

Inspections commenced on August Nineteen, 2024, subsequently on May Fifteen, 2025 ENG Vicente Franco and his team meet with the Manager, General Manager, Maintenance Manager and Maintenance Supervisor 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.

It is important to note that the collection of funds will commence on January 1st, 2026.

INSPECTION MADE BY
Vicente Franco P.E

INSPECTIONS
COMMENCED DATE:
08/19/2024

INSPECTIONS COMPLETED
DATE 03/15/2025

**Vicente
Franco** Digitally signed
by Vicente Franco
Date: 2025.10.01
20:35:32 -04'00'

SIGNATURE
PRINT NAME , PE

TITLE

ADDRESS: 8690 NW 109
CT, Doral, FL 33178



Table of Contents:

I. Purpose and Limitation	1
II. Building Description	2
III. Condition and Replacement Costs of F.S. Section 718.112 Items	3
A. Main Structure	4
B. Electrical Systems.....	6
C. Plumbing	7
D. Fireproofing and Fire Protection System	8
E. Painting	8
F. Exterior Doors	8
IV. Conclusions and Recommendations	9



I. Purpose and Limitations

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

The site inspections for this report commenced on August 19th, 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.

Electrical deficiencies recommended corrective actions and they were identified and corrected as indicated in the Recertification Report

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.

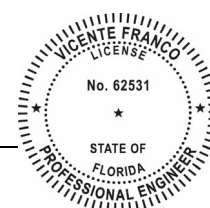
This report was performed utilizing methods and procedures consistent with established commercial practice, in conformance with industry standards. The information within represents our engineer's findings and conclusions, which were compiled from visual observations, written, graphic or verbal information 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.

Eng. Vicente Franco is an independent consultant 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
- Lead
- Wood-Destroying Organism



II. Building 8225 Lake Drive “Description “

The Residential structure consists of a Five-story building with reinforced concrete walls and concrete slab system. Concrete walls and beams handle vertical loads, while concrete walls provide additional lateral support.

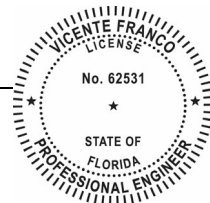
There are 37 individual units, and floor range in size from 6,380 SF- 9,324.62 SF. The age of the structure is over 30 years.

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

Building #	Floor	Number of units		Current Use	Square Footage
8225 Lake Drive	1	1 BR	6 Units	Residential	8,857.21
		2 BR	2 Units		
	2	1 BR	6 Units	Residential	8,537.38
		2 BR	2 Units		
	3	1 BR	6 Units	Residential	8,537.38
		2 BR	2 Units		
	4	1 BR	5 Units	Residential	7,622.47
		2 BR	2 Units		
	5	1 BR	4 Units	Residential	6,798.43
		2 BR	2 Units		
Roof			Roof	6,380.00	
Total Habitable area					35,552.92
Total Residential Area					40,352.87

*** The parking area has an approximate surface of 9,324.62 SF.**

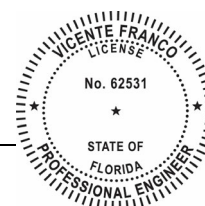
The Property is located in City of Doral, and constitutes a single Condominium, with a Building Code Occupancy Classification: 03 - Multi-family - 10 units or more. The present use is Multi Family Residence.



III. 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.
5. This study should be reviewed on a yearly basis to compare the projected reserve cost to the actual executed.
6. The useful life and the replacement cost are based on the last four years of maintenance and the current conditions of each building.
7. All roof waterproofing work is expected to be completed by the administration prior to December 31, 2025.



A. Main Structure

This section includes the Roof, Present condition of overall structure, Concrete Framing System and Exterior Nonconcrete Walls of the first through five floors.

Roof

The roof consists of reinforced concrete slabs in fair condition. The roof membrane is a built-up roof system with a granular surface modified bitumen cap sheet. The roofs are currently undergoing repair which are expected to be completed prior to December 21, 2025, reserve funds will be used to carry out the necessary maintenance and repair work during the ten-year period.

Roof drains, scuppers on all balconies, gutters, and leaders discharge into trench drains. The drainage system is in fair condition; some corrosion was found but no repairs are currently needed. There are no roof framing members with obvious overloading, overstress, deterioration, or excessive deflection observed. Surface conditions are overall fair to poor conditions. Previous repairs were observed, and hairline cracks were noted on the roof.

Useful Life: 10 years approx.

Current Age: 10 years approx.

Remaining Useful Life: 10 years approx.

Replacement Cost: \$ 7,407.18 (\$ 0.86 x 1.35 x 6380 SF) *

Reserve Cost: \$ 444.43

*** The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers**

Present condition of overall structure

No bulging, settlement, deflection, expansion, or contraction has been observed in the structural elements of the building. No portion of the structure shows signs of distress or imminent failure. Previous minor repairs and hairline cracks were observed, particularly at balcony edges and surface slabs, but no hazardous conditions currently exist. While structural performance remains stable, routine monitoring and preventive maintenance are recommended. Minor cracks should be sealed to prevent moisture infiltration, particularly in exposed slab edges, walls near openings, and around balcony perimeters.

The following components may require repairs in accordance with updated codes and best practices: inspection and resealing of expansion joints in exterior façades and roof-to-wall connections; restoration of any compromised balcony railings or slab edges; and waterproofing of structural walls where signs of efflorescence or water entry are found.

No signs of overloading or overstress were detected. However, these recommended actions fall within the expected long-term maintenance under the reserve study guidelines.

Useful Life: 30 years approx.

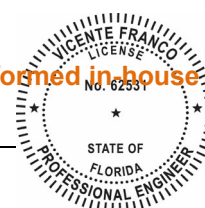
Current Age: 40 years approx.

Remaining Useful Life: 20 years approx.

Replacement Cost: \$ 38,390.06 (based on maintenance for the last four years and according to the current conditions) *

Reserve Cost: \$ 2,303.40

*** The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers.**



Concrete framing system

The concrete structural framing system consists of reinforced concrete walls and a concrete slab system. Concrete walls and beams handle vertical loads, while concrete walls also provide lateral support. Previous repairs were evident, although no rebar corrosion was visible in the structure. No concrete framing member shows signs of overloading, overstress, deterioration, or excessive deflection. However, in accordance with updated codes and best practices, reinforcement or patching of spalling concrete at exposed columns or beams may be required.

Additionally, this may involve repair or replacement of structural components experiencing concrete delamination, reinforcement of cracked columns, beams or slabs and preventive treatment of exposed rebar or areas susceptible to corrosion. These items should be evaluated periodically and funded accordingly to maintain the safety and integrity of the structure over its service life.

Useful Life: 40 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 20 years approx.

Replacement Cost: \$ 13,183.09 (based on maintenance for the last four years and according to the current conditions)*

Reserve Cost: \$ 790.99

*** The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers**

Exterior Nonconcrete Walls

Nonbearing walls of exterior façade are in fair condition, showing signs of wear such as cracks and surface deterioration.

Maintenance is recommended over the next ten years, including localized crack repairs, repainting, resealing of joints and windows, and improvements to waterproofing where needed to prevent moisture intrusion.

Useful Life: 20 years approx.

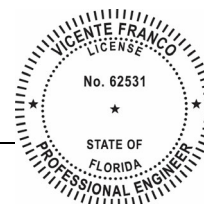
Current Age: 40 years approx.

Remaining Useful Life: 10 years approx.

Replacement Cost: \$ 8,239.43 (based on maintenance for the last four years and according to the current conditions) *

Reserve Cost: \$ 494.37

*** The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers.**



B. Electrical Systems

The system operates with a voltage of 240V with an amperage of 1200A, utilizing a breaker system.

The clearances by metering equipment are good, and there is no evidence of defects for gutter locations and taps and fills.

No defects were observed in the branch circuits. The service & equipment is properly grounded. No defects were observed in the service conduit or raceways.

The general conduits & raceways require repairs; There is rust and corrosion on some conduits. Moreover, there is loose BX conduit exiting concrete slab, the penetrations around these conduits must be patched, the wire and cables have rusted conduits and loose connections for BX exiting the concrete slab.

No defects were observed with swimming pool wiring or mechanical equipment or in wiring to mechanical equipment. Some breakers will need to be replaced during ten-year period.

This section includes AC Elevator, AC Offices, AC GYM, AC others:

A.C Elevators

The air conditioning system for the elevators operates with regular maintenance; however, due to continuous use, periodic replacement is necessary to ensure efficiency and compliance with safety standards.

A.C Offices

Regular maintenance is essential, and replacement will be required overtime to ensure continued efficiency and comfort.

A.C GYM

Regular maintenance is essential, and some units may need complete replacement or upgrade to ensure proper cooling, air quality, and comfort for users.

A.C Others

This covers air conditioning in other common areas, maintaining a pleasant indoor climate. While the system is functional, regular maintenance and scheduled replacements are necessary to ensure long-term performance. In some cases, full system installation may be required.

Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 10 years approx.

Replacement Cost Electrical Systems: \$ 13,892.62 (based on maintenance for the last four years and according to the current conditions and based on changes due to 40 years recertification) *

Reserve Cost Electrical Systems: \$ 833.56



C. Plumbing

This section includes Domestic Water System, Sanitary Systems and Drainage System.

Domestic Water System:

The system consists of a Water connection for cold water. Each unit is provided with a master water valve and a hot water heater shut-off valve. For the hot Water Systems, units utilize their own individual water heaters. This section includes the replacement of the main valves.

Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 15 years approx.

Maintenance Cost Domestic Water System: \$ 4,050.00 43 (based on maintenance for the last four years and according to the current conditions)

Reserve Cost Domestic Water System: \$ 243.00

Sanitary Systems:

The sanitary system is a standard pipe system, waste stack, vent stack and a local stack. Sanitary pipes are provided for all the units. They consist of sanitary risers (stacks) with full size ventilation through the roof. We project two incidents in this building in a ten years period.

The drainage system is included in this item, it is needed to replace the existing ones, ensuring enhanced performance and durability in the hurricane season. This includes the replacement of the isolated catch basing and pipes.

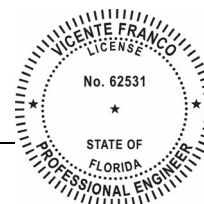
Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 10 years approx.

Maintenance Cost Sanitary Systems: \$ 36,819.20 (based on maintenance for the last four years and according to the current conditions)

Reserve Cost Sanitary Systems: \$ 2,209.15



D. Fireproofing and Fire Protection System

There is a fire alarm system in a dedicated fire command center; logbooks are up to date and provided in the electric panel room. The fire protection system utilizes a sprinklered system. There are fire alarm pull boxes, fire notification system and emergency lighting. Exit lights, emergency lights are building egress illumination is present and operable. Egress illumination is also present and operable in the parking garage. Some smoke detectors are covered due to ongoing masonry work causing dust to trigger alarms.

Useful Life: 20 years approx.

Current Age: 40 yeas approx.

Remaining Useful Life: 10 Years

Replacement Cost Fireproofing: \$ 1,030.96 (based on maintenance for the last four years and according to the current conditions) *

Reserve Cost Fireproofing: \$ 61.86

E. Painting

The paint is in overall fair condition; however, it is nearing the end of its service life and requires maintenance. Peeling paint was observed around windows on balconies, indicating the need for a new coating to preserve the building's exterior. Additionally, maintenance is required for some window caulking areas to prevent water infiltration. All services area of condominium are included.

Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 5 years approx.

Maintenance Cost Painting: \$ 87,870.08 (\$1.63 x 1.35 x 39,931.87 SF approx)*

Reserve Cost Painting: \$ 5,272.20

*** The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers**

F. Exterior Doors

The installed doors are aluminum fixed and are in fair condition. Emergency metal doors are installed for stairs and mechanical rooms with metal frames. All doors are in fair condition.

Useful Life: 20 years approx.

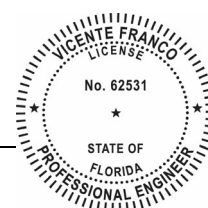
Current Age: 40 years approx.

Remaining Useful Life: 10 years approx.

Replacement Cost Exterior Doors: \$ 3,092.88 (based on maintenance for the last four years and according to the current conditions)*

Reserve Cost Exterior Doors: \$185.57

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



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.

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 conditions, 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.

For the benefit of the association, the reserve funding breakdown is tabulated into quarterly and monthly values:

Element	10 Yr Reserve	Annual Reserve	Quarterly Reserve	Monthly Reserve
Main Structure *	\$ 71,252.94	\$ 7,125.29	\$ 2,375.10	\$ 593.77
Roof *	\$ 7,851.61	\$ 785.16	\$ 261.72	\$ 65.43
Present condition of overall structure *	\$ 40,693.46	\$ 4,069.35	\$ 1,356.45	\$ 339.11
Concrete framing system *	\$ 13,974.07	\$ 1,397.41	\$ 465.80	\$ 116.45
Exterior Nonconcrete Walls *	\$ 8,733.80	\$ 873.38	\$ 291.13	\$ 72.78
Electrical Systems	\$ 14,726.18	\$ 1,472.62	\$ 490.87	\$ 122.72
Domestic Water System	\$ 4,293.00	\$ 429.30	\$ 143.10	\$ 35.78
Sanitary System	\$ 39,028.35	\$ 3,902.83	\$ 1,300.94	\$ 325.24
Fireproofing and Fire Protection	\$ 1,092.82	\$ 109.28	\$ 36.43	\$ 9.11
Painting *	\$ 93,142.28	\$ 9,314.23	\$ 3,104.74	\$ 776.19
Exterior Doors *	\$ 3,278.45	\$ 327.85	\$ 109.28	\$ 27.32
Total	\$ 226,814.02	\$ 22,681.40	\$ 7,560.47	\$ 1,890.12

* The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers



EXHIBIT A

A. Main Structure

Roof

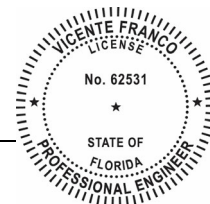


The roof consists of reinforced concrete slabs in fair condition. The roof membrane is a built-up roof system with a granular surface modified bitumen cap sheet. The roofs are currently undergoing repair which are expected to be completed prior to December 21, 2025, reserve funds will be used to carry out the necessary maintenance and repair work during the ten-year period.

Exterior Nonconcrete Walls



Minor wear such as small cracks were found at nonbearing walls. Maintenance is recommended over the next ten years, including localized repairs, repainting, sealing, and addressing any waterproofing issues to prevent further deterioration and maintain their functionality and appearance.



A. Electrical Systems



No defects were observed with swimming pool wiring or mechanical equipment or in wiring to mechanical equipment. There was no exposed wiring observed in open parking garage areas. Some breakers will need to be replaced during the ten-year period.

B. Plumbing

Sanitary System:



They consist of sanitary risers (stacks) with full size ventilation through the roof. We project two incidents for this building in a ten years period.

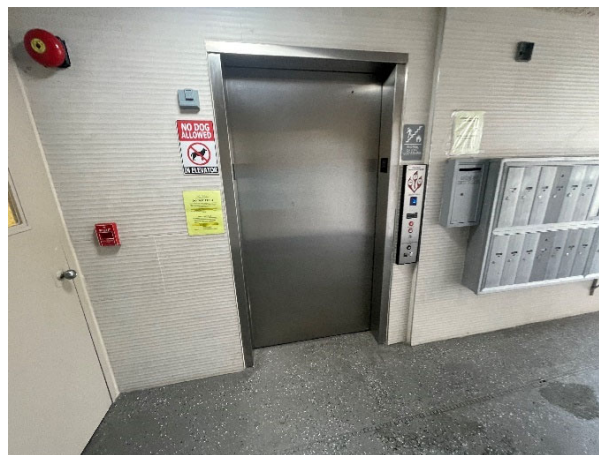


Drainage System



A new drainage is needed to replace the existing ones, ensuring enhanced performance and durability. This section includes the replacement of the isolated catch basing and pipes.

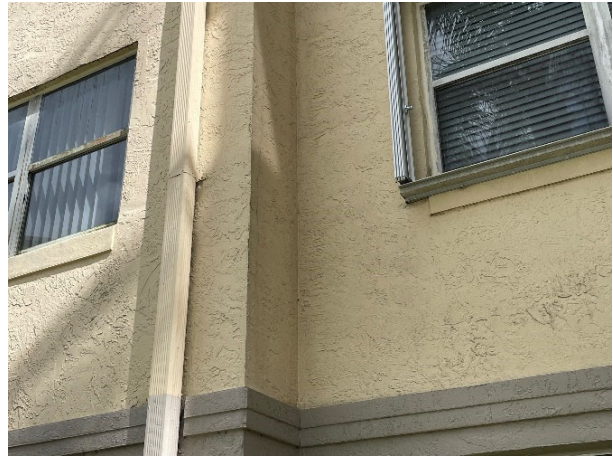
C. Fireproofing and Fire Protection System



There is a fire alarm system in a dedicate fire command center; logbooks are up to date and provided in the electric panel room. The fire protection system utilizes a sprinklered system. There are fire alarm pull boxes, fire notification system and emergency lighting. Exit lights, emergency lights are building egress illumination is present and operable.



D. Painting

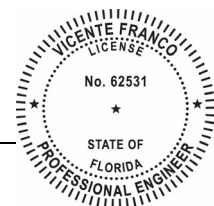


The paint is in overall fair condition; however, it is nearing the end of its service life and requires maintenance. Peeling paint was observed around windows on balconies, indicating the need for a new coating to preserve the building's exterior. Additionally, maintenance is required for some window caulking areas to prevent water infiltration. Budgeting for repainting is necessary to maintain aesthetic and protective functions.

E. Exterior Doors



All doors are in fair condition, only regular maintenance.



Report date 09/09/2025

Executive Summary – September 2025

JOB: Structural Integrity Reserve Study (SIRS)
ADDRESS: 8235 LAKE DRIVE, CITY OF DORAL

FOLIO: 35-3022-028-0001

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, for this building.

Inspections commenced on August Thirty-one, 2024, subsequently on May Fifteen, 2025 ENG Vicente Franco and his team meet with the Manager, General Manager, Maintenance Manager and Maintenance Supervisor 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.

It is important to note that the collection of funds will commence on January 1st, 2026.

INSPECTION MADE BY
Vicente Franco P.E

INSPECTIONS
COMMENCED DATE:
08/31/2024

INSPECTIONS COMPLETED
DATE 03/15/2025

Vicente Franco Digitally signed by
Vicente Franco
Date: 2025.10.01
20:36:40 -04'00'

SIGNATURE
PRINT NAME , PE

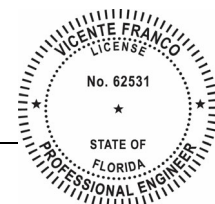
TITLE

ADDRESS: 8690 NW 109
CT, Doral, FL 33178



Table of Contents:

I. Purpose and Limitation	1
II. Building Description	2
III. Condition and Replacement Costs of F.S. Section 718.112 Items	3
A. Main Structure	4
B. Electrical Systems.....	6
C. Plumbing	7
D. Fireproofing and Fire Protection System	8
E. Painting	8
F. Exterior Doors	8
IV. Conclusions and Recommendations	9



I. Purpose and Limitations

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

The site inspections for this report commenced on August 31th, 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.

Electrical deficiencies recommended corrective actions and they were identified and corrected as indicated in the Recertification Report

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.

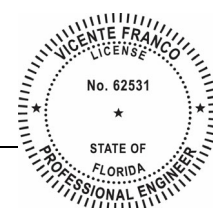
This report was performed utilizing methods and procedures consistent with established commercial practice, in conformance with industry standards. The information within represents our engineer's findings and conclusions, which were compiled from visual observations, written, graphic or verbal information 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.

Eng. Vicente Franco is an independent consultant 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
- Lead
- Wood-Destroying Organism



II. Building 8235 Lake Drive “Description “

The Residential structure consists of a Five-story building with reinforced concrete walls and concrete slab system. Concrete walls and beams handle vertical loads, while concrete walls provide additional lateral support.

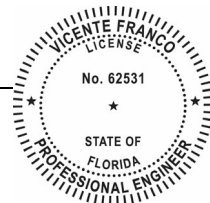
There are 37 individual units, and floor range in size from 6,380 SF- 21,192.46 SF. The age of the structure is over 30 years.

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

Building #	Floor	Number of units		Current Use	Square Footage
8235 Lake Drive	1	1 BR	6 Units	Residential	8,857.21
		2 BR	2 Units		
	2	1 BR	6 Units	Residential	8,537.38
		2 BR	2 Units		
	3	1 BR	6 Units	Residential	8,537.38
		2 BR	2 Units		
	4	1 BR	5 Units	Residential	7,622.47
		2 BR	2 Units		
	5	1 BR	4 Units	Residential	6,798.43
		2 BR	2 Units		
Roof			Roof	6,380.00	
Total Habitable area					35,552.92
Total Residential Area					40,352.87

*** The parking area has an approximate surface of 21,192.46 SF.**

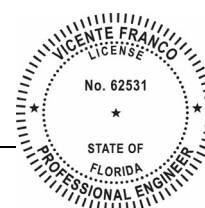
The Property is located in City of Doral, and constitutes a single Condominium, with a Building Code Occupancy Classification: 03 - Multi-family - 10 units or more. The present use is Multi Family Residence.



III. 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.
5. This study should be reviewed on a yearly basis to compare the projected reserve cost to the actual executed.
6. The useful life and the replacement cost are based on the last four years of maintenance and the current conditions of each building.
7. All roof waterproofing work is expected to be completed by the administration prior to December 31, 2025.



A. Main Structure

This section includes the Roof, Present condition of overall structure, Concrete Framing System and Exterior Nonconcrete Walls of the first through five floors.

Roof

The roof consists of reinforced concrete slabs in fair condition. The roof membrane is a built-up roof system with a granular surface modified bitumen cap sheet. The roofs are currently undergoing repair which are expected to be completed prior to December 21, 2025, reserve funds will be used to carry out the necessary maintenance and repair work during the ten-year period.

Roof drains, scuppers on all balconies, gutters, and leaders discharge into trench drains. The drainage system is in fair condition; some corrosion was found but no repairs are currently needed. There are no roof framing members with obvious overloading, overstress, deterioration, or excessive deflection observed. Surface conditions are overall fair to poor conditions. Previous repairs were observed, and hairline cracks were noted on the roof.

Useful Life: 10 years approx.

Current Age: 10 years approx.

Remaining Useful Life: 10 years approx.

Replacement Cost: \$ 7,407.18 (\$ 0.86 x 1.35 x 6380 SF) *

Reserve Cost: \$ 444.43

*** The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers**

Present condition of overall structure

No bulging, settlement, deflection, expansion, or contraction has been observed in the structural elements of the building. No portion of the structure shows signs of distress or imminent failure. Previous minor repairs and hairline cracks were observed, particularly at balcony edges and surface slabs, but no hazardous conditions currently exist. While structural performance remains stable, routine monitoring and preventive maintenance are recommended. Minor cracks should be sealed to prevent moisture infiltration, particularly in exposed slab edges, walls near openings, and around balcony perimeters.

The following components may require repairs in accordance with updated codes and best practices: inspection and resealing of expansion joints in exterior façades and roof-to-wall connections; restoration of any compromised balcony railings or slab edges; and waterproofing of structural walls where signs of efflorescence or water entry are found.

No signs of overloading or overstress were detected. However, these recommended actions fall within the expected long-term maintenance under the reserve study guidelines.

Useful Life: 30 years approx.

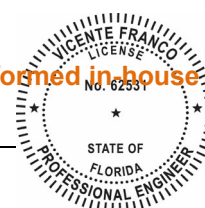
Current Age: 40 years approx.

Remaining Useful Life: 20 years approx.

Replacement Cost: \$ 38,390.06 (based on maintenance for the last four years and according to the current conditions) *

Reserve Cost: \$ 2,303.40

*** The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers.**



Concrete framing system

The concrete structural framing system consists of reinforced concrete walls and a concrete slab system. Concrete walls and beams handle vertical loads, while concrete walls also provide lateral support. Previous repairs were evident, although no rebar corrosion was visible in the structure. No concrete framing member shows signs of overloading, overstress, deterioration, or excessive deflection. However, in accordance with updated codes and best practices, reinforcement or patching of spalling concrete at exposed columns or beams may be required.

Additionally, this may involve repair or replacement of structural components experiencing concrete delamination, reinforcement of cracked columns, beams or slabs and preventive treatment of exposed rebar or areas susceptible to corrosion. These items should be evaluated periodically and funded accordingly to maintain the safety and integrity of the structure over its service life.

Useful Life: 40 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 20 years approx.

Replacement Cost: \$ 13,183.09 (based on maintenance for the last four years and according to the current conditions)*

Reserve Cost: \$ 790.99

*** The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers**

Exterior Nonconcrete Walls

Nonbearing walls of exterior façade are in fair condition, showing signs of wear such as cracks and surface deterioration.

Maintenance is recommended over the next ten years, including localized crack repairs, repainting, resealing of joints and windows, and improvements to waterproofing where needed to prevent moisture intrusion.

Useful Life: 20 years approx.

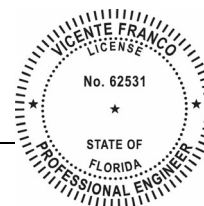
Current Age: 40 years approx.

Remaining Useful Life: 10 years approx.

Replacement Cost: \$ 8,239.43 (based on maintenance for the last four years and according to the current conditions) *

Reserve Cost: \$ 494.37

*** The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers.**



B. Electrical Systems

The system operates with a voltage of 240V with an amperage of 1200A, utilizing a breaker system.

The clearances by metering equipment are good, and there is no evidence of defects for gutter locations and taps and fills.

No defects were observed in the branch circuits. The service & equipment is properly grounded. No defects were observed in the service conduit or raceways.

The general conduits & raceways require repairs; There is rust and corrosion on some conduits. Moreover, there is loose BX conduit exiting concrete slab, the penetrations around these conduits must be patched, the wire and cables have rusted conduits and loose connections for BX exiting the concrete slab.

No defects were observed with swimming pool wiring or mechanical equipment or in wiring to mechanical equipment. Some breakers will need to be replaced during ten-year period.

This section includes AC Elevator, AC Offices, AC GYM, AC others:

A.C Elevators

The air conditioning system for the elevators operates with regular maintenance; however, due to continuous use, periodic replacement is necessary to ensure efficiency and compliance with safety standards.

A.C Offices

Regular maintenance is essential, and replacement will be required overtime to ensure continued efficiency and comfort.

A.C GYM

Regular maintenance is essential, and some units may need complete replacement or upgrade to ensure proper cooling, air quality, and comfort for users.

A.C Others

This covers air conditioning in other common areas, maintaining a pleasant indoor climate. While the system is functional, regular maintenance and scheduled replacements are necessary to ensure long-term performance. In some cases, full system installation may be required.

Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 10 years approx.

Replacement Cost Electrical Systems: \$ 13,892.62 (based on maintenance for the last four years and according to the current conditions and based on changes due to 40 years recertification) *

Reserve Cost Electrical Systems: \$ 833.56



C. Plumbing

This section includes Domestic Water System, Sanitary Systems and Drainage System.

Domestic Water System:

The system consists of a Water connection for cold water. Each unit is provided with a master water valve and a hot water heater shut-off valve. For the hot Water Systems, units utilize their own individual water heaters. This section includes the replacement of the main valves.

Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 15 years approx.

Maintenance Cost Domestic Water System: \$ 4,050.00 43 (based on maintenance for the last four years and according to the current conditions)

Reserve Cost Domestic Water System: \$ 243.00

Sanitary Systems:

The sanitary system is a standard pipe system, waste stack, vent stack and a local stack. Sanitary pipes are provided for all the units. They consist of sanitary risers (stacks) with full size ventilation through the roof. We project two incidents in this building in a ten years period.

The drainage system is included in this item, it is needed to replace the existing ones, ensuring enhanced performance and durability in the hurricane season. This includes the replacement of the isolated catch basing and pipes.

Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 10 years approx.

Maintenance Cost Sanitary Systems: \$ 36,819.20 (based on maintenance for the last four years and according to the current conditions)

Reserve Cost Sanitary Systems: \$ 2,209.15



D. Fireproofing and Fire Protection System

There is a fire alarm system in a dedicated fire command center; logbooks are up to date and provided in the electric panel room. The fire protection system utilizes a sprinklered system. There are fire alarm pull boxes, fire notification system and emergency lighting. Exit lights, emergency lights are building egress illumination is present and operable. Egress illumination is also present and operable in the parking garage. Some smoke detectors are covered due to ongoing masonry work causing dust to trigger alarms.

Useful Life: 20 years approx.

Current Age: 40 yeas approx.

Remaining Useful Life: 10 Years

Replacement Cost Fireproofing: \$ 1,030.96 (based on maintenance for the last four years and according to the current conditions) *

Reserve Cost Fireproofing: \$ 61.86

E. Painting

The paint is in overall fair condition; however, it is nearing the end of its service life and requires maintenance. Peeling paint was observed around windows on balconies, indicating the need for a new coating to preserve the building's exterior. Additionally, maintenance is required for some window caulking areas to prevent water infiltration. All services area of condominium are included.

Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 5 years approx.

Maintenance Cost Painting: \$ 87,870.08 (\$1.63 x 1.35 x 39,931.87 SF approx)*

Reserve Cost Painting: \$ 5,272.20

*** The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers**

F. Exterior Doors

The installed doors are aluminum fixed and are in fair condition. Emergency metal doors are installed for stairs and mechanical rooms with metal frames. All doors are in fair condition.

Useful Life: 20 years approx.

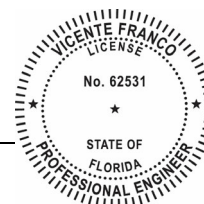
Current Age: 40 years approx.

Remaining Useful Life: 10 years approx.

Replacement Cost Exterior Doors: \$ 3,092.88 (based on maintenance for the last four years and according to the current conditions)*

Reserve Cost Exterior Doors: \$185.57

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



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.

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 conditions, 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.

For the benefit of the association, the reserve funding breakdown is tabulated into quarterly and monthly values:

Element	10 Yr Reserve	Annual Reserve	Quarterly Reserve	Monthly Reserve
Main Structure *	\$ 71,252.94	\$ 7,125.29	\$ 2,375.10	\$ 593.77
Roof *	\$ 7,851.61	\$ 785.16	\$ 261.72	\$ 65.43
Present condition of overall structure *	\$ 40,693.46	\$ 4,069.35	\$ 1,356.45	\$ 339.11
Concrete framing system *	\$ 13,974.07	\$ 1,397.41	\$ 465.80	\$ 116.45
Exterior Nonconcrete Walls *	\$ 8,733.80	\$ 873.38	\$ 291.13	\$ 72.78
Electrical Systems	\$ 14,726.18	\$ 1,472.62	\$ 490.87	\$ 122.72
Domestic Water System	\$ 4,293.00	\$ 429.30	\$ 143.10	\$ 35.78
Sanitary System	\$ 39,028.35	\$ 3,902.83	\$ 1,300.94	\$ 325.24
Fireproofing and Fire Protection	\$ 1,092.82	\$ 109.28	\$ 36.43	\$ 9.11
Painting *	\$ 93,142.28	\$ 9,314.23	\$ 3,104.74	\$ 776.19
Exterior Doors *	\$ 3,278.45	\$ 327.85	\$ 109.28	\$ 27.32
Total	\$ 226,814.02	\$ 22,681.40	\$ 7,560.47	\$ 1,890.12

* The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers

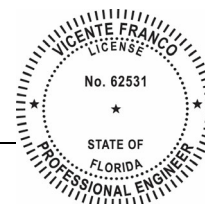


EXHIBIT A

A. Main Structure

Roof

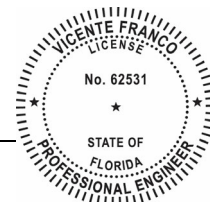


The roof consists of reinforced concrete slabs in fair condition. The roof membrane is a built-up roof system with a granular surface modified bitumen cap sheet. The roofs are currently undergoing repair which are expected to be completed prior to December 21, 2025, reserve funds will be used to carry out the necessary maintenance and repair work during the ten-year period.

Exterior Nonconcrete Walls



Minor wear such as small cracks were found at nonbearing walls. Maintenance is recommended over the next ten years, including localized repairs, repainting, sealing, and addressing any waterproofing issues to prevent further deterioration and maintain their functionality and appearance.



A. Electrical Systems



No defects were observed with swimming pool wiring or mechanical equipment or in wiring to mechanical equipment. There was no exposed wiring observed in open parking garage areas. Some breakers will need to be replaced during the ten-year period.

B. Plumbing

Sanitary System:



They consist of sanitary risers (stacks) with full size ventilation through the roof. We project two incidents for this building in a ten years period.

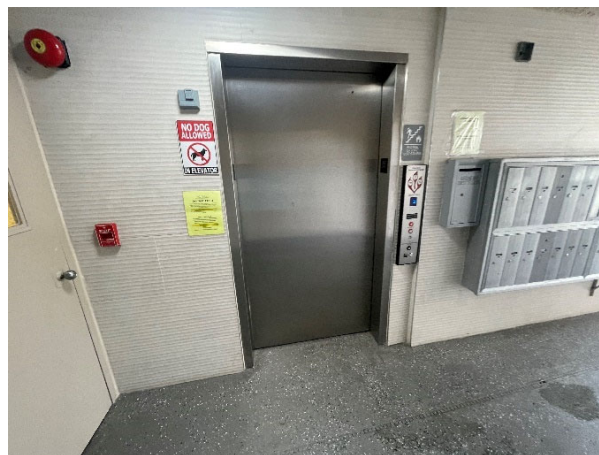


Drainage System



A new drainage is needed to replace the existing ones, ensuring enhanced performance and durability. This section includes the replacement of the isolated catch basing and pipes.

C. Fireproofing and Fire Protection System



There is a fire alarm system in a dedicated fire command center; logbooks are up to date and provided in the electric panel room. The fire protection system utilizes a sprinklered system. There are fire alarm pull boxes, fire notification system and emergency lighting. Exit lights, emergency lights are building egress illumination is present and operable.



D. Painting



The paint is in overall fair condition; however, it is nearing the end of its service life and requires maintenance. Peeling paint was observed around windows on balconies, indicating the need for a new coating to preserve the building's exterior. Additionally, maintenance is required for some window caulking areas to prevent water infiltration. Budgeting for repainting is necessary to maintain aesthetic and protective functions.

E. Exterior Doors



All doors are in fair condition, only regular maintenance.



Report date 09/09/2025

Executive Summary – September 2025

JOB: Structural Integrity Reserve Study (SIRS)
ADDRESS: 8245 LAKE DRIVE, CITY OF DORAL

FOLIO: 35-3022-028-0001

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, for this building.

Inspections commenced on August Nineteen, 2024, subsequently on May Fifteen, 2025 ENG Vicente Franco and his team meet with the Manager, General Manager, Maintenance Manager and Maintenance Supervisor 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.

It is important to note that the collection of funds will commence on January 1st, 2026.

INSPECTION MADE BY
Vicente Franco P.E

INSPECTIONS
COMMENCED DATE:
08/19/2024

INSPECTIONS COMPLETED
DATE 03/15/2025

**Vicente
Franco** Digitally signed
by Vicente Franco
Date: 2025.10.01
20:37:51 -04'00'

SIGNATURE
PRINT NAME , PE

TITLE

ADDRESS: 8690 NW 109
CT, Doral, FL 33178



Table of Contents:

I. Purpose and Limitation	1
II. Building Description	2
III. Condition and Replacement Costs of F.S. Section 718.112 Items	3
A. Main Structure	4
B. Electrical Systems.....	6
C. Plumbing	7
D. Fireproofing and Fire Protection System	8
E. Painting	8
F. Exterior Doors	8
IV. Conclusions and Recommendations	9



I. Purpose and Limitations

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

The site inspections for this report commenced on August 19th 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.

Electrical deficiencies recommended corrective actions and they were identified and corrected as indicated in the Recertification Report

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.

Eng. Vicente Franco is an independent consultant 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
- Lead
- Wood-Destroying Organism



II. Building 8245 Lake Drive “Description “

The Residential structure consists of a Five-story building with reinforced concrete walls and concrete slab system. Concrete walls and beams handle vertical loads, while concrete walls provide additional lateral support.

There are 37 individual units, and floor range in size from 6,380 SF- 9,484.77 SF. The age of the structure is over 30 years.

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

Building #	Floor	Number of units		Current Use	Square Footage
8245 Lake Drive	1	1 BR	6 Units	Residential	9,857.21
		2 BR	2 Units		
	2	1 BR	6 Units	Residential	8,537.38
		2 BR	2 Units		
	3	1 BR	6 Units	Residential	8,537.38
		2 BR	2 Units		
	4	1 BR	5 Units	Residential	7,622.47
		2 BR	2 Units		
	5	1 BR	4 Units	Residential	6,798.43
		2 BR	2 Units		
Roof			Roof	6,380.00	
Total Habitable area					35,552.92
Total Residential Area					41,352.87

*** The parking area has an approximate surface of 9,484.77 SF.**

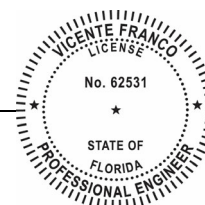
The Property is located in City of Doral, and constitutes a single Condominium, with a Building Code Occupancy Classification: 03 - Multi-family - 10 units or more. The present use is Multi Family Residence.



III. 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.
5. This study should be reviewed on a yearly basis to compare the projected reserve cost to the actual executed.
6. The useful life and the replacement cost are based on the last four years of maintenance and the current conditions of each building.
7. All roof waterproofing work is expected to be completed by the administration prior to December 31, 2025.



A. Main Structure

This section includes the Roof, Present condition of overall structure, Concrete Framing System and Exterior Nonconcrete Walls of the first through five floors.

Roof

The roof consists of reinforced concrete slabs in fair condition. The roof membrane is a built-up roof system with a granular surface modified bitumen cap sheet. The roofs are currently undergoing repair which are expected to be completed prior to December 21, 2025, reserve funds will be used to carry out the necessary maintenance and repair work during the ten-year period.

Roof drains, scuppers on all balconies, gutters, and leaders discharge into trench drains. The drainage system is in fair condition; some corrosion was found but no repairs are currently needed. There are no roof framing members with obvious overloading, overstress, deterioration, or excessive deflection observed. Surface conditions are overall fair to poor conditions. Previous repairs were observed, and hairline cracks were noted on the roof.

Useful Life: 10 years approx.

Current Age: 10 years approx.

Remaining Useful Life: 10 years approx.

Replacement Cost: \$ 7,407.18 (\$ 0.86 x 1.35 x 6380 SF) *

Reserve Cost: \$ 444.43

*** The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers**

Present condition of overall structure

No bulging, settlement, deflection, expansion, or contraction has been observed in the structural elements of the building. No portion of the structure shows signs of distress or imminent failure. Previous minor repairs and hairline cracks were observed, particularly at balcony edges and surface slabs, but no hazardous conditions currently exist. While structural performance remains stable, routine monitoring and preventive maintenance are recommended. Minor cracks should be sealed to prevent moisture infiltration, particularly in exposed slab edges, walls near openings, and around balcony perimeters.

The following components may require repairs in accordance with updated codes and best practices: inspection and resealing of expansion joints in exterior façades and roof-to-wall connections; restoration of any compromised balcony railings or slab edges; and waterproofing of structural walls where signs of efflorescence or water entry are found.

No signs of overloading or overstress were detected. However, these recommended actions fall within the expected long-term maintenance under the reserve study guidelines.

Useful Life: 30 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 20 years approx.

Replacement Cost: \$ 38,390.06 (based on maintenance for the last four years and according to the current conditions) *

Reserve Cost: \$ 2,303.40

*** The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers.**



Concrete framing system

The concrete structural framing system consists of reinforced concrete walls and a concrete slab system. Concrete walls and beams handle vertical loads, while concrete walls also provide lateral support. Previous repairs were evident, although no rebar corrosion was visible in the structure. No concrete framing member shows signs of overloading, overstress, deterioration, or excessive deflection. However, in accordance with updated codes and best practices, reinforcement or patching of spalling concrete at exposed columns or beams may be required.

Additionally, this may involve repair or replacement of structural components experiencing concrete delamination, reinforcement of cracked columns, beams or slabs and preventive treatment of exposed rebar or areas susceptible to corrosion. These items should be evaluated periodically and funded accordingly to maintain the safety and integrity of the structure over its service life.

Useful Life: 40 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 20 years approx.

Replacement Cost: \$ 13,183.09 (based on maintenance for the last four years and according to the current conditions)*

Reserve Cost: \$ 790.99

*** The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers**

Exterior Nonconcrete Walls

Nonbearing walls of exterior façade are in fair condition, showing signs of wear such as cracks and surface deterioration.

Maintenance is recommended over the next ten years, including localized crack repairs, repainting, resealing of joints and windows, and improvements to waterproofing where needed to prevent moisture intrusion.

Useful Life: 20 years approx.

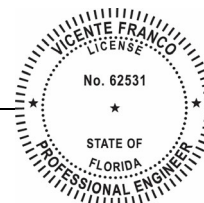
Current Age: 40 years approx.

Remaining Useful Life: 10 years approx.

Replacement Cost: \$ 8,239.43 (based on maintenance for the last four years and according to the current conditions) *

Reserve Cost: \$ 494.37

*** The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers.**



B. Electrical Systems

The system operates with a voltage of 240V with an amperage of 1200A, utilizing a breaker system.

The clearances by metering equipment are good, and there is no evidence of defects for gutter locations and taps and fills.

No defects were observed in the branch circuits. The service & equipment is properly grounded. No defects were observed in the service conduit or raceways.

The general conduits & raceways require repairs; There is rust and corrosion on some conduits. Moreover, there is loose BX conduit exiting concrete slab, the penetrations around these conduits must be patched, the wire and cables have rusted conduits and loose connections for BX exiting the concrete slab.

No defects were observed with swimming pool wiring or mechanical equipment or in wiring to mechanical equipment. Some breakers will need to be replaced during ten-year period.

This section includes AC Elevator, AC Offices, AC GYM, AC others:

A.C Elevators

The air conditioning system for the elevators operates with regular maintenance; however, due to continuous use, periodic replacement is necessary to ensure efficiency and compliance with safety standards.

A.C Offices

Regular maintenance is essential, and replacement will be required overtime to ensure continued efficiency and comfort.

A.C GYM

Regular maintenance is essential, and some units may need complete replacement or upgrade to ensure proper cooling, air quality, and comfort for users.

A.C Others

This covers air conditioning in other common areas, maintaining a pleasant indoor climate. While the system is functional, regular maintenance and scheduled replacements are necessary to ensure long-term performance. In some cases, full system installation may be required.

Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 10 years approx.

Replacement Cost Electrical Systems: \$ 13,892.62 (based on maintenance for the last four years and according to the current conditions and based on changes due to 40 years recertification) *

Reserve Cost Electrical Systems: \$ 833.56



C. Plumbing

This section includes Domestic Water System, Sanitary Systems and Drainage System.

Domestic Water System:

The system consists of a Water connection for cold water. Each unit is provided with a master water valve and a hot water heater shut-off valve. For the hot Water Systems, units utilize their own individual water heaters. This section includes the replacement of the main valves.

Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 15 years approx.

Maintenance Cost Domestic Water System: \$ 4,050.00 43 (based on maintenance for the last four years and according to the current conditions)

Reserve Cost Domestic Water System: \$ 243.00

Sanitary Systems:

The sanitary system is a standard pipe system, waste stack, vent stack and a local stack. Sanitary pipes are provided for all the units. They consist of sanitary risers (stacks) with full size ventilation through the roof. We project two incidents in this building in a ten years period.

The drainage system is included in this item, it is needed to replace the existing ones, ensuring enhanced performance and durability in the hurricane season. This includes the replacement of the isolated catch basing and pipes.

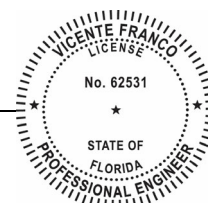
Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 10 years approx.

Maintenance Cost Sanitary Systems: \$ 36,819.20 (based on maintenance for the last four years and according to the current conditions)

Reserve Cost Sanitary Systems: \$ 2,209.15



D. Fireproofing and Fire Protection System

There is a fire alarm system in a dedicated fire command center; logbooks are up to date and provided in the electric panel room. The fire protection system utilizes a sprinklered system. There are fire alarm pull boxes, fire notification system and emergency lighting. Exit lights, emergency lights are building egress illumination is present and operable. Egress illumination is also present and operable in the parking garage. Some smoke detectors are covered due to ongoing masonry work causing dust to trigger alarms.

Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 10 Years

Replacement Cost Fireproofing: \$ 1,030.96 (based on maintenance for the last four years and according to the current conditions) *

Reserve Cost Fireproofing: \$ 61.86

E. Painting

The paint is in overall fair condition; however, it is nearing the end of its service life and requires maintenance. Peeling paint was observed around windows on balconies, indicating the need for a new coating to preserve the building's exterior. Additionally, maintenance is required for some window caulking areas to prevent water infiltration. All services area of condominium are included.

Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 5 years approx.

Maintenance Cost Painting: \$ 87,870.08 (\$1.63 x 1.35 x 39,931.87 SF approx)*

Reserve Cost Painting: \$ 5,272.20

*** The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers**

F. Exterior Doors

The installed doors are aluminum fixed and are in fair condition. Emergency metal doors are installed for stairs and mechanical rooms with metal frames. All doors are in fair condition.

Useful Life: 20 years approx.

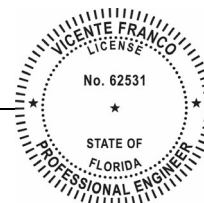
Current Age: 40 years approx.

Remaining Useful Life: 10 years approx.

Replacement Cost Exterior Doors: \$ 3,092.88 (based on maintenance for the last four years and according to the current conditions) *

Reserve Cost Exterior Doors: \$185.57

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



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.

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 conditions, 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.

For the benefit of the association, the reserve funding breakdown is tabulated into quarterly and monthly values:

Element	10 Yr Reserve	Annual Reserve	Quarterly Reserve	Monthly Reserve
Main Structure *	\$ 71,252.94	\$ 7,125.29	\$ 2,375.10	\$ 593.77
Roof *	\$ 7,851.61	\$ 785.16	\$ 261.72	\$ 65.43
Present condition of overall structure *	\$ 40,693.46	\$ 4,069.35	\$ 1,356.45	\$ 339.11
Concrete framing system *	\$ 13,974.07	\$ 1,397.41	\$ 465.80	\$ 116.45
Exterior Nonconcrete Walls *	\$ 8,733.80	\$ 873.38	\$ 291.13	\$ 72.78
Electrical Systems	\$ 14,726.18	\$ 1,472.62	\$ 490.87	\$ 122.72
Domestic Water System	\$ 4,293.00	\$ 429.30	\$ 143.10	\$ 35.78
Sanitary System	\$ 39,028.35	\$ 3,902.83	\$ 1,300.94	\$ 325.24
Fireproofing and Fire Protection	\$ 1,092.82	\$ 109.28	\$ 36.43	\$ 9.11
Painting *	\$ 93,142.28	\$ 9,314.23	\$ 3,104.74	\$ 776.19
Exterior Doors *	\$ 3,278.45	\$ 327.85	\$ 109.28	\$ 27.32
Total	\$ 226,814.02	\$ 22,681.40	\$ 7,560.47	\$ 1,890.12

* The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers

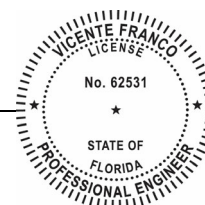


EXHIBIT A

A. Main Structure

Roof



The roof consists of reinforced concrete slabs in fair condition. The roof membrane is a built-up roof system with a granular surface modified bitumen cap sheet. The roofs are currently undergoing repair which are expected to be completed prior to December 21, 2025, reserve funds will be used to carry out the necessary maintenance and repair work during the ten-year period.

Exterior Nonconcrete Walls



Minor wear such as small cracks were found at nonbearing walls. Maintenance is recommended over the next ten years, including localized repairs, repainting, sealing, and addressing any waterproofing issues to prevent further deterioration and maintain their functionality and appearance.



A. Electrical Systems



No defects were observed with swimming pool wiring or mechanical equipment or in wiring to mechanical equipment. There was no exposed wiring observed in open parking garage areas. Some breakers will need to be replaced during the ten-year period.

B. Plumbing

Sanitary System:



They consist of sanitary risers (stacks) with full size ventilation through the roof. We project two incidents for this building in a ten years period.

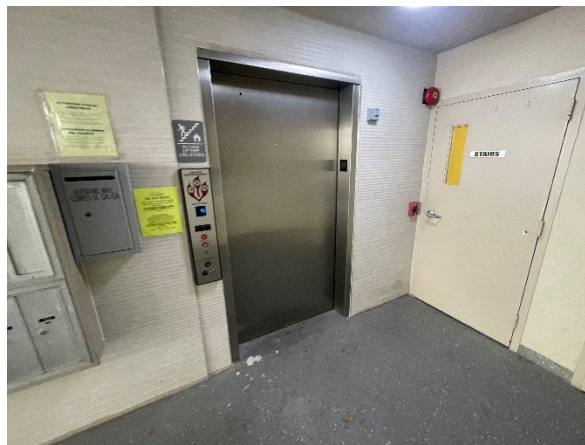
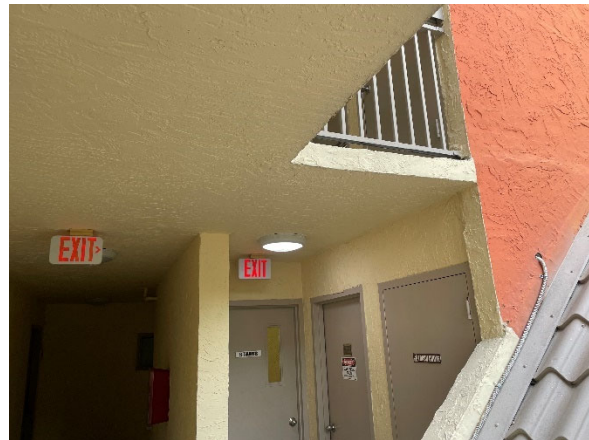


Drainage System



A new drainage is needed to replace the existing ones, ensuring enhanced performance and durability. This section includes the replacement of the isolated catch basing and pipes.

C. Fireproofing and Fire Protection System



There is a fire alarm system in a dedicate fire command center; logbooks are up to date and provided in the electric panel room. The fire protection system utilizes a sprinklered system. There are fire alarm pull boxes, fire notification system and emergency lighting. Exit lights, emergency lights are building egress illumination is present and operable.



D. Painting



The paint is in overall fair condition; however, it is nearing the end of its service life and requires maintenance. Peeling paint was observed around windows on balconies, indicating the need for a new coating to preserve the building's exterior. Additionally, maintenance is required for some window caulking areas to prevent water infiltration. Budgeting for repainting is necessary to maintain aesthetic and protective functions.

E. Exterior Doors



All doors are in fair condition, only regular maintenance.



Report date 09/09/2025

Executive Summary – September 2025

JOB: Structural Integrity Reserve Study (SIRS)
ADDRESS: 8255 LAKE DRIVE, CITY OF DORAL

FOLIO: 35-3022-028-0001

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, for this building.

Inspections commenced on August Nineteen, 2024, subsequently on May Fifteen, 2025 ENG Vicente Franco and his team meet with the Manager, General Manager, Maintenance Manager and Maintenance Supervisor 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.

It is important to note that the collection of funds will commence on January 1st, 2026.

INSPECTION MADE BY
Vicente Franco P.E

INSPECTIONS
COMMENCED DATE:
08/19/2024

INSPECTIONS COMPLETED
DATE 03/15/2025

**Vicente
Franco** Digitally signed
by Vicente Franco
Date: 2025.10.01
20:39:16 -04'00'

SIGNATURE
PRINT NAME , PE

TITLE

ADDRESS: 8690 NW 109
CT, Doral, FL 33178



Table of Contents:

I. Purpose and Limitation	1
II. Building Description	2
III. Condition and Replacement Costs of F.S. Section 718.112 Items	3
A. Main Structure	4
B. Electrical Systems.....	6
C. Plumbing	7
D. Fireproofing and Fire Protection System	8
E. Painting	8
F. Exterior Doors	8
IV. Conclusions and Recommendations	9



I. Purpose and Limitations

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

The site inspections for this report commenced on August 19th 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.

Electrical deficiencies recommended corrective actions and they were identified and corrected as indicated in the Recertification Report

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.

Eng. Vicente Franco is an independent consultant 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
- Lead
- Wood-Destroying Organism



II. Building 8255 Lake Drive “Description “

The Residential structure consists of a Five-story building with reinforced concrete walls and concrete slab system. Concrete walls and beams handle vertical loads, while concrete walls provide additional lateral support.

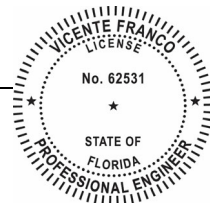
There are 38 individual units, and floor range in size from 6,380 SF- 9,430.11 SF. The age of the structure is over 30 years.

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

Building #	Floor	Number of units		Current Use	Square Footage
8255 Lake Drive	1	1 BR	6 Units	Residential	8,857.21
		2 BR	2 Units		
	2	1 BR	6 Units	Residential	8,537.38
		2 BR	2 Units		
	3	1 BR	6 Units	Residential	8,537.38
		2 BR	2 Units		
	4	1 BR	6 Units	Residential	8,537.38
		2 BR	2 Units		
	5	1 BR	4 Units	Residential	6,798.43
		2 BR	2 Units		
Roof			Roof	6,380.00	
Total Habitable area					36,406.30
Total Residential Area					41,267.78

*** The parking area has an approximate surface of 9,430.11 SF.**

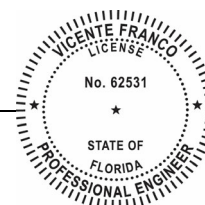
The Property is located in City of Doral, and constitutes a single Condominium, with a Building Code Occupancy Classification: 03 - Multi-family - 10 units or more. The present use is Multi Family Residence.



III. 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.
5. This study should be reviewed on a yearly basis to compare the projected reserve cost to the actual executed.
6. The useful life and the replacement cost are based on the last four years of maintenance and the current conditions of each building.
7. All roof waterproofing work is expected to be completed by the administration prior to December 31, 2025.



A. Main Structure

This section includes the Roof, Present condition of overall structure, Concrete Framing System and Exterior Nonconcrete Walls of the first through five floors.

Roof

The roof consists of reinforced concrete slabs in fair condition. The roof membrane is a built-up roof system with a granular surface modified bitumen cap sheet. The roofs are currently undergoing repair which are expected to be completed prior to December 21, 2025, reserve funds will be used to carry out the necessary maintenance and repair work during the ten-year period.

Roof drains, scuppers on all balconies, gutters, and leaders discharge into trench drains. The drainage system is in fair condition; some corrosion was found but no repairs are currently needed. There are no roof framing members with obvious overloading, overstress, deterioration, or excessive deflection observed. Surface conditions are overall fair to poor conditions. Previous repairs were observed, and hairline cracks were noted on the roof.

Useful Life: 10 years approx.

Current Age: 10 years approx.

Remaining Useful Life: 10 years approx.

Replacement Cost: \$ 7,407.18 (\$ 0.86 x 1.35 x 6380 SF) *

Reserve Cost: \$ 444.43

*** The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers**

Present condition of overall structure

No bulging, settlement, deflection, expansion, or contraction has been observed in the structural elements of the building. No portion of the structure shows signs of distress or imminent failure. Previous minor repairs and hairline cracks were observed, particularly at balcony edges and surface slabs, but no hazardous conditions currently exist. While structural performance remains stable, routine monitoring and preventive maintenance are recommended. Minor cracks should be sealed to prevent moisture infiltration, particularly in exposed slab edges, walls near openings, and around balcony perimeters.

The following components may require repairs in accordance with updated codes and best practices: inspection and resealing of expansion joints in exterior façades and roof-to-wall connections; restoration of any compromised balcony railings or slab edges; and waterproofing of structural walls where signs of efflorescence or water entry are found.

No signs of overloading or overstress were detected. However, these recommended actions fall within the expected long-term maintenance under the reserve study guidelines.

Useful Life: 30 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 20 years approx.

Replacement Cost \$ 39,427.62 (based on maintenance for the last four years and according to the current conditions) *

Reserve Cost: \$ 2,365.66

*** The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers.**



Concrete framing system

The concrete structural framing system consists of reinforced concrete walls and a concrete slab system. Concrete walls and beams handle vertical loads, while concrete walls also provide lateral support. Previous repairs were evident, although no rebar corrosion was visible in the structure. No concrete framing member shows signs of overloading, overstress, deterioration, or excessive deflection. However, in accordance with updated codes and best practices, reinforcement or patching of spalling concrete at exposed columns or beams may be required.

Additionally, this may involve repair or replacement of structural components experiencing concrete delamination, reinforcement of cracked columns, beams or slabs and preventive treatment of exposed rebar or areas susceptible to corrosion. These items should be evaluated periodically and funded accordingly to maintain the safety and integrity of the structure over its service life.

Useful Life: 40 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 20 years approx.

Replacement Cost: \$ 13,539.39 (based on maintenance for the last four years and according to the current conditions)*

Reserve Cost: \$ 812.36

*** The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers**

Exterior Nonconcrete Walls

Nonbearing walls of exterior façade are in fair condition, showing signs of wear such as cracks and surface deterioration.

Maintenance is recommended over the next ten years, including localized crack repairs, repainting, resealing of joints and windows, and improvements to waterproofing where needed to prevent moisture intrusion.

Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 10 years approx.

Replacement Cost: \$ 8,462.12 (based on maintenance for the last four years and according to the current conditions) *

Reserve Cost: \$ 507.73

*** The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers.**



B. Electrical Systems

The system operates with a voltage of 240V with an amperage of 1200A, utilizing a breaker system.

The clearances by metering equipment are good, and there is no evidence of defects for gutter locations and taps and fills.

No defects were observed in the branch circuits. The service & equipment is properly grounded. No defects were observed in the service conduit or raceways.

The general conduits & raceways require repairs; There is rust and corrosion on some conduits. Moreover, there is loose BX conduit exiting concrete slab, the penetrations around these conduits must be patched, the wire and cables have rusted conduits and loose connections for BX exiting the concrete slab.

No defects were observed with swimming pool wiring or mechanical equipment or in wiring to mechanical equipment. Some breakers will need to be replaced during ten-year period.

This section includes AC Elevator, AC Offices, AC GYM, AC others:

A.C Elevators

The air conditioning system for the elevators operates with regular maintenance; however, due to continuous use, periodic replacement is necessary to ensure efficiency and compliance with safety standards.

A.C Offices

Regular maintenance is essential, and replacement will be required overtime to ensure continued efficiency and comfort.

A.C GYM

Regular maintenance is essential, and some units may need complete replacement or upgrade to ensure proper cooling, air quality, and comfort for users.

A.C Others

This covers air conditioning in other common areas, maintaining a pleasant indoor climate. While the system is functional, regular maintenance and scheduled replacements are necessary to ensure long-term performance. In some cases, full system installation may be required.

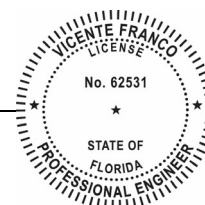
Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 10 years approx.

Replacement Cost Electrical Systems: \$ 14,319.18 (based on maintenance for the last four years and according to the current conditions and based on changes due to 40 years recertification) *

Reserve Cost Electrical Systems: \$ 859.15



C. Plumbing

This section includes Domestic Water System, Sanitary Systems and Drainage System.

Domestic Water System:

The system consists of a Water connection for cold water. Each unit is provided with a master water valve and a hot water heater shut-off valve. For the hot Water Systems, units utilize their own individual water heaters. This section includes the replacement of the main valves.

Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 15 years approx.

Maintenance Cost Domestic Water System: \$ 4,185.00 (based on maintenance for the last four years and according to the current conditions)

Reserve Cost Domestic Water System: \$ 251.10

Sanitary Systems:

The sanitary system is a standard pipe system, waste stack, vent stack and a local stack. Sanitary pipes are provided for all the units. They consist of sanitary risers (stacks) with full size ventilation through the roof. We project two incidents in this building in a ten years period.

The drainage system is included in this item, it is needed to replace the existing ones, ensuring enhanced performance and durability in the hurricane season. This includes the replacement of the isolated catch basing and pipes.

Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 10 years approx.

Maintenance Cost Sanitary Systems: \$ 37,835.47 (based on maintenance for the last four years and according to the current conditions)

Reserve Cost Sanitary Systems: \$ 2,270.13



D. Fireproofing and Fire Protection System

There is a fire alarm system in a dedicated fire command center; logbooks are up to date and provided in the electric panel room. The fire protection system utilizes a sprinklered system. There are fire alarm pull boxes, fire notification system and emergency lighting. Exit lights, emergency lights are building egress illumination is present and operable. Egress illumination is also present and operable in the parking garage. Some smoke detectors are covered due to ongoing masonry work causing dust to trigger alarms.

Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 10 Years

Replacement Cost Fireproofing: \$ 1,058.82 (based on maintenance for the last four years and according to the current conditions) *

Reserve Cost Fireproofing: \$ 63.53

E. Painting

The paint is in overall fair condition; however, it is nearing the end of its service life and requires maintenance. Peeling paint was observed around windows on balconies, indicating the need for a new coating to preserve the building's exterior. Additionally, maintenance is required for some window caulking areas to prevent water infiltration. All services area of condominium are included.

Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 5 years approx.

Maintenance Cost Painting: \$ 87,870.08 (\$1.63 x 1.35 x 39,931.87 SF approx)*

Reserve Cost Painting: \$ 5,272.20

*** The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers**

F. Exterior Doors

The installed doors are aluminum fixed and are in fair condition. Emergency metal doors are installed for stairs and mechanical rooms with metal frames. All doors are in fair condition.

Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 10 years approx.

Replacement Cost Exterior Doors: \$ 3,176.47 (based on maintenance for the last four years and according to the current conditions) *

Reserve Cost Exterior Doors: \$ 190.59

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



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.

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 conditions, 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.

For the benefit of the association, the reserve funding breakdown is tabulated into quarterly and monthly values:

Element	10 Yr Reserve	Annual Reserve	Quarterly Reserve	Monthly Reserve
Main Structure *	\$ 72,966.49	\$ 7,296.65	\$ 2,432.22	\$ 608.05
Roof *	\$ 7,851.61	\$ 785.16	\$ 261.72	\$ 65.43
Present condition of overall structure *	\$ 41,793.28	\$ 4,179.33	\$ 1,393.11	\$ 348.28
Concrete framing system *	\$ 14,351.75	\$ 1,435.18	\$ 478.39	\$ 119.60
Exterior Nonconcrete Walls *	\$ 8,969.84	\$ 896.98	\$ 298.99	\$ 74.75
Electrical Systems	\$ 15,178.33	\$ 1,517.83	\$ 505.94	\$ 126.49
Domestic Water System	\$ 4,436.10	\$ 443.61	\$ 147.87	\$ 36.97
Sanitary System	\$ 40,105.60	\$ 4,010.56	\$ 1,336.85	\$ 334.21
Fireproofing and Fire Protection	\$ 1,122.35	\$ 112.24	\$ 37.41	\$ 9.35
Painting *	\$ 93,142.28	\$ 9,314.23	\$ 3,104.74	\$ 776.19
Exterior Doors *	\$ 3,367.06	\$ 336.71	\$ 112.24	\$ 28.06
Total	\$ 230,318.21	\$ 23,031.82	\$ 7,677.27	\$ 1,919.32

* The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers

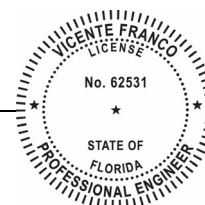


EXHIBIT A

A. Main Structure

Roof



The roof consists of reinforced concrete slabs in fair condition. The roof membrane is a built-up roof system with a granular surface modified bitumen cap sheet. The roofs are currently undergoing repair which are expected to be completed prior to December 21, 2025, reserve funds will be used to carry out the necessary maintenance and repair work during the ten-year period.

Exterior Nonconcrete Walls



Minor wear such as small cracks were found at nonbearing walls. Maintenance is recommended over the next ten years, including localized repairs, repainting, sealing, and addressing any waterproofing issues to prevent further deterioration and maintain their functionality and appearance.



A. Electrical Systems



No defects were observed with swimming pool wiring or mechanical equipment or in wiring to mechanical equipment. There was no exposed wiring observed in open parking garage areas. Some breakers will need to be replaced during the ten-year period.

B. Plumbing

Sanitary System:



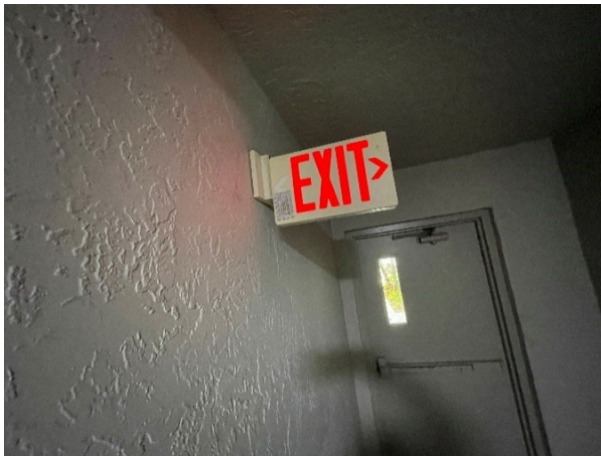
They consist of sanitary risers (stacks) with full size ventilation through the roof. We project two incidents for this building in a ten years period.

Drainage System



A new drainage is needed to replace the existing ones, ensuring enhanced performance and durability. This section includes the replacement of the isolated catch basing and pipes.

C. Fireproofing and Fire Protection System



There is a fire alarm system in a dedicate fire command center; logbooks are up to date and provided in the electric panel room. The fire protection system utilizes a sprinklered system. There are fire alarm pull boxes, fire notification system and emergency lighting. Exit lights, emergency lights are building egress illumination is present and operable.



D. Painting



The paint is in overall fair condition; however, it is nearing the end of its service life and requires maintenance. Peeling paint was observed around windows on balconies, indicating the need for a new coating to preserve the building's exterior. Additionally, maintenance is required for some window caulking areas to prevent water infiltration. Budgeting for repainting is necessary to maintain aesthetic and protective functions.

E. Exterior Doors



All doors are in fair condition, only regular maintenance.



Report date 09/09/2025

Executive Summary – September 2025

JOB: Structural Integrity Reserve Study (SIRS)
ADDRESS: 8323 LAKE DRIVE, CITY OF DORAL

FOLIO: 35-3022-028-0001

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, for this building.

Inspections commenced on September Twenty-Eighth, 2024, subsequently on May Fifteen, 2025 ENG Vicente Franco and his team meet with the Manager, General Manager, Maintenance Manager and Maintenance Supervisor 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.

It is important to note that the collection of funds will commence on January 1st, 2026.

INSPECTION MADE BY
Vicente Franco P.E

INSPECTIONS
COMMENCED DATE:
09/28/2024

INSPECTIONS COMPLETED
DATE 03/15/2025

**Vicente
Franco** Digitally signed
by Vicente Franco
Date: 2025.10.01
20:42:10 -04'00'

SIGNATURE
PRINT NAME , PE

TITLE

ADDRESS: 8690 NW 109
CT, Doral, FL 33178



Table of Contents:

I. Purpose and Limitation	1
II. Building Description	2
III. Condition and Replacement Costs of F.S. Section 718.112 Items	3
A. Main Structure	4
B. Electrical Systems.....	6
C. Plumbing	7
D. Fireproofing and Fire Protection System	8
E. Painting	8
F. Exterior Doors	8
IV. Conclusions and Recommendations	9



I. Purpose and Limitations

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

The site inspections for this report commenced on September 28th 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.

Electrical deficiencies recommended corrective actions and they were identified and corrected as indicated in the Recertification Report

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.

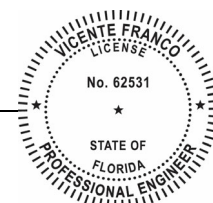
This report was performed utilizing methods and procedures consistent with established commercial practice, in conformance with industry standards. The information within represents our engineer's findings and conclusions, which were compiled from visual observations, written, graphic or verbal information 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.

Eng. Vicente Franco is an independent consultant 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
- Lead
- Wood-Destroying Organism



II. Building 8323 Lake Drive “Description “

The Residential structure consists of a Five-story building with reinforced concrete walls and concrete slab system. Concrete walls and beams handle vertical loads, while concrete walls provide additional lateral support.

There are 37 individual units, and floor range in size 6,380 SF- 14,420.12 SF. The age of the structure is over 30 years.

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

Building #	Floor	Number of units		Current Use	Square Footage
8323 Lake Drive	1	1 BR	6 Units	Residential	8,857.21
		2 BR	2 Units		
	2	1 BR	6 Units	Residential	8,537.38
		2 BR	2 Units		
	3	1 BR	6 Units	Residential	8,537.38
		2 BR	2 Units		
	4	1 BR	5 Units	Residential	7,622.47
		2 BR	2 Units		
	5	1 BR	4 Units	Residential	6,798.43
		2 BR	2 Units		
Roof			Roof	6,380.00	
Total Habitable area					35,552.92
Total Residential Area					40,352.87

*** The parking area has an approximate surface of 14,420.12 SF.**

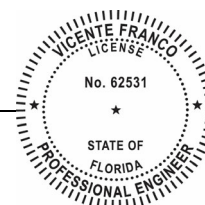
The Property is located in City of Doral, and constitutes a single Condominium, with a Building Code Occupancy Classification: 03 - Multi-family - 10 units or more. The present use is Multi Family Residence.



III. 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.
5. This study should be reviewed on a yearly basis to compare the projected reserve cost to the actual executed.
6. The useful life and the replacement cost are based on the last four years of maintenance and the current conditions of each building.
7. All roof waterproofing work is expected to be completed by the administration prior to December 31, 2025.



A. Main Structure

This section includes the Roof, Present condition of overall structure, Concrete Framing System and Exterior Nonconcrete Walls of the first through five floors.

Roof

The roof consists of reinforced concrete slabs in fair condition. The roof membrane is a built-up roof system with a granular surface modified bitumen cap sheet. The roofs are currently undergoing repair which are expected to be completed prior to December 21, 2025, reserve funds will be used to carry out the necessary maintenance and repair work during the ten-year period.

Roof drains, scuppers on all balconies, gutters, and leaders discharge into trench drains. The drainage system is in fair condition; some corrosion was found but no repairs are currently needed. There are no roof framing members with obvious overloading, overstress, deterioration, or excessive deflection observed. Surface conditions are overall fair to poor conditions. Previous repairs were observed, and hairline cracks were noted on the roof.

Useful Life: 10 years approx.

Current Age: 10 years approx.

Remaining Useful Life: 10 years approx.

Replacement Cost: \$ 7,407.18 (\$ 0.86 x 1.35 x 6380 SF) *

Reserve Cost: \$ 444.43

*** The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers**

Present condition of overall structure

No bulging, settlement, deflection, expansion, or contraction has been observed in the structural elements of the building. No portion of the structure shows signs of distress or imminent failure. Previous minor repairs and hairline cracks were observed, particularly at balcony edges and surface slabs, but no hazardous conditions currently exist. While structural performance remains stable, routine monitoring and preventive maintenance are recommended. Minor cracks should be sealed to prevent moisture infiltration, particularly in exposed slab edges, walls near openings, and around balcony perimeters.

The following components may require repairs in accordance with updated codes and best practices: inspection and resealing of expansion joints in exterior façades and roof-to-wall connections; restoration of any compromised balcony railings or slab edges; and waterproofing of structural walls where signs of efflorescence or water entry are found.

No signs of overloading or overstress were detected. However, these recommended actions fall within the expected long-term maintenance under the reserve study guidelines.

Useful Life: 30 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 20 years approx.

Replacement Cost: \$ 38,390.06 (based on maintenance for the last four years and according to the current conditions) *

Reserve Cost: \$ 2,303.40

*** The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers.**



Concrete framing system

The concrete structural framing system consists of reinforced concrete walls and a concrete slab system. Concrete walls and beams handle vertical loads, while concrete walls also provide lateral support. Previous repairs were evident, although no rebar corrosion was visible in the structure. No concrete framing member shows signs of overloading, overstress, deterioration, or excessive deflection. However, in accordance with updated codes and best practices, reinforcement or patching of spalling concrete at exposed columns or beams may be required.

Additionally, this may involve repair or replacement of structural components experiencing concrete delamination, reinforcement of cracked columns, beams or slabs and preventive treatment of exposed rebar or areas susceptible to corrosion. These items should be evaluated periodically and funded accordingly to maintain the safety and integrity of the structure over its service life.

Useful Life: 40 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 20 years approx.

Replacement Cost: \$ 13,183.09 (based on maintenance for the last four years and according to the current conditions)*

Reserve Cost: \$ 790.99

*** The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers**

Exterior Nonconcrete Walls

Nonbearing walls of exterior façade are in fair condition, showing signs of wear such as cracks and surface deterioration.

Maintenance is recommended over the next ten years, including localized crack repairs, repainting, resealing of joints and windows, and improvements to waterproofing where needed to prevent moisture intrusion.

Useful Life: 20 years approx.

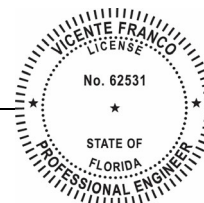
Current Age: 40 years approx.

Remaining Useful Life: 10 years approx.

Replacement Cost: \$ 8,239.43 (based on maintenance for the last four years and according to the current conditions) *

Reserve Cost: \$ 494.37

*** The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers.**



B. Electrical Systems

The system operates with a voltage of 240V with an amperage of 1200A, utilizing a breaker system.

The clearances by metering equipment are good, and there is no evidence of defects for gutter locations and taps and fills.

No defects were observed in the branch circuits. The service & equipment is properly grounded. No defects were observed in the service conduit or raceways.

The general conduits & raceways require repairs; There is rust and corrosion on some conduits. Moreover, there is loose BX conduit exiting concrete slab, the penetrations around these conduits must be patched, the wire and cables have rusted conduits and loose connections for BX exiting the concrete slab.

No defects were observed with swimming pool wiring or mechanical equipment or in wiring to mechanical equipment. Some breakers will need to be replaced during ten-year period.

This section includes AC Elevator, AC Offices, AC GYM, AC others:

A.C Elevators

The air conditioning system for the elevators operates with regular maintenance; however, due to continuous use, periodic replacement is necessary to ensure efficiency and compliance with safety standards.

A.C Offices

Regular maintenance is essential, and replacement will be required overtime to ensure continued efficiency and comfort.

A.C GYM

Regular maintenance is essential, and some units may need complete replacement or upgrade to ensure proper cooling, air quality, and comfort for users.

A.C Others

This covers air conditioning in other common areas, maintaining a pleasant indoor climate. While the system is functional, regular maintenance and scheduled replacements are necessary to ensure long-term performance. In some cases, full system installation may be required.

Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 10 years approx.

Replacement Cost Electrical Systems: \$ 13,892.62 (based on maintenance for the last four years and according to the current conditions and based on changes due to 40 years recertification) *

Reserve Cost Electrical Systems: \$ 833.56



C. Plumbing

This section includes Domestic Water System, Sanitary Systems and Drainage System.

Domestic Water System:

The system consists of a Water connection for cold water. Each unit is provided with a master water valve and a hot water heater shut-off valve. For the hot Water Systems, units utilize their own individual water heaters. This section includes the replacement of the main valves.

Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 15 years approx.

Maintenance Cost Domestic Water System: \$ 4,050.00 43 (based on maintenance for the last four years and according to the current conditions)

Reserve Cost Domestic Water System: \$ 243.00

Sanitary Systems:

The sanitary system is a standard pipe system, waste stack, vent stack and a local stack. Sanitary pipes are provided for all the units. They consist of sanitary risers (stacks) with full size ventilation through the roof. We project two incidents in this building in a ten years period.

The drainage system is included in this item, it is needed to replace the existing ones, ensuring enhanced performance and durability in the hurricane season. This includes the replacement of the isolated catch basing and pipes.

Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 10 years approx.

Maintenance Cost Sanitary Systems: \$ 36,819.20 (based on maintenance for the last four years and according to the current conditions)

Reserve Cost Sanitary Systems: \$ 2,209.15



D. Fireproofing and Fire Protection System

There is a fire alarm system in a dedicated fire command center; logbooks are up to date and provided in the electric panel room. The fire protection system utilizes a sprinklered system. There are fire alarm pull boxes, fire notification system and emergency lighting. Exit lights, emergency lights are building egress illumination is present and operable. Egress illumination is also present and operable in the parking garage. Some smoke detectors are covered due to ongoing masonry work causing dust to trigger alarms.

Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 10 Years

Replacement Cost Fireproofing: \$ 1,030.96 (based on maintenance for the last four years and according to the current conditions) *

Reserve Cost Fireproofing: \$ 61.86

E. Painting

The paint is in overall fair condition; however, it is nearing the end of its service life and requires maintenance. Peeling paint was observed around windows on balconies, indicating the need for a new coating to preserve the building's exterior. Additionally, maintenance is required for some window caulking areas to prevent water infiltration. All services area of condominium are included.

Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 5 years approx.

Maintenance Cost Painting: \$ 87,870.08 (\$1.63 x 1.35 x 39,931.87 SF approx)*

Reserve Cost Painting: \$ 5,272.20

*** The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers**

F. Exterior Doors

The installed doors are aluminum fixed and are in fair condition. Emergency metal doors are installed for stairs and mechanical rooms with metal frames. All doors are in fair condition.

Useful Life: 20 years approx.

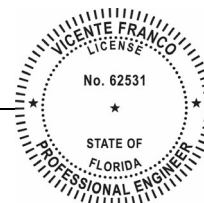
Current Age: 40 years approx.

Remaining Useful Life: 10 years approx.

Replacement Cost Exterior Doors: \$ 3,092.88 (based on maintenance for the last four years and according to the current conditions) *

Reserve Cost Exterior Doors: \$185.57

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



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.

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 conditions, 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.

For the benefit of the association, the reserve funding breakdown is tabulated into quarterly and monthly values:

Element	10 Yr Reserve	Annual Reserve	Quarterly Reserve	Monthly Reserve
Main Structure *	\$ 71,252.94	\$ 7,125.29	\$ 2,375.10	\$ 593.77
Roof *	\$ 7,851.61	\$ 785.16	\$ 261.72	\$ 65.43
Present condition of overall structure *	\$ 40,693.46	\$ 4,069.35	\$ 1,356.45	\$ 339.11
Concrete framing system *	\$ 13,974.07	\$ 1,397.41	\$ 465.80	\$ 116.45
Exterior Nonconcrete Walls *	\$ 8,733.80	\$ 873.38	\$ 291.13	\$ 72.78
Electrical Systems	\$ 14,726.18	\$ 1,472.62	\$ 490.87	\$ 122.72
Domestic Water System	\$ 4,293.00	\$ 429.30	\$ 143.10	\$ 35.78
Sanitary System	\$ 39,028.35	\$ 3,902.83	\$ 1,300.94	\$ 325.24
Fireproofing and Fire Protection	\$ 1,092.82	\$ 109.28	\$ 36.43	\$ 9.11
Painting *	\$ 93,142.28	\$ 9,314.23	\$ 3,104.74	\$ 776.19
Exterior Doors *	\$ 3,278.45	\$ 327.85	\$ 109.28	\$ 27.32
Total	\$ 226,814.02	\$ 22,681.40	\$ 7,560.47	\$ 1,890.12

* The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers



EXHIBIT A

A. Main Structure

Roof



The roof consists of reinforced concrete slabs in fair condition. The roof membrane is a built-up roof system with a granular surface modified bitumen cap sheet. The roofs are currently undergoing repair which are expected to be completed prior to December 21, 2025, reserve funds will be used to carry out the necessary maintenance and repair work during the ten-year period.

Exterior Nonconcrete Walls



Minor wear such as small cracks were found at nonbearing walls. Maintenance is recommended over the next ten years, including localized repairs, repainting, sealing, and addressing any waterproofing issues to prevent further deterioration and maintain their functionality and appearance.



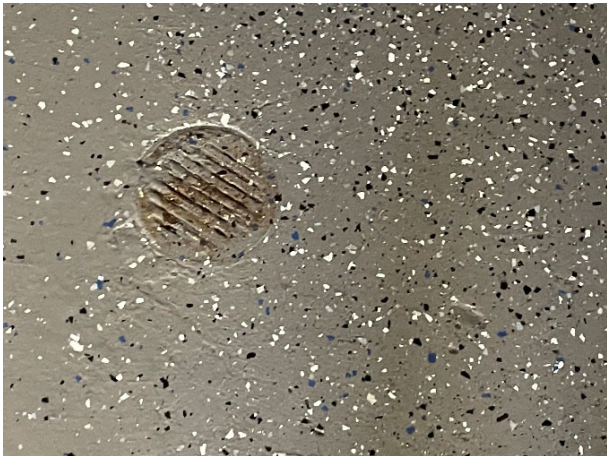
A. Electrical Systems



No defects were observed with swimming pool wiring or mechanical equipment or in wiring to mechanical equipment. There was no exposed wiring observed in open parking garage areas. Some breakers will need to be replaced during the ten-year period.

B. Plumbing

Sanitary System:



They consist of sanitary risers (stacks) with full size ventilation through the roof. We project two incidents for this building in a ten years period.

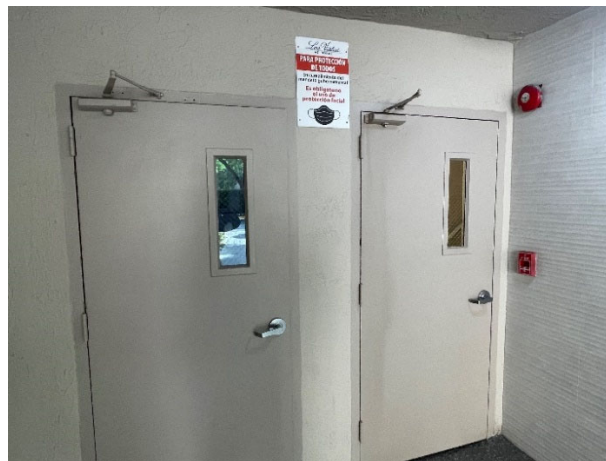
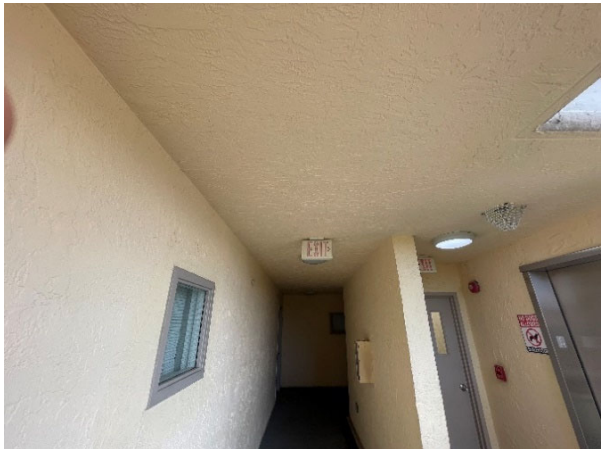


Drainage System



A new drainage is needed to replace the existing ones, ensuring enhanced performance and durability. This section includes the replacement of the isolated catch basing and pipes.

C. Fireproofing and Fire Protection System



There is a fire alarm system in a dedicate fire command center; logbooks are up to date and provided in the electric panel room. The fire protection system utilizes a sprinklered system. There are fire alarm pull boxes, fire notification system and emergency lighting. Exit lights, emergency lights are building egress illumination is present and operable.



D. Painting



The paint is in overall fair condition; however, it is nearing the end of its service life and requires maintenance. Peeling paint was observed around windows on balconies, indicating the need for a new coating to preserve the building's exterior. Additionally, maintenance is required for some window caulking areas to prevent water infiltration. Budgeting for repainting is necessary to maintain aesthetic and protective functions.

E. Exterior Doors



All doors are in fair condition, only regular maintenance.



Report date 09/09/2025

Executive Summary – September 2025

JOB: Structural Integrity Reserve Study (SIRS)
ADDRESS: 8333 LAKE DRIVE, CITY OF DORAL

FOLIO: 35-3022-028-0001

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, for this building.

Inspections commenced on October first, 2024, subsequently on May Fifteen, 2025 ENG Vicente Franco and his team meet with the Manager, General Manager, Maintenance Manager and Maintenance Supervisor 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.

It is important to note that the collection of funds will commence on January 1st, 2026.

INSPECTION MADE BY
Vicente Franco P.E

INSPECTIONS
COMMENCED DATE:
10/01/2024

INSPECTIONS COMPLETED
DATE 03/15/2025

Vicente
Franco

Digitally signed
by Vicente
Franco
Date: 2025.10.01
20:43:19 -04'00'

SIGNATURE
PRINT NAME , PE

TITLE

ADDRESS: 8690 NW 109
CT, Doral, FL 33178



Table of Contents:

I. Purpose and Limitation	1
II. Building Description	2
III. Condition and Replacement Costs of F.S. Section 718.112 Items	3
A. Main Structure	4
B. Electrical Systems.....	6
C. Plumbing	7
D. Fireproofing and Fire Protection System	8
E. Painting	8
F. Exterior Doors	8
IV. Conclusions and Recommendations	9



I. Purpose and Limitations

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

The site inspections for this report commenced on October 1st, 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.

Electrical deficiencies recommended corrective actions and they were identified and corrected as indicated in the Recertification Report

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.

Eng. Vicente Franco is an independent consultant 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
- Lead
- Wood-Destroying Organism



II. Building 8333 Lake Drive “Description “

The Residential structure consists of a Five-story building with reinforced concrete walls and concrete slab system. Concrete walls and beams handle vertical loads, while concrete walls provide additional lateral support.

There are 37 individual units, and floor range in size 6,380 SF- 10,135.94 SF. The age of the structure is over 30 years.

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

Building #	Floor	Number of units		Current Use	Square Footage
8333 Lake Drive	1	1 BR	6 Units	Residential	8,857.21
		2 BR	2 Units		
	2	1 BR	6 Units	Residential	8,537.38
		2 BR	2 Units		
	3	1 BR	6 Units	Residential	8,537.38
		2 BR	2 Units		
	4	1 BR	5 Units	Residential	7,622.47
		2 BR	2 Units		
	5	1 BR	4 Units	Residential	6,798.43
		2 BR	2 Units		
Roof			Roof	6,380.00	
Total Habitable area					35,552.92
Total Residential Area					40,352.87

*** The parking area has an approximate surface of 10,135.94 SF.**

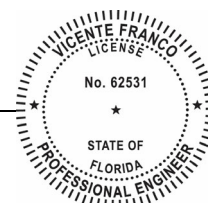
The Property is located in City of Doral, and constitutes a single Condominium, with a Building Code Occupancy Classification: 03 - Multi-family - 10 units or more. The present use is Multi Family Residence.



III. 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.
5. This study should be reviewed on a yearly basis to compare the projected reserve cost to the actual executed.
6. The useful life and the replacement cost are based on the last four years of maintenance and the current conditions of each building.
7. All roof waterproofing work is expected to be completed by the administration prior to December 31, 2025.



A. Main Structure

This section includes the Roof, Present condition of overall structure, Concrete Framing System and Exterior Nonconcrete Walls of the first through five floors.

Roof

The roof consists of reinforced concrete slabs in fair condition. The roof membrane is a built-up roof system with a granular surface modified bitumen cap sheet. The roofs are currently undergoing repair which are expected to be completed prior to December 21, 2025, reserve funds will be used to carry out the necessary maintenance and repair work during the ten-year period.

Roof drains, scuppers on all balconies, gutters, and leaders discharge into trench drains. The drainage system is in fair condition; some corrosion was found but no repairs are currently needed. There are no roof framing members with obvious overloading, overstress, deterioration, or excessive deflection observed. Surface conditions are overall fair to poor conditions. Previous repairs were observed, and hairline cracks were noted on the roof.

Useful Life: 10 years approx.

Current Age: 10 years approx.

Remaining Useful Life: 10 years approx.

Replacement Cost: \$ 7,407.18 (\$ 0.86 x 1.35 x 6380 SF) *

Reserve Cost: \$ 444.43

*** The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers**

Present condition of overall structure

No bulging, settlement, deflection, expansion, or contraction has been observed in the structural elements of the building. No portion of the structure shows signs of distress or imminent failure. Previous minor repairs and hairline cracks were observed, particularly at balcony edges and surface slabs, but no hazardous conditions currently exist. While structural performance remains stable, routine monitoring and preventive maintenance are recommended. Minor cracks should be sealed to prevent moisture infiltration, particularly in exposed slab edges, walls near openings, and around balcony perimeters.

The following components may require repairs in accordance with updated codes and best practices: inspection and resealing of expansion joints in exterior façades and roof-to-wall connections; restoration of any compromised balcony railings or slab edges; and waterproofing of structural walls where signs of efflorescence or water entry are found.

No signs of overloading or overstress were detected. However, these recommended actions fall within the expected long-term maintenance under the reserve study guidelines.

Useful Life: 30 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 20 years approx.

Replacement Cost: \$ 38,390.06 (based on maintenance for the last four years and according to the current conditions) *

Reserve Cost: \$ 2,303.40

*** The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers.**



Concrete framing system

The concrete structural framing system consists of reinforced concrete walls and a concrete slab system. Concrete walls and beams handle vertical loads, while concrete walls also provide lateral support. Previous repairs were evident, although no rebar corrosion was visible in the structure. No concrete framing member shows signs of overloading, overstress, deterioration, or excessive deflection. However, in accordance with updated codes and best practices, reinforcement or patching of spalling concrete at exposed columns or beams may be required.

Additionally, this may involve repair or replacement of structural components experiencing concrete delamination, reinforcement of cracked columns, beams or slabs and preventive treatment of exposed rebar or areas susceptible to corrosion. These items should be evaluated periodically and funded accordingly to maintain the safety and integrity of the structure over its service life.

Useful Life: 40 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 20 years approx.

Replacement Cost: \$ 13,183.09 (based on maintenance for the last four years and according to the current conditions)*

Reserve Cost: \$ 790.99

*** The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers**

Exterior Nonconcrete Walls

Nonbearing walls of exterior façade are in fair condition, showing signs of wear such as cracks and surface deterioration.

Maintenance is recommended over the next ten years, including localized crack repairs, repainting, resealing of joints and windows, and improvements to waterproofing where needed to prevent moisture intrusion.

Useful Life: 20 years approx.

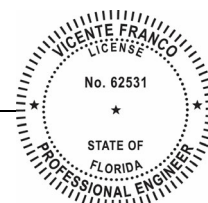
Current Age: 40 years approx.

Remaining Useful Life: 10 years approx.

Replacement Cost: \$ 8,239.43 (based on maintenance for the last four years and according to the current conditions) *

Reserve Cost: \$ 494.37

*** The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers.**



B. Electrical Systems

The system operates with a voltage of 240V with an amperage of 1200A, utilizing a breaker system.

The clearances by metering equipment are good, and there is no evidence of defects for gutter locations and taps and fills.

No defects were observed in the branch circuits. The service & equipment is properly grounded. No defects were observed in the service conduit or raceways.

The general conduits & raceways require repairs; There is rust and corrosion on some conduits. Moreover, there is loose BX conduit exiting concrete slab, the penetrations around these conduits must be patched, the wire and cables have rusted conduits and loose connections for BX exiting the concrete slab.

No defects were observed with swimming pool wiring or mechanical equipment or in wiring to mechanical equipment. Some breakers will need to be replaced during ten-year period.

This section includes AC Elevator, AC Offices, AC GYM, AC others:

A.C Elevators

The air conditioning system for the elevators operates with regular maintenance; however, due to continuous use, periodic replacement is necessary to ensure efficiency and compliance with safety standards.

A.C Offices

Regular maintenance is essential, and replacement will be required overtime to ensure continued efficiency and comfort.

A.C GYM

Regular maintenance is essential, and some units may need complete replacement or upgrade to ensure proper cooling, air quality, and comfort for users.

A.C Others

This covers air conditioning in other common areas, maintaining a pleasant indoor climate. While the system is functional, regular maintenance and scheduled replacements are necessary to ensure long-term performance. In some cases, full system installation may be required.

Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 10 years approx.

Replacement Cost Electrical Systems: \$ 13,892.62 (based on maintenance for the last four years and according to the current conditions and based on changes due to 40 years recertification) *

Reserve Cost Electrical Systems: \$ 833.56



C. Plumbing

This section includes Domestic Water System, Sanitary Systems and Drainage System.

Domestic Water System:

The system consists of a Water connection for cold water. Each unit is provided with a master water valve and a hot water heater shut-off valve. For the hot Water Systems, units utilize their own individual water heaters. This section includes the replacement of the main valves.

Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 15 years approx.

Maintenance Cost Domestic Water System: \$ 4,050.00 43 (based on maintenance for the last four years and according to the current conditions)

Reserve Cost Domestic Water System: \$ 243.00

Sanitary Systems:

The sanitary system is a standard pipe system, waste stack, vent stack and a local stack. Sanitary pipes are provided for all the units. They consist of sanitary risers (stacks) with full size ventilation through the roof. We project two incidents in this building in a ten years period.

The drainage system is included in this item, it is needed to replace the existing ones, ensuring enhanced performance and durability in the hurricane season. This includes the replacement of the isolated catch basing and pipes.

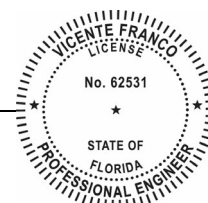
Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 10 years approx.

Maintenance Cost Sanitary Systems: \$ 36,819.20 (based on maintenance for the last four years and according to the current conditions)

Reserve Cost Sanitary Systems: \$ 2,209.15



D. Fireproofing and Fire Protection System

There is a fire alarm system in a dedicated fire command center; logbooks are up to date and provided in the electric panel room. The fire protection system utilizes a sprinklered system. There are fire alarm pull boxes, fire notification system and emergency lighting. Exit lights, emergency lights are building egress illumination is present and operable. Egress illumination is also present and operable in the parking garage. Some smoke detectors are covered due to ongoing masonry work causing dust to trigger alarms.

Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 10 Years

Replacement Cost Fireproofing: \$ 1,030.96 (based on maintenance for the last four years and according to the current conditions) *

Reserve Cost Fireproofing: \$ 61.86

E. Painting

The paint is in overall fair condition; however, it is nearing the end of its service life and requires maintenance. Peeling paint was observed around windows on balconies, indicating the need for a new coating to preserve the building's exterior. Additionally, maintenance is required for some window caulking areas to prevent water infiltration. All services area of condominium are included.

Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 5 years approx.

Maintenance Cost Painting: \$ 87,870.08 (\$1.63 x 1.35 x 39,931.87 SF approx)*

Reserve Cost Painting: \$ 5,272.20

*** The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers**

F. Exterior Doors

The installed doors are aluminum fixed and are in fair condition. Emergency metal doors are installed for stairs and mechanical rooms with metal frames. All doors are in fair condition.

Useful Life: 20 years approx.

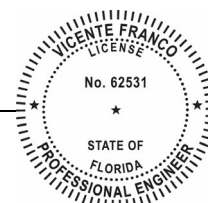
Current Age: 40 years approx.

Remaining Useful Life: 10 years approx.

Replacement Cost Exterior Doors: \$ 3,092.88 (based on maintenance for the last four years and according to the current conditions)*

Reserve Cost Exterior Doors: \$185.57

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



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.

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 conditions, 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.

For the benefit of the association, the reserve funding breakdown is tabulated into quarterly and monthly values:

Element	10 Yr Reserve	Annual Reserve	Quarterly Reserve	Monthly Reserve
Main Structure *	\$ 71,252.94	\$ 7,125.29	\$ 2,375.10	\$ 593.77
Roof *	\$ 7,851.61	\$ 785.16	\$ 261.72	\$ 65.43
Present condition of overall structure *	\$ 40,693.46	\$ 4,069.35	\$ 1,356.45	\$ 339.11
Concrete framing system *	\$ 13,974.07	\$ 1,397.41	\$ 465.80	\$ 116.45
Exterior Nonconcrete Walls *	\$ 8,733.80	\$ 873.38	\$ 291.13	\$ 72.78
Electrical Systems	\$ 14,726.18	\$ 1,472.62	\$ 490.87	\$ 122.72
Domestic Water System	\$ 4,293.00	\$ 429.30	\$ 143.10	\$ 35.78
Sanitary System	\$ 39,028.35	\$ 3,902.83	\$ 1,300.94	\$ 325.24
Fireproofing and Fire Protection	\$ 1,092.82	\$ 109.28	\$ 36.43	\$ 9.11
Painting *	\$ 93,142.28	\$ 9,314.23	\$ 3,104.74	\$ 776.19
Exterior Doors *	\$ 3,278.45	\$ 327.85	\$ 109.28	\$ 27.32
Total	\$ 226,814.02	\$ 22,681.40	\$ 7,560.47	\$ 1,890.12

* The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers



EXHIBIT A

A. Main Structure

Roof



The roof consists of reinforced concrete slabs in fair condition. The roof membrane is a built-up roof system with a granular surface modified bitumen cap sheet. The roofs are currently undergoing repair which are expected to be completed prior to December 21, 2025, reserve funds will be used to carry out the necessary maintenance and repair work during the ten-year period.

Exterior Nonconcrete Walls



Minor wear such as small cracks were found at nonbearing walls. Maintenance is recommended over the next ten years, including localized repairs, repainting, sealing, and addressing any waterproofing issues to prevent further deterioration and maintain their functionality and appearance.



A. Electrical Systems



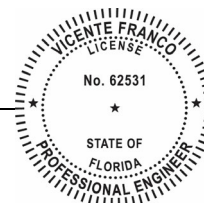
No defects were observed with swimming pool wiring or mechanical equipment or in wiring to mechanical equipment. There was no exposed wiring observed in open parking garage areas. Some breakers will need to be replaced during the ten-year period.

B. Plumbing

Sanitary System:



They consist of sanitary risers (stacks) with full size ventilation through the roof. We project two incidents for this building in a ten years period.



Drainage System



A new drainage is needed to replace the existing ones, ensuring enhanced performance and durability. This section includes the replacement of the isolated catch basing and pipes.

C. Fireproofing and Fire Protection System



There is a fire alarm system in a dedicated fire command center; logbooks are up to date and provided in the electric panel room. The fire protection system utilizes a sprinklered system. There are fire alarm pull boxes, fire notification system and emergency lighting. Exit lights, emergency lights are providing egress illumination is present and operable.

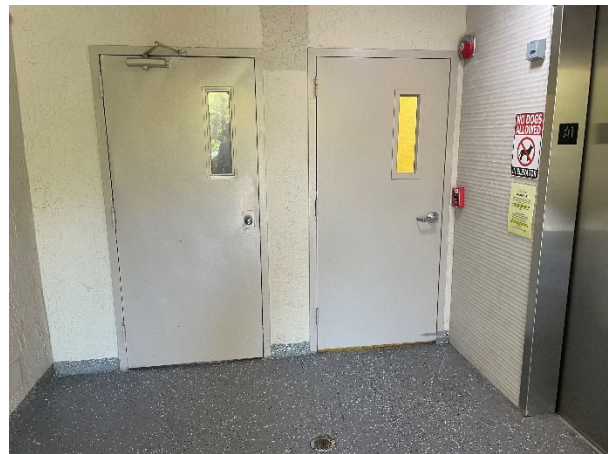


D. Painting



The paint is in overall fair condition; however, it is nearing the end of its service life and requires maintenance. Peeling paint was observed around windows on balconies, indicating the need for a new coating to preserve the building's exterior. Additionally, maintenance is required for some window caulking areas to prevent water infiltration. Budgeting for repainting is necessary to maintain aesthetic and protective functions.

E. Exterior Doors



All doors are in fair condition, only regular maintenance.



Report date 09/09/2025

Executive Summary – September 2025

JOB: Structural Integrity Reserve Study (SIRS)
ADDRESS: 8343 LAKE DRIVE, CITY OF DORAL

FOLIO: 35-3022-028-0001

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, for this building.

Inspections commenced on October Second, 2024, subsequently on May Fifteen, 2025 ENG Vicente Franco and his team meet with the Manager, General Manager, Maintenance Manager and Maintenance Supervisor 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.

It is important to note that the collection of funds will commence on January 1st, 2026.

INSPECTION MADE BY
Vicente Franco P.E

INSPECTIONS
COMMENCED DATE:
10/02/2024

INSPECTIONS COMPLETED
DATE 03/15/2025

**Vicente
Franco** Digitally signed
by Vicente Franco
Date: 2025.10.01
20:44:55 -04'00'

SIGNATURE
PRINT NAME , PE

TITLE

ADDRESS: 8690 NW 109
CT, Doral, FL 33178



Table of Contents:

I. Purpose and Limitation	1
II. Building Description	2
III. Condition and Replacement Costs of F.S. Section 718.112 Items	3
A. Main Structure	4
B. Electrical Systems.....	6
C. Plumbing	7
D. Fireproofing and Fire Protection System	8
E. Painting	8
F. Exterior Doors	8
IV. Conclusions and Recommendations	9



I. Purpose and Limitations

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

The site inspections for this report commenced on October 2nd, 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.

Electrical deficiencies recommended corrective actions and they were identified and corrected as indicated in the Recertification Report

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.

Eng. Vicente Franco is an independent consultant 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
- Lead
- Wood-Destroying Organism



II. Building 8343 Lake Drive “Description “

The Residential structure consists of a Five-story building with reinforced concrete walls and concrete slab system. Concrete walls and beams handle vertical loads, while concrete walls provide additional lateral support.

There are 37 individual units, and floor range in size from 6,380 SF- 20,808.04 SF. The age of the structure is over 30 years.

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

Building #	Floor	Number of units		Current Use	Square Footage
8343 Lake Drive	1	1 BR	6 Units	Residential	8,857.21
		2 BR	2 Units		
	2	1 BR	6 Units	Residential	8,537.38
		2 BR	2 Units		
	3	1 BR	6 Units	Residential	8,537.38
		2 BR	2 Units		
	4	1 BR	5 Units	Residential	7,622.47
		2 BR	2 Units		
	5	1 BR	4 Units	Residential	6,798.43
		2 BR	2 Units		
Roof			Roof	6,380.00	
Total Habitable area					35,552.92
Total Residential Area					40,352.87

*** The parking area has an approximate surface of 20,808.04 SF.**

The Property is located in City of Doral, 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.



III. 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.
5. This study should be reviewed on a yearly basis to compare the projected reserve cost to the actual executed.
6. The useful life and the replacement cost are based on the last four years of maintenance and the current conditions of each building.
7. All roof waterproofing work is expected to be completed by the administration prior to December 31, 2025.



A. Main Structure

This section includes the Roof, Present condition of overall structure, Concrete Framing System and Exterior Nonconcrete Walls of the first through five floors.

Roof

The roof consists of reinforced concrete slabs in fair condition. The roof membrane is a built-up roof system with a granular surface modified bitumen cap sheet. The roofs are currently undergoing repair which are expected to be completed prior to December 21, 2025, reserve funds will be used to carry out the necessary maintenance and repair work during the ten-year period.

Roof drains, scuppers on all balconies, gutters, and leaders discharge into trench drains. The drainage system is in fair condition; some corrosion was found but no repairs are currently needed. There are no roof framing members with obvious overloading, overstress, deterioration, or excessive deflection observed. Surface conditions are overall fair to poor conditions. Previous repairs were observed, and hairline cracks were noted on the roof.

Useful Life: 10 years approx.

Current Age: 10 years approx.

Remaining Useful Life: 10 years approx.

Replacement Cost: \$ 7,407.18 (\$ 0.86 x 1.35 x 6380 SF) *

Reserve Cost: \$ 444.43

*** The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers**

Present condition of overall structure

No bulging, settlement, deflection, expansion, or contraction has been observed in the structural elements of the building. No portion of the structure shows signs of distress or imminent failure. Previous minor repairs and hairline cracks were observed, particularly at balcony edges and surface slabs, but no hazardous conditions currently exist. While structural performance remains stable, routine monitoring and preventive maintenance are recommended. Minor cracks should be sealed to prevent moisture infiltration, particularly in exposed slab edges, walls near openings, and around balcony perimeters.

The following components may require repairs in accordance with updated codes and best practices: inspection and resealing of expansion joints in exterior façades and roof-to-wall connections; restoration of any compromised balcony railings or slab edges; and waterproofing of structural walls where signs of efflorescence or water entry are found.

No signs of overloading or overstress were detected. However, these recommended actions fall within the expected long-term maintenance under the reserve study guidelines.

Useful Life: 30 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 20 years approx.

Replacement Cost: \$ 38,390.06 (based on maintenance for the last four years and according to the current conditions) *

Reserve Cost: \$ 2,303.40

*** The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers.**



Concrete framing system

The concrete structural framing system consists of reinforced concrete walls and a concrete slab system. Concrete walls and beams handle vertical loads, while concrete walls also provide lateral support. Previous repairs were evident, although no rebar corrosion was visible in the structure. No concrete framing member shows signs of overloading, overstress, deterioration, or excessive deflection. However, in accordance with updated codes and best practices, reinforcement or patching of spalling concrete at exposed columns or beams may be required.

Additionally, this may involve repair or replacement of structural components experiencing concrete delamination, reinforcement of cracked columns, beams or slabs and preventive treatment of exposed rebar or areas susceptible to corrosion. These items should be evaluated periodically and funded accordingly to maintain the safety and integrity of the structure over its service life.

Useful Life: 40 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 20 years approx.

Replacement Cost: \$ 13,183.09 (based on maintenance for the last four years and according to the current conditions)*

Reserve Cost: \$ 790.99

*** The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers**

Exterior Nonconcrete Walls

Nonbearing walls of exterior façade are in fair condition, showing signs of wear such as cracks and surface deterioration.

Maintenance is recommended over the next ten years, including localized crack repairs, repainting, resealing of joints and windows, and improvements to waterproofing where needed to prevent moisture intrusion.

Useful Life: 20 years approx.

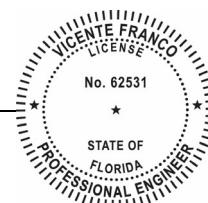
Current Age: 40 years approx.

Remaining Useful Life: 10 years approx.

Replacement Cost: \$ 8,239.43 (based on maintenance for the last four years and according to the current conditions) *

Reserve Cost: \$ 494.37

*** The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers.**



B. Electrical Systems

The system operates with a voltage of 240V with an amperage of 1200A, utilizing a breaker system.

The clearances by metering equipment are good, and there is no evidence of defects for gutter locations and taps and fills.

No defects were observed in the branch circuits. The service & equipment is properly grounded. No defects were observed in the service conduit or raceways.

The general conduits & raceways require repairs; There is rust and corrosion on some conduits. Moreover, there is loose BX conduit exiting concrete slab, the penetrations around these conduits must be patched, the wire and cables have rusted conduits and loose connections for BX exiting the concrete slab.

No defects were observed with swimming pool wiring or mechanical equipment or in wiring to mechanical equipment. Some breakers will need to be replaced during ten-year period.

This section includes AC Elevator, AC Offices, AC GYM, AC others:

A.C Elevators

The air conditioning system for the elevators operates with regular maintenance; however, due to continuous use, periodic replacement is necessary to ensure efficiency and compliance with safety standards.

A.C Offices

Regular maintenance is essential, and replacement will be required overtime to ensure continued efficiency and comfort.

A.C GYM

Regular maintenance is essential, and some units may need complete replacement or upgrade to ensure proper cooling, air quality, and comfort for users.

A.C Others

This covers air conditioning in other common areas, maintaining a pleasant indoor climate. While the system is functional, regular maintenance and scheduled replacements are necessary to ensure long-term performance. In some cases, full system installation may be required.

Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 10 years approx.

Replacement Cost Electrical Systems: \$ 13,892.62 (based on maintenance for the last four years and according to the current conditions and based on changes due to 40 years recertification) *

Reserve Cost Electrical Systems: \$ 833.56



C. Plumbing

This section includes Domestic Water System, Sanitary Systems and Drainage System.

Domestic Water System:

The system consists of a Water connection for cold water. Each unit is provided with a master water valve and a hot water heater shut-off valve. For the hot Water Systems, units utilize their own individual water heaters. This section includes the replacement of the main valves.

Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 15 years approx.

Maintenance Cost Domestic Water System: \$ 4,050.00 43 (based on maintenance for the last four years and according to the current conditions)

Reserve Cost Domestic Water System: \$ 243.00

Sanitary Systems:

The sanitary system is a standard pipe system, waste stack, vent stack and a local stack. Sanitary pipes are provided for all the units. They consist of sanitary risers (stacks) with full size ventilation through the roof. We project two incidents in this building in a ten years period.

The drainage system is included in this item, it is needed to replace the existing ones, ensuring enhanced performance and durability in the hurricane season. This includes the replacement of the isolated catch basing and pipes.

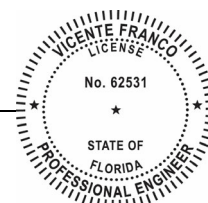
Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 10 years approx.

Maintenance Cost Sanitary Systems: \$ 36,819.20 (based on maintenance for the last four years and according to the current conditions)

Reserve Cost Sanitary Systems: \$ 2,209.15



D. Fireproofing and Fire Protection System

There is a fire alarm system in a dedicated fire command center; logbooks are up to date and provided in the electric panel room. The fire protection system utilizes a sprinklered system. There are fire alarm pull boxes, fire notification system and emergency lighting. Exit lights, emergency lights are building egress illumination is present and operable. Egress illumination is also present and operable in the parking garage. Some smoke detectors are covered due to ongoing masonry work causing dust to trigger alarms.

Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 10 Years

Replacement Cost Fireproofing: \$ 1,030.96 (based on maintenance for the last four years and according to the current conditions) *

Reserve Cost Fireproofing: \$ 61.86

E. Painting

The paint is in overall fair condition; however, it is nearing the end of its service life and requires maintenance. Peeling paint was observed around windows on balconies, indicating the need for a new coating to preserve the building's exterior. Additionally, maintenance is required for some window caulking areas to prevent water infiltration. All services area of condominium are included.

Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 5 years approx.

Maintenance Cost Painting: \$ 87,870.08 (\$1.63 x 1.35 x 39,931.87 SF approx)*

Reserve Cost Painting: \$ 5,272.20

*** The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers**

F. Exterior Doors

The installed doors are aluminum fixed and are in fair condition. Emergency metal doors are installed for stairs and mechanical rooms with metal frames. All doors are in fair condition.

Useful Life: 20 years approx.

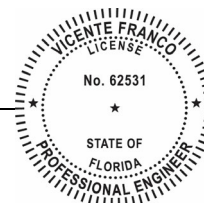
Current Age: 40 years approx.

Remaining Useful Life: 10 years approx.

Replacement Cost Exterior Doors: \$ 3,092.88 (based on maintenance for the last four years and according to the current conditions) *

Reserve Cost Exterior Doors: \$185.57

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



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.

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 conditions, 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.

For the benefit of the association, the reserve funding breakdown is tabulated into quarterly and monthly values:

Element	10 Yr Reserve	Annual Reserve	Quarterly Reserve	Monthly Reserve
Main Structure *	\$ 71,252.94	\$ 7,125.29	\$ 2,375.10	\$ 593.77
Roof *	\$ 7,851.61	\$ 785.16	\$ 261.72	\$ 65.43
Present condition of overall structure *	\$ 40,693.46	\$ 4,069.35	\$ 1,356.45	\$ 339.11
Concrete framing system *	\$ 13,974.07	\$ 1,397.41	\$ 465.80	\$ 116.45
Exterior Nonconcrete Walls *	\$ 8,733.80	\$ 873.38	\$ 291.13	\$ 72.78
Electrical Systems	\$ 14,726.18	\$ 1,472.62	\$ 490.87	\$ 122.72
Domestic Water System	\$ 4,293.00	\$ 429.30	\$ 143.10	\$ 35.78
Sanitary System	\$ 39,028.35	\$ 3,902.83	\$ 1,300.94	\$ 325.24
Fireproofing and Fire Protection	\$ 1,092.82	\$ 109.28	\$ 36.43	\$ 9.11
Painting *	\$ 93,142.28	\$ 9,314.23	\$ 3,104.74	\$ 776.19
Exterior Doors *	\$ 3,278.45	\$ 327.85	\$ 109.28	\$ 27.32
Total	\$ 226,814.02	\$ 22,681.40	\$ 7,560.47	\$ 1,890.12

* The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers

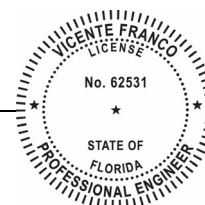


EXHIBIT A

A. Main Structure

Roof



The roof consists of reinforced concrete slabs in fair condition. The roof membrane is a built-up roof system with a granular surface modified bitumen cap sheet. The roofs are currently undergoing repair which are expected to be completed prior to December 21, 2025, reserve funds will be used to carry out the necessary maintenance and repair work during the ten-year period.

Exterior Nonconcrete Walls



Minor wear such as small cracks were found at nonbearing walls. Maintenance is recommended over the next ten years, including localized repairs, repainting, sealing, and addressing any waterproofing issues to prevent further deterioration and maintain their functionality and appearance.



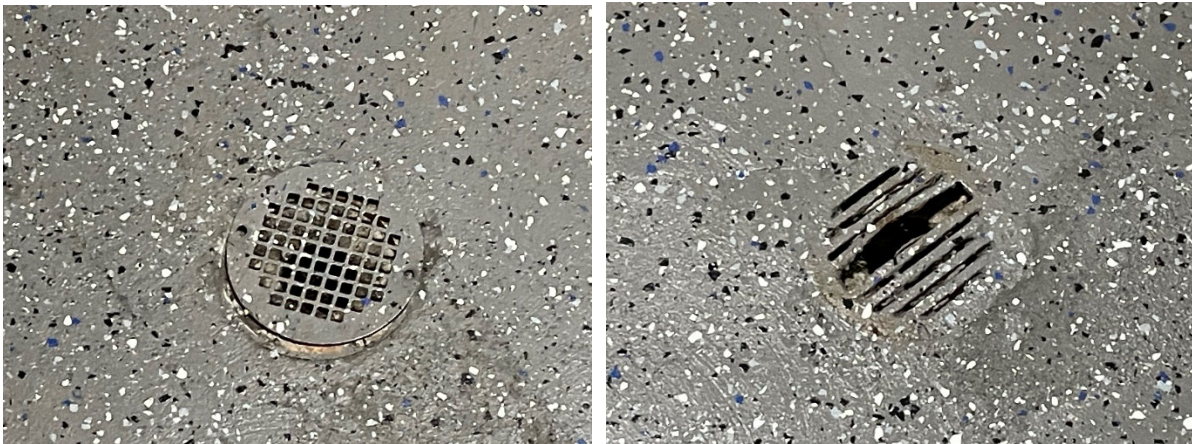
A. Electrical Systems



No defects were observed with swimming pool wiring or mechanical equipment or in wiring to mechanical equipment. There was no exposed wiring observed in open parking garage areas. Some breakers will need to be replaced during the ten-year period.

B. Plumbing

Sanitary System:



They consist of sanitary risers (stacks) with full size ventilation through the roof. We project two incidents for this building in a ten years period.

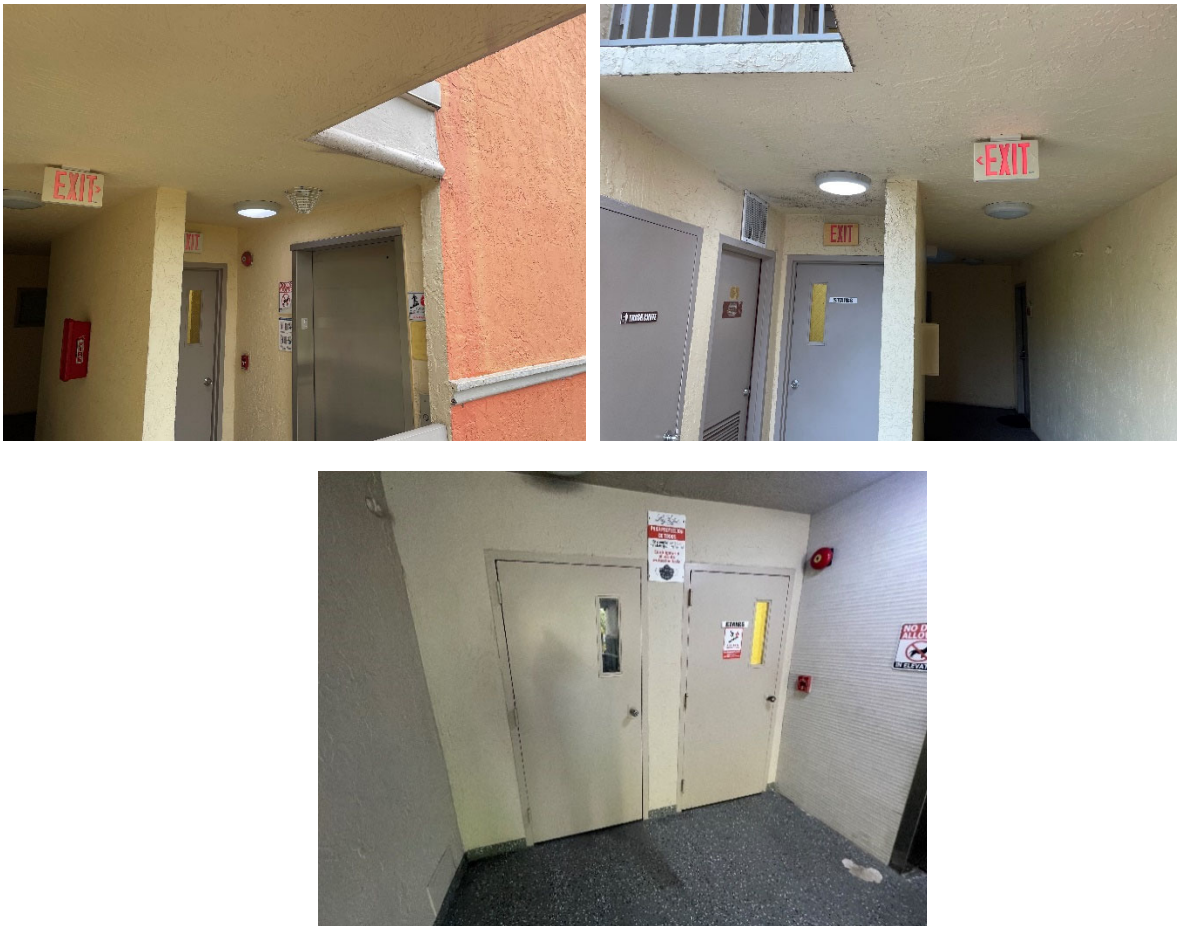


Drainage System



A new drainage is needed to replace the existing ones, ensuring enhanced performance and durability. This section includes the replacement of the isolated catch basing and pipes.

C. Fireproofing and Fire Protection System



There is a fire alarm system in a dedicate fire command center; logbooks are up to date and provided in the electric panel room. The fire protection system utilizes a sprinklered system. There are fire alarm pull boxes, fire notification system and emergency lighting. Exit lights, emergency lights are building egress illumination is present and operable.

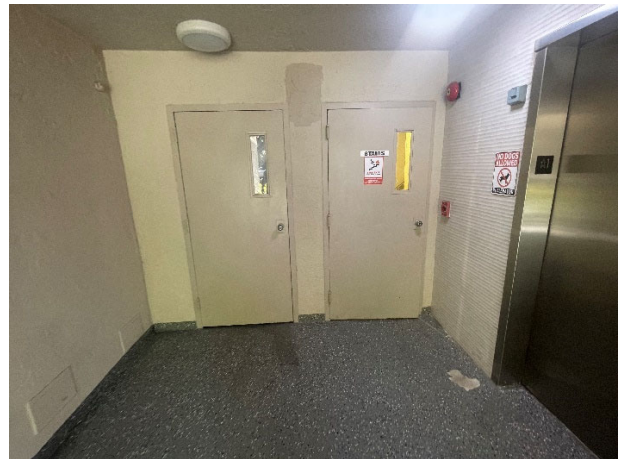


D. Painting



The paint is in overall fair condition; however, it is nearing the end of its service life and requires maintenance. Peeling paint was observed around windows on balconies, indicating the need for a new coating to preserve the building's exterior. Additionally, maintenance is required for some window caulking areas to prevent water infiltration. Budgeting for repainting is necessary to maintain aesthetic and protective functions.

E. Exterior Doors



All doors are in fair condition, only regular maintenance.



Report date 09/09/2025

Executive Summary – September 2025

JOB: Structural Integrity Reserve Study (SIRS)
ADDRESS: 8353 LAKE DRIVE, CITY OF DORAL

FOLIO: 35-3022-028-0001

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, for this building.

Inspections commenced on October Seventh, 2024, subsequently on May Fifteen, 2025 ENG Vicente Franco and his team meet with the Manager, General Manager, Maintenance Manager and Maintenance Supervisor 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.

It is important to note that the collection of funds will commence on January 1st, 2026.

INSPECTION MADE BY
Vicente Franco P.E

INSPECTIONS
COMMENCED DATE:
10/07/2024

INSPECTIONS COMPLETED
DATE 03/15/2025

**Vicente
Franco** Digitally signed
by Vicente
Franco
Date: 2025.10.01
20:45:57 -04'00'

SIGNATURE
PRINT NAME , PE

TITLE

ADDRESS: 8690 NW 109
CT, Doral, FL 33178



Table of Contents:

I. Purpose and Limitation	1
II. Building Description	2
III. Condition and Replacement Costs of F.S. Section 718.112 Items	3
A. Main Structure	4
B. Electrical Systems.....	6
C. Plumbing	7
D. Fireproofing and Fire Protection System	8
E. Painting	8
F. Exterior Doors	8
IV. Conclusions and Recommendations	9



I. Purpose and Limitations

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

The site inspections for this report commenced on October 7th, 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.

Electrical deficiencies recommended corrective actions and they were identified and corrected as indicated in the Recertification Report

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.

Eng. Vicente Franco is an independent consultant 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
- Lead
- Wood-Destroying Organism



II. Building 8353 Lake Drive “Description “

The Residential structure consists of a Five-story building with reinforced concrete walls and concrete slab system. Concrete walls and beams handle vertical loads, while concrete walls provide additional lateral support.

There are 37 individual units, and floor range in size from 6,380.56 SF- 24,613.19 SF. The age of the structure is over 30 years.

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

Building #	Floor	Number of units		Current Use	Square Footage
8353 Lake Drive	1	1 BR	6 Units	Residential	8,857.21
		2 BR	2 Units		
	2	1 BR	6 Units	Residential	8,537.38
		2 BR	2 Units		
	3	1 BR	6 Units	Residential	8,537.38
		2 BR	2 Units		
	4	1 BR	5 Units	Residential	7,622.47
		2 BR	2 Units		
	5	1 BR	4 Units	Residential	6,798.43
		2 BR	2 Units		
Roof			Roof	6,380.00	
Total Habitable area					35,552.92
Total Residential Area					40,352.87

*** The parking area has an approximate surface of 24,613.19 SF.**

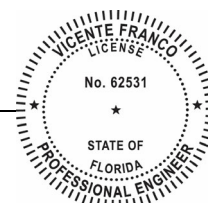
The Property is located in City of Doral, and constitutes a single Condominium, with a Building Code Occupancy Classification: 03 - Multi-family - 10 units or more. The present use is Multi Family Residence.



III. 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.
5. This study should be reviewed on a yearly basis to compare the projected reserve cost to the actual executed.
6. The useful life and the replacement cost are based on the last four years of maintenance and the current conditions of each building.
7. All roof waterproofing work is expected to be completed by the administration prior to December 31, 2025.



A. Main Structure

This section includes the Roof, Present condition of overall structure, Concrete Framing System and Exterior Nonconcrete Walls of the first through five floors.

Roof

The roof consists of reinforced concrete slabs in fair condition. The roof membrane is a built-up roof system with a granular surface modified bitumen cap sheet. The roofs are currently undergoing repair which are expected to be completed prior to December 21, 2025, reserve funds will be used to carry out the necessary maintenance and repair work during the ten-year period.

Roof drains, scuppers on all balconies, gutters, and leaders discharge into trench drains. The drainage system is in fair condition; some corrosion was found but no repairs are currently needed. There are no roof framing members with obvious overloading, overstress, deterioration, or excessive deflection observed. Surface conditions are overall fair to poor conditions. Previous repairs were observed, and hairline cracks were noted on the roof.

Useful Life: 10 years approx.

Current Age: 10 years approx.

Remaining Useful Life: 10 years approx.

Replacement Cost: \$ 7,407.18 (\$ 0.86 x 1.35 x 6380 SF) *

Reserve Cost: \$ 444.43

*** The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers**

Present condition of overall structure

No bulging, settlement, deflection, expansion, or contraction has been observed in the structural elements of the building. No portion of the structure shows signs of distress or imminent failure. Previous minor repairs and hairline cracks were observed, particularly at balcony edges and surface slabs, but no hazardous conditions currently exist. While structural performance remains stable, routine monitoring and preventive maintenance are recommended. Minor cracks should be sealed to prevent moisture infiltration, particularly in exposed slab edges, walls near openings, and around balcony perimeters.

The following components may require repairs in accordance with updated codes and best practices: inspection and resealing of expansion joints in exterior façades and roof-to-wall connections; restoration of any compromised balcony railings or slab edges; and waterproofing of structural walls where signs of efflorescence or water entry are found.

No signs of overloading or overstress were detected. However, these recommended actions fall within the expected long-term maintenance under the reserve study guidelines.

Useful Life: 30 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 20 years approx.

Replacement Cost: \$ 38,390.06 (based on maintenance for the last four years and according to the current conditions) *

Reserve Cost: \$ 2,303.40

*** The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers.**



Concrete framing system

The concrete structural framing system consists of reinforced concrete walls and a concrete slab system. Concrete walls and beams handle vertical loads, while concrete walls also provide lateral support. Previous repairs were evident, although no rebar corrosion was visible in the structure. No concrete framing member shows signs of overloading, overstress, deterioration, or excessive deflection. However, in accordance with updated codes and best practices, reinforcement or patching of spalling concrete at exposed columns or beams may be required.

Additionally, this may involve repair or replacement of structural components experiencing concrete delamination, reinforcement of cracked columns, beams or slabs and preventive treatment of exposed rebar or areas susceptible to corrosion. These items should be evaluated periodically and funded accordingly to maintain the safety and integrity of the structure over its service life.

Useful Life: 40 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 20 years approx.

Replacement Cost: \$ 13,183.09 (based on maintenance for the last four years and according to the current conditions)*

Reserve Cost: \$ 790.99

*** The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers**

Exterior Nonconcrete Walls

Nonbearing walls of exterior façade are in fair condition, showing signs of wear such as cracks and surface deterioration.

Maintenance is recommended over the next ten years, including localized crack repairs, repainting, resealing of joints and windows, and improvements to waterproofing where needed to prevent moisture intrusion.

Useful Life: 20 years approx.

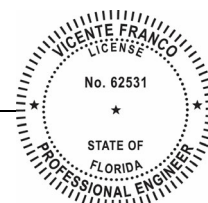
Current Age: 40 years approx.

Remaining Useful Life: 10 years approx.

Replacement Cost: \$ 8,239.43 (based on maintenance for the last four years and according to the current conditions) *

Reserve Cost: \$ 494.37

*** The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers.**



B. Electrical Systems

The system operates with a voltage of 240V with an amperage of 1200A, utilizing a breaker system.

The clearances by metering equipment are good, and there is no evidence of defects for gutter locations and taps and fills.

No defects were observed in the branch circuits. The service & equipment is properly grounded. No defects were observed in the service conduit or raceways.

The general conduits & raceways require repairs; There is rust and corrosion on some conduits. Moreover, there is loose BX conduit exiting concrete slab, the penetrations around these conduits must be patched, the wire and cables have rusted conduits and loose connections for BX exiting the concrete slab.

No defects were observed with swimming pool wiring or mechanical equipment or in wiring to mechanical equipment. Some breakers will need to be replaced during ten-year period.

This section includes AC Elevator, AC Offices, AC GYM, AC others:

A.C Elevators

The air conditioning system for the elevators operates with regular maintenance; however, due to continuous use, periodic replacement is necessary to ensure efficiency and compliance with safety standards.

A.C Offices

Regular maintenance is essential, and replacement will be required overtime to ensure continued efficiency and comfort.

A.C GYM

Regular maintenance is essential, and some units may need complete replacement or upgrade to ensure proper cooling, air quality, and comfort for users.

A.C Others

This covers air conditioning in other common areas, maintaining a pleasant indoor climate. While the system is functional, regular maintenance and scheduled replacements are necessary to ensure long-term performance. In some cases, full system installation may be required.

Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 10 years approx.

Replacement Cost Electrical Systems: \$ 13,892.62 (based on maintenance for the last four years and according to the current conditions and based on changes due to 40 years recertification) *

Reserve Cost Electrical Systems: \$ 833.56



C. Plumbing

This section includes Domestic Water System, Sanitary Systems and Drainage System.

Domestic Water System:

The system consists of a Water connection for cold water. Each unit is provided with a master water valve and a hot water heater shut-off valve. For the hot Water Systems, units utilize their own individual water heaters. This section includes the replacement of the main valves.

Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 15 years approx.

Maintenance Cost Domestic Water System: \$ 4,050.00 43 (based on maintenance for the last four years and according to the current conditions)

Reserve Cost Domestic Water System: \$ 243.00

Sanitary Systems:

The sanitary system is a standard pipe system, waste stack, vent stack and a local stack. Sanitary pipes are provided for all the units. They consist of sanitary risers (stacks) with full size ventilation through the roof. We project two incidents in this building in a ten years period.

The drainage system is included in this item, it is needed to replace the existing ones, ensuring enhanced performance and durability in the hurricane season. This includes the replacement of the isolated catch basing and pipes.

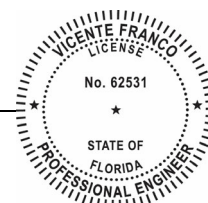
Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 10 years approx.

Maintenance Cost Sanitary Systems: \$ 36,819.20 (based on maintenance for the last four years and according to the current conditions)

Reserve Cost Sanitary Systems: \$ 2,209.15



D. Fireproofing and Fire Protection System

There is a fire alarm system in a dedicated fire command center; logbooks are up to date and provided in the electric panel room. The fire protection system utilizes a sprinklered system. There are fire alarm pull boxes, fire notification system and emergency lighting. Exit lights, emergency lights are building egress illumination is present and operable. Egress illumination is also present and operable in the parking garage. Some smoke detectors are covered due to ongoing masonry work causing dust to trigger alarms.

Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 10 Years

Replacement Cost Fireproofing: \$ 1,030.96 (based on maintenance for the last four years and according to the current conditions) *

Reserve Cost Fireproofing: \$ 61.86

E. Painting

The paint is in overall fair condition; however, it is nearing the end of its service life and requires maintenance. Peeling paint was observed around windows on balconies, indicating the need for a new coating to preserve the building's exterior. Additionally, maintenance is required for some window caulking areas to prevent water infiltration. All services area of condominium are included.

Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 5 years approx.

Maintenance Cost Painting: \$ 87,870.08 (\$1.63 x 1.35 x 39,931.87 SF approx)*

Reserve Cost Painting: \$ 5,272.20

*** The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers**

F. Exterior Doors

The installed doors are aluminum fixed and are in fair condition. Emergency metal doors are installed for stairs and mechanical rooms with metal frames. All doors are in fair condition.

Useful Life: 20 years approx.

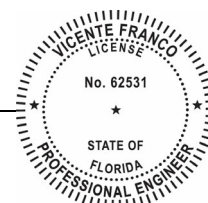
Current Age: 40 years approx.

Remaining Useful Life: 10 years approx.

Replacement Cost Exterior Doors: \$ 3,092.88 (based on maintenance for the last four years and according to the current conditions) *

Reserve Cost Exterior Doors: \$185.57

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



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.

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 conditions, 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.

For the benefit of the association, the reserve funding breakdown is tabulated into quarterly and monthly values:

Element	10 Yr Reserve	Annual Reserve	Quarterly Reserve	Monthly Reserve
Main Structure *	\$ 71,252.94	\$ 7,125.29	\$ 2,375.10	\$ 593.77
Roof *	\$ 7,851.61	\$ 785.16	\$ 261.72	\$ 65.43
Present condition of overall structure *	\$ 40,693.46	\$ 4,069.35	\$ 1,356.45	\$ 339.11
Concrete framing system *	\$ 13,974.07	\$ 1,397.41	\$ 465.80	\$ 116.45
Exterior Nonconcrete Walls *	\$ 8,733.80	\$ 873.38	\$ 291.13	\$ 72.78
Electrical Systems	\$ 14,726.18	\$ 1,472.62	\$ 490.87	\$ 122.72
Domestic Water System	\$ 4,293.00	\$ 429.30	\$ 143.10	\$ 35.78
Sanitary System	\$ 39,028.35	\$ 3,902.83	\$ 1,300.94	\$ 325.24
Fireproofing and Fire Protection	\$ 1,092.82	\$ 109.28	\$ 36.43	\$ 9.11
Painting *	\$ 93,142.28	\$ 9,314.23	\$ 3,104.74	\$ 776.19
Exterior Doors *	\$ 3,278.45	\$ 327.85	\$ 109.28	\$ 27.32
Total	\$ 226,814.02	\$ 22,681.40	\$ 7,560.47	\$ 1,890.12

* The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers



EXHIBIT A

A. Main Structure

Roof



The roof consists of reinforced concrete slabs in fair condition. The roof membrane is a built-up roof system with a granular surface modified bitumen cap sheet. The roofs are currently undergoing repair which are expected to be completed prior to December 21, 2025, reserve funds will be used to carry out the necessary maintenance and repair work during the ten-year period.

Exterior Nonconcrete Walls



Minor wear such as small cracks were found at nonbearing walls. Maintenance is recommended over the next ten years, including localized repairs, repainting, sealing, and addressing any waterproofing issues to prevent further deterioration and maintain their functionality and appearance.



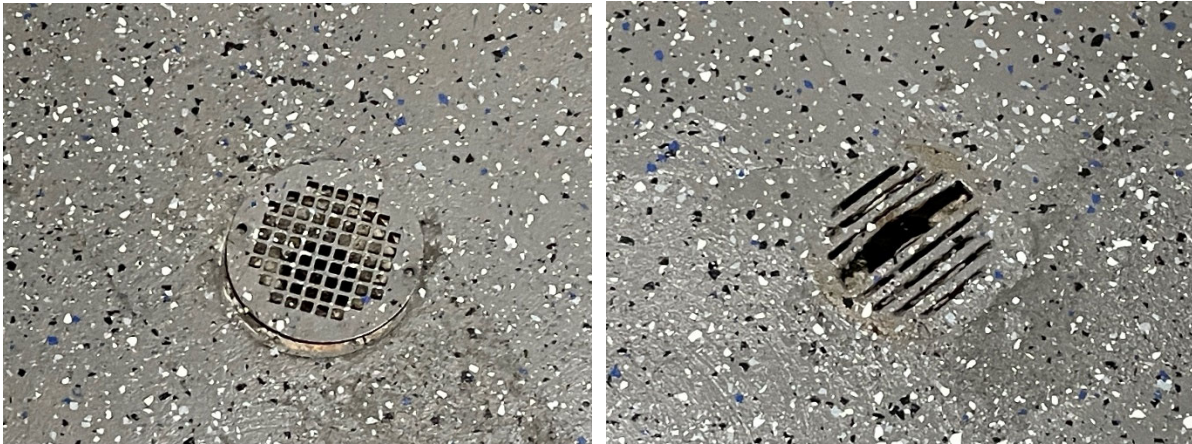
A. Electrical Systems



No defects were observed with swimming pool wiring or mechanical equipment or in wiring to mechanical equipment. There was no exposed wiring observed in open parking garage areas. Some breakers will need to be replaced during the ten-year period.

B. Plumbing

Sanitary System:



They consist of sanitary risers (stacks) with full size ventilation through the roof. We project two incidents for this building in a ten years period.



Drainage System



A new drainage is needed to replace the existing ones, ensuring enhanced performance and durability. This section includes the replacement of the isolated catch basing and pipes.

C. Fireproofing and Fire Protection System



There is a fire alarm system in a dedicate fire command center; logbooks are up to date and provided in the electric panel room. The fire protection system utilizes a sprinklered system. There are fire alarm pull boxes, fire notification system and emergency lighting. Exit lights, emergency lights are building egress illumination is present and operable.



D. Painting



The paint is in overall fair condition; however, it is nearing the end of its service life and requires maintenance. Peeling paint was observed around windows on balconies, indicating the need for a new coating to preserve the building's exterior. Additionally, maintenance is required for some window caulking areas to prevent water infiltration. Budgeting for repainting is necessary to maintain aesthetic and protective functions.

E. Exterior Doors



All doors are in fair condition, only regular maintenance.



Report date 09/09/2025

Executive Summary – September 2025

JOB: Structural Integrity Reserve Study (SIRS)
ADDRESS: 8363 LAKE DRIVE, CITY OF DORAL

FOLIO: 35-3022-028-0001

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, for this building.

Inspections commenced on October Tenth, 2024, subsequently on May Fifteen, 2025 ENG Vicente Franco and his team meet with the Manager, General Manager, Maintenance Manager and Maintenance Supervisor 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.

It is important to note that the collection of funds will commence on January 1st, 2026.

INSPECTION MADE BY
Vicente Franco P.E

INSPECTIONS
COMMENCED DATE:
10/10/2024

INSPECTIONS COMPLETED
DATE 03/15/2025

Vicente Franco Digitally signed
by Vicente Franco
Date: 2025.10.01
20:46:41 -04'00'

SIGNATURE
PRINT NAME , **PE**

TITLE

ADDRESS: 8690 NW 109
CT, Doral, FL 33178



Table of Contents:

I. Purpose and Limitation	1
II. Building Description	2
III. Condition and Replacement Costs of F.S. Section 718.112 Items	3
A. Main Structure	4
B. Electrical Systems.....	6
C. Plumbing	7
D. Fireproofing and Fire Protection System	8
E. Painting	8
F. Exterior Doors	8
IV. Conclusions and Recommendations	9



I. Purpose and Limitations

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

The site inspections for this report commenced on October 10th, 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.

Electrical deficiencies recommended corrective actions and they were identified and corrected as indicated in the Recertification Report

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.

Eng. Vicente Franco is an independent consultant 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
- Lead
- Wood-Destroying Organism



II. Building 8363 Lake Drive “Description “

The Residential structure consists of a Five-story building with reinforced concrete walls and concrete slab system. Concrete walls and beams handle vertical loads, while concrete walls provide additional lateral support.

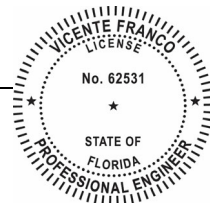
There are 38 individual units, and floor range in size from 6,380 SF- 11,107.42 SF. The age of the structure is over 30 years.

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

Building #	Floor	Number of units		Current Use	Square Footage
8363 Lake Drive	1	1 BR	6 Units	Residential	8,857.21
		2 BR	2 Units		
	2	1 BR	6 Units	Residential	8,537.38
		2 BR	2 Units		
	3	1 BR	6 Units	Residential	8,537.38
		2 BR	2 Units		
	4	1 BR	6 Units	Residential	8,537.38
		2 BR	2 Units		
	5	1 BR	4 Units	Residential	6,798.43
		2 BR	2 Units		
Roof			Roof	6,380.00	
Total Habitable area					36,406.30
Total Residential Area					41,267.78

*** The parking area has an approximate surface of 11,107.42 SF.**

The Property is located in City of Doral, 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.



III. 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.
5. This study should be reviewed on a yearly basis to compare the projected reserve cost to the actual executed.
6. The useful life and the replacement cost are based on the last four years of maintenance and the current conditions of each building.
7. All roof waterproofing work is expected to be completed by the administration prior to December 31, 2025.



A. Main Structure

This section includes the Roof, Present condition of overall structure, Concrete Framing System and Exterior Nonconcrete Walls of the first through five floors.

Roof

The roof consists of reinforced concrete slabs in fair condition. The roof membrane is a built-up roof system with a granular surface modified bitumen cap sheet. The roofs are currently undergoing repair which are expected to be completed prior to December 21, 2025, reserve funds will be used to carry out the necessary maintenance and repair work during the ten-year period.

Roof drains, scuppers on all balconies, gutters, and leaders discharge into trench drains. The drainage system is in fair condition; some corrosion was found but no repairs are currently needed. There are no roof framing members with obvious overloading, overstress, deterioration, or excessive deflection observed. Surface conditions are overall fair to poor conditions. Previous repairs were observed, and hairline cracks were noted on the roof.

Useful Life: 10 years approx.

Current Age: 10 years approx.

Remaining Useful Life: 10 years approx.

Replacement Cost: \$ 7,407.18 (\$ 0.86 x 1.35 x 6380 SF) *

Reserve Cost: \$ 444.43

*** The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers**

Present condition of overall structure

No bulging, settlement, deflection, expansion, or contraction has been observed in the structural elements of the building. No portion of the structure shows signs of distress or imminent failure. Previous minor repairs and hairline cracks were observed, particularly at balcony edges and surface slabs, but no hazardous conditions currently exist. While structural performance remains stable, routine monitoring and preventive maintenance are recommended. Minor cracks should be sealed to prevent moisture infiltration, particularly in exposed slab edges, walls near openings, and around balcony perimeters.

The following components may require repairs in accordance with updated codes and best practices: inspection and resealing of expansion joints in exterior façades and roof-to-wall connections; restoration of any compromised balcony railings or slab edges; and waterproofing of structural walls where signs of efflorescence or water entry are found.

No signs of overloading or overstress were detected. However, these recommended actions fall within the expected long-term maintenance under the reserve study guidelines.

Useful Life: 30 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 20 years approx.

Replacement Cost\$ 39,427.62 (based on maintenance for the last four years and according to the current conditions) *

Reserve Cost: \$ 2,365.66

*** The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers.**



Concrete framing system

The concrete structural framing system consists of reinforced concrete walls and a concrete slab system. Concrete walls and beams handle vertical loads, while concrete walls also provide lateral support. Previous repairs were evident, although no rebar corrosion was visible in the structure. No concrete framing member shows signs of overloading, overstress, deterioration, or excessive deflection. However, in accordance with updated codes and best practices, reinforcement or patching of spalling concrete at exposed columns or beams may be required.

Additionally, this may involve repair or replacement of structural components experiencing concrete delamination, reinforcement of cracked columns, beams or slabs and preventive treatment of exposed rebar or areas susceptible to corrosion. These items should be evaluated periodically and funded accordingly to maintain the safety and integrity of the structure over its service life.

Useful Life: 40 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 20 years approx.

Replacement Cost: \$ 13,539.39 (based on maintenance for the last four years and according to the current conditions)*

Reserve Cost: \$ 812.36

*** The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers**

Exterior Nonconcrete Walls

Nonbearing walls of exterior façade are in fair condition, showing signs of wear such as cracks and surface deterioration.

Maintenance is recommended over the next ten years, including localized crack repairs, repainting, resealing of joints and windows, and improvements to waterproofing where needed to prevent moisture intrusion.

Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 10 years approx.

Replacement Cost: \$ 8,462.12 (based on maintenance for the last four years and according to the current conditions) *

Reserve Cost: \$ 507.73

*** The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers.**



B. Electrical Systems

The system operates with a voltage of 240V with an amperage of 1200A, utilizing a breaker system.

The clearances by metering equipment are good, and there is no evidence of defects for gutter locations and taps and fills.

No defects were observed in the branch circuits. The service & equipment is properly grounded. No defects were observed in the service conduit or raceways.

The general conduits & raceways require repairs; There is rust and corrosion on some conduits. Moreover, there is loose BX conduit exiting concrete slab, the penetrations around these conduits must be patched, the wire and cables have rusted conduits and loose connections for BX exiting the concrete slab.

No defects were observed with swimming pool wiring or mechanical equipment or in wiring to mechanical equipment. Some breakers will need to be replaced during ten-year period.

This section includes AC Elevator, AC Offices, AC GYM, AC others:

A.C Elevators

The air conditioning system for the elevators operates with regular maintenance; however, due to continuous use, periodic replacement is necessary to ensure efficiency and compliance with safety standards.

A.C Offices

Regular maintenance is essential, and replacement will be required overtime to ensure continued efficiency and comfort.

A.C GYM

Regular maintenance is essential, and some units may need complete replacement or upgrade to ensure proper cooling, air quality, and comfort for users.

A.C Others

This covers air conditioning in other common areas, maintaining a pleasant indoor climate. While the system is functional, regular maintenance and scheduled replacements are necessary to ensure long-term performance. In some cases, full system installation may be required.

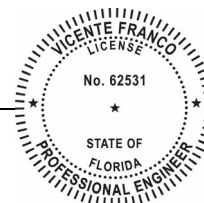
Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 10 years approx.

Replacement Cost Electrical Systems: \$ 14,319.18 (based on maintenance for the last four years and according to the current conditions and based on changes due to 40 years recertification) *

Reserve Cost Electrical Systems: \$ 859.15



C. Plumbing

This section includes Domestic Water System, Sanitary Systems and Drainage System.

Domestic Water System:

The system consists of a Water connection for cold water. Each unit is provided with a master water valve and a hot water heater shut-off valve. For the hot Water Systems, units utilize their own induvial water heaters. This section includes the replacement of the main valves.

Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 15 years approx.

Maintenance Cost Domestic Water System: \$ 4,185.00 (based on maintenance for the last four years and according to the current conditions)

Reserve Cost Domestic Water System: \$ 251.10

Sanitary Systems:

The sanitary system is a standard pipe system, waste stack, vent stack and a local stack. Sanitary pipes are provided for all the units. They consist of sanitary risers (stacks) with full size ventilation through the roof. We project two incidents in this building in a ten years period.

The drainage system is included in this item, it is needed to replace the existing ones, ensuring enhanced performance and durability in the hurricane season. This includes the replacement of the isolated catch basing and pipes.

Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 10 years approx.

Maintenance Cost Sanitary Systems: \$ 37,835.47 (based on maintenance for the last four years and according to the current conditions)

Reserve Cost Sanitary Systems: \$ 2,270.13



D. Fireproofing and Fire Protection System

There is a fire alarm system in a dedicated fire command center; logbooks are up to date and provided in the electric panel room. The fire protection system utilizes a sprinklered system. There are fire alarm pull boxes, fire notification system and emergency lighting. Exit lights, emergency lights are building egress illumination is present and operable. Egress illumination is also present and operable in the parking garage. Some smoke detectors are covered due to ongoing masonry work causing dust to trigger alarms.

Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 10 Years

Replacement Cost Fireproofing: \$ 1,058.82 (based on maintenance for the last four years and according to the current conditions) *

Reserve Cost Fireproofing: \$ 63.53

E. Painting

The paint is in overall fair condition; however, it is nearing the end of its service life and requires maintenance. Peeling paint was observed around windows on balconies, indicating the need for a new coating to preserve the building's exterior. Additionally, maintenance is required for some window caulking areas to prevent water infiltration. All services area of condominium are included.

Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 5 years approx.

Maintenance Cost Painting: \$ 87,870.08 (\$1.63 x 1.35 x 39,931.87 SF approx)*

Reserve Cost Painting: \$ 5,272.20

*** The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers**

F. Exterior Doors

The installed doors are aluminum fixed and are in fair condition. Emergency metal doors are installed for stairs and mechanical rooms with metal frames. All doors are in fair condition.

Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 10 years approx.

Replacement Cost Exterior Doors: \$ 3,176.47 82 (based on maintenance for the last four years and according to the current conditions) *

Reserve Cost Exterior Doors: \$ 190.59

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



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.

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 conditions, 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.

For the benefit of the association, the reserve funding breakdown is tabulated into quarterly and monthly values:

Element	10 Yr Reserve	Annual Reserve	Quarterly Reserve	Monthly Reserve
Main Structure *	\$ 72,966.49	\$ 7,296.65	\$ 2,432.22	\$ 608.05
Roof *	\$ 7,851.61	\$ 785.16	\$ 261.72	\$ 65.43
Present condition of overall structure *	\$ 41,793.28	\$ 4,179.33	\$ 1,393.11	\$ 348.28
Concrete framing system *	\$ 14,351.75	\$ 1,435.18	\$ 478.39	\$ 119.60
Exterior Nonconcrete Walls *	\$ 8,969.84	\$ 896.98	\$ 298.99	\$ 74.75
Electrical Systems	\$ 15,178.33	\$ 1,517.83	\$ 505.94	\$ 126.49
Domestic Water System	\$ 4,436.10	\$ 443.61	\$ 147.87	\$ 36.97
Sanitary System	\$ 40,105.60	\$ 4,010.56	\$ 1,336.85	\$ 334.21
Fireproofing and Fire Protection	\$ 1,122.35	\$ 112.24	\$ 37.41	\$ 9.35
Painting *	\$ 93,142.28	\$ 9,314.23	\$ 3,104.74	\$ 776.19
Exterior Doors *	\$ 3,367.06	\$ 336.71	\$ 112.24	\$ 28.06
Total	\$ 230,318.21	\$ 23,031.82	\$ 7,677.27	\$ 1,919.32

* The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers

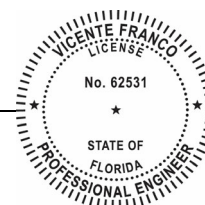


EXHIBIT A

A. Main Structure

Roof



The roof consists of reinforced concrete slabs in fair condition. The roof membrane is a built-up roof system with a granular surface modified bitumen cap sheet. The roofs are currently undergoing repair which are expected to be completed prior to December 21, 2025, reserve funds will be used to carry out the necessary maintenance and repair work during the ten-year period.

Exterior Nonconcrete Walls



Minor wear such as small cracks were found at nonbearing walls. Maintenance is recommended over the next ten years, including localized repairs, repainting, sealing, and addressing any waterproofing issues to prevent further deterioration and maintain their functionality and appearance.



A. Electrical Systems



No defects were observed with swimming pool wiring or mechanical equipment or in wiring to mechanical equipment. There was no exposed wiring observed in open parking garage areas. Some breakers will need to be replaced during the ten-year period.

B. Plumbing

Sanitary System:



They consist of sanitary risers (stacks) with full size ventilation through the roof. We project two incidents for this building in a ten years period.

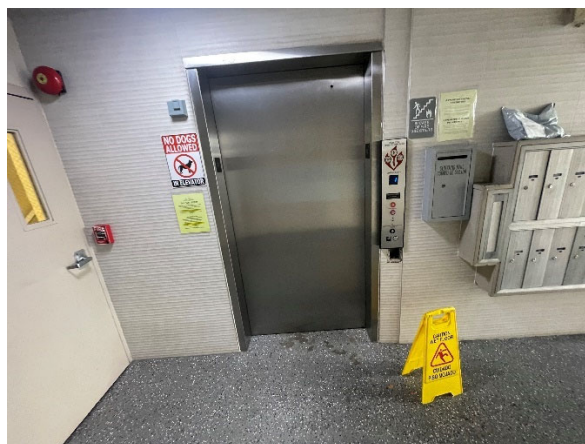
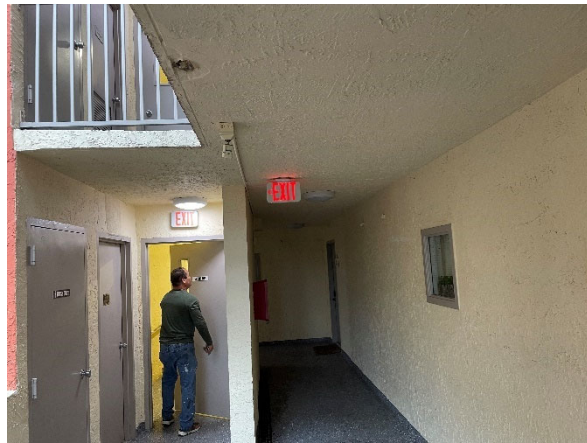


Drainage System



A new drainage is needed to replace the existing ones, ensuring enhanced performance and durability. This section includes the replacement of the isolated catch basing and pipes.

C. Fireproofing and Fire Protection System



There is a fire alarm system in a dedicated fire command center; logbooks are up to date and provided in the electric panel room. The fire protection system utilizes a sprinklered system. There are fire alarm pull boxes, fire notification system and emergency lighting. Exit lights, emergency lights are building egress illumination is present and operable.

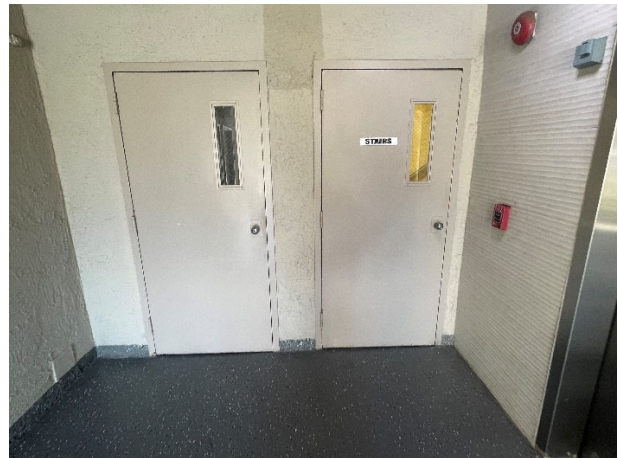


D. Painting



The paint is in overall fair condition; however, it is nearing the end of its service life and requires maintenance. Peeling paint was observed around windows on balconies, indicating the need for a new coating to preserve the building's exterior. Additionally, maintenance is required for some window caulking areas to prevent water infiltration. Budgeting for repainting is necessary to maintain aesthetic and protective functions.

E. Exterior Doors



All doors are in fair condition, only regular maintenance.



Report date 09/09/2025

Executive Summary – September 2025

JOB: Structural Integrity Reserve Study (SIRS)
ADDRESS: 8373 LAKE DRIVE, CITY OF DORAL

FOLIO: 35-3022-028-0001

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, for this building.

Inspections commenced on October Seventeen, 2024, subsequently on May Fifteen, 2025 ENG Vicente Franco and his team meet with the Manager, General Manager, Maintenance Manager and Maintenance Supervisor 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.

It is important to note that the collection of funds will commence on January 1st, 2026.

INSPECTION MADE BY
Vicente Franco P.E

INSPECTIONS
COMMENCED DATE:
10/17/2024

INSPECTIONS COMPLETED
DATE 03/15/2025

**Vicente
Franco** Digitally signed
by Vicente Franco
Date: 2025.10.01
20:47:43 -04'00'

SIGNATURE
PRINT NAME , **PE**

TITLE

ADDRESS: 8690 NW 109
CT, Doral, FL 33178



Table of Contents:

I. Purpose and Limitation	1
II. Building Description	2
III. Condition and Replacement Costs of F.S. Section 718.112 Items	3
A. Main Structure	4
B. Electrical Systems.....	6
C. Plumbing	7
D. Fireproofing and Fire Protection System	8
E. Painting	8
F. Exterior Doors	8
IV. Conclusions and Recommendations	9



I. Purpose and Limitations

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

The site inspections for this report commenced on October 17th, 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.

Electrical deficiencies recommended corrective actions and they were identified and corrected as indicated in the Recertification Report

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.

Eng. Vicente Franco is an independent consultant 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
- Lead
- Wood-Destroying Organism



II. Building 8373 Lake Drive “Description “

The Residential structure consists of a Five-story building with reinforced concrete walls and concrete slab system. Concrete walls and beams handle vertical loads, while concrete walls provide additional lateral support.

There are 37 individual units, and floor range in size from 6,380 SF- 2,207,192 SF. The age of the structure is over 30 years.

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

Building #	Floor	Number of units		Current Use	Square Footage
8373 Lake Drive	1	1 BR	6 Units	Residential	8,857.21
		2 BR	2 Units		
	2	1 BR	6 Units	Residential	8,537.38
		2 BR	2 Units		
	3	1 BR	6 Units	Residential	8,537.38
		2 BR	2 Units		
	4	1 BR	5 Units	Residential	8,537.38
		2 BR	2 Units		
	5	1 BR	4 Units	Residential	6,798.43
		2 BR	2 Units		
Roof			Roof	6,380.00	
Total Habitable area					35,552.92
Total Residential Area					40,352.87

*** The parking area has an approximate surface of 2,207,192_SF.**

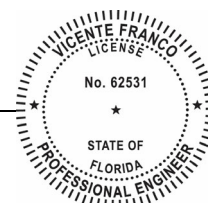
The Property is located in City of Doral, and constitutes a single Condominium, with a Building Code Occupancy Classification: 03 - Multi-family - 10 units or more. The present use is Multi Family Residence.



III. 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.
5. This study should be reviewed on a yearly basis to compare the projected reserve cost to the actual executed.
6. The useful life and the replacement cost are based on the last four years of maintenance and the current conditions of each building.
7. All roof waterproofing work is expected to be completed by the administration prior to December 31, 2025.



A. Main Structure

This section includes the Roof, Present condition of overall structure, Concrete Framing System and Exterior Nonconcrete Walls of the first through five floors.

Roof

The roof consists of reinforced concrete slabs in fair condition. The roof membrane is a built-up roof system with a granular surface modified bitumen cap sheet. The roofs are currently undergoing repair which are expected to be completed prior to December 21, 2025, reserve funds will be used to carry out the necessary maintenance and repair work during the ten-year period.

Roof drains, scuppers on all balconies, gutters, and leaders discharge into trench drains. The drainage system is in fair condition; some corrosion was found but no repairs are currently needed. There are no roof framing members with obvious overloading, overstress, deterioration, or excessive deflection observed. Surface conditions are overall fair to poor conditions. Previous repairs were observed, and hairline cracks were noted on the roof.

Useful Life: 10 years approx.

Current Age: 10 years approx.

Remaining Useful Life: 10 years approx.

Replacement Cost: \$ 7,407.18 (\$ 0.86 x 1.35 x 6380 SF) *

Reserve Cost: \$ 444.43

*** The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers**

Present condition of overall structure

No bulging, settlement, deflection, expansion, or contraction has been observed in the structural elements of the building. No portion of the structure shows signs of distress or imminent failure. Previous minor repairs and hairline cracks were observed, particularly at balcony edges and surface slabs, but no hazardous conditions currently exist. While structural performance remains stable, routine monitoring and preventive maintenance are recommended. Minor cracks should be sealed to prevent moisture infiltration, particularly in exposed slab edges, walls near openings, and around balcony perimeters.

The following components may require repairs in accordance with updated codes and best practices: inspection and resealing of expansion joints in exterior façades and roof-to-wall connections; restoration of any compromised balcony railings or slab edges; and waterproofing of structural walls where signs of efflorescence or water entry are found.

No signs of overloading or overstress were detected. However, these recommended actions fall within the expected long-term maintenance under the reserve study guidelines.

Useful Life: 30 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 20 years approx.

Replacement Cost: \$ 38,390.06 (based on maintenance for the last four years and according to the current conditions) *

Reserve Cost: \$ 2,303.40

*** The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers.**



Concrete framing system

The concrete structural framing system consists of reinforced concrete walls and a concrete slab system. Concrete walls and beams handle vertical loads, while concrete walls also provide lateral support. Previous repairs were evident, although no rebar corrosion was visible in the structure. No concrete framing member shows signs of overloading, overstress, deterioration, or excessive deflection. However, in accordance with updated codes and best practices, reinforcement or patching of spalling concrete at exposed columns or beams may be required.

Additionally, this may involve repair or replacement of structural components experiencing concrete delamination, reinforcement of cracked columns, beams or slabs and preventive treatment of exposed rebar or areas susceptible to corrosion. These items should be evaluated periodically and funded accordingly to maintain the safety and integrity of the structure over its service life.

Useful Life: 40 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 20 years approx.

Replacement Cost: \$ 13,183.09 (based on maintenance for the last four years and according to the current conditions)*

Reserve Cost: \$ 790.99

*** The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers**

Exterior Nonconcrete Walls

Nonbearing walls of exterior façade are in fair condition, showing signs of wear such as cracks and surface deterioration.

Maintenance is recommended over the next ten years, including localized crack repairs, repainting, resealing of joints and windows, and improvements to waterproofing where needed to prevent moisture intrusion.

Useful Life: 20 years approx.

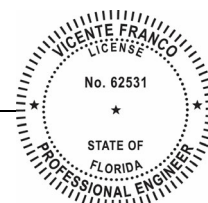
Current Age: 40 years approx.

Remaining Useful Life: 10 years approx.

Replacement Cost: \$ 8,239.43 (based on maintenance for the last four years and according to the current conditions) *

Reserve Cost: \$ 494.37

*** The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers.**



B. Electrical Systems

The system operates with a voltage of 240V with an amperage of 1200A, utilizing a breaker system.

The clearances by metering equipment are good, and there is no evidence of defects for gutter locations and taps and fills.

No defects were observed in the branch circuits. The service & equipment is properly grounded. No defects were observed in the service conduit or raceways.

The general conduits & raceways require repairs; There is rust and corrosion on some conduits. Moreover, there is loose BX conduit exiting concrete slab, the penetrations around these conduits must be patched, the wire and cables have rusted conduits and loose connections for BX exiting the concrete slab.

No defects were observed with swimming pool wiring or mechanical equipment or in wiring to mechanical equipment. Some breakers will need to be replaced during ten-year period.

This section includes AC Elevator, AC Offices, AC GYM, AC others:

A.C Elevators

The air conditioning system for the elevators operates with regular maintenance; however, due to continuous use, periodic replacement is necessary to ensure efficiency and compliance with safety standards.

A.C Offices

Regular maintenance is essential, and replacement will be required overtime to ensure continued efficiency and comfort.

A.C GYM

Regular maintenance is essential, and some units may need complete replacement or upgrade to ensure proper cooling, air quality, and comfort for users.

A.C Others

This covers air conditioning in other common areas, maintaining a pleasant indoor climate. While the system is functional, regular maintenance and scheduled replacements are necessary to ensure long-term performance. In some cases, full system installation may be required.

Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 10 years approx.

Replacement Cost Electrical Systems: \$ 13,892.62 (based on maintenance for the last four years and according to the current conditions and based on changes due to 40 years recertification) *

Reserve Cost Electrical Systems: \$ 833.56



C. Plumbing

This section includes Domestic Water System, Sanitary Systems and Drainage System.

Domestic Water System:

The system consists of a Water connection for cold water. Each unit is provided with a master water valve and a hot water heater shut-off valve. For the hot Water Systems, units utilize their own individual water heaters. This section includes the replacement of the main valves.

Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 15 years approx.

Maintenance Cost Domestic Water System: \$ 4,050.00 43 (based on maintenance for the last four years and according to the current conditions)

Reserve Cost Domestic Water System: \$ 243.00

Sanitary Systems:

The sanitary system is a standard pipe system, waste stack, vent stack and a local stack. Sanitary pipes are provided for all the units. They consist of sanitary risers (stacks) with full size ventilation through the roof. We project two incidents in this building in a ten years period.

The drainage system is included in this item, it is needed to replace the existing ones, ensuring enhanced performance and durability in the hurricane season. This includes the replacement of the isolated catch basing and pipes.

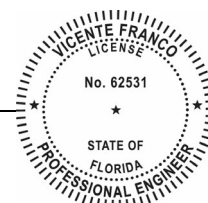
Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 10 years approx.

Maintenance Cost Sanitary Systems: \$ 36,819.20 (based on maintenance for the last four years and according to the current conditions)

Reserve Cost Sanitary Systems: \$ 2,209.15



D. Fireproofing and Fire Protection System

There is a fire alarm system in a dedicated fire command center; logbooks are up to date and provided in the electric panel room. The fire protection system utilizes a sprinklered system. There are fire alarm pull boxes, fire notification system and emergency lighting. Exit lights, emergency lights are building egress illumination is present and operable. Egress illumination is also present and operable in the parking garage. Some smoke detectors are covered due to ongoing masonry work causing dust to trigger alarms.

Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 10 Years

Replacement Cost Fireproofing: \$ 1,030.96 (based on maintenance for the last four years and according to the current conditions) *

Reserve Cost Fireproofing: \$ 61.86

E. Painting

The paint is in overall fair condition; however, it is nearing the end of its service life and requires maintenance. Peeling paint was observed around windows on balconies, indicating the need for a new coating to preserve the building's exterior. Additionally, maintenance is required for some window caulking areas to prevent water infiltration. All services area of condominium are included.

Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 5 years approx.

Maintenance Cost Painting: \$ 87,870.08 (\$1.63 x 1.35 x 39,931.87 SF approx)*

Reserve Cost Painting: \$ 5,272.20

*** The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers**

F. Exterior Doors

The installed doors are aluminum fixed and are in fair condition. Emergency metal doors are installed for stairs and mechanical rooms with metal frames. All doors are in fair condition.

Useful Life: 20 years approx.

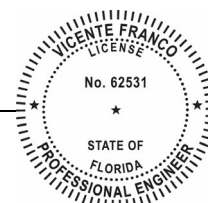
Current Age: 40 years approx.

Remaining Useful Life: 10 years approx.

Replacement Cost Exterior Doors: \$ 3,092.88 96 (based on maintenance for the last four years and according to the current conditions) *

Reserve Cost Exterior Doors: \$185.57

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



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.

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 conditions, 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.

For the benefit of the association, the reserve funding breakdown is tabulated into quarterly and monthly values:

Element	10 Yr Reserve	Annual Reserve	Quarterly Reserve	Monthly Reserve
Main Structure *	\$ 71,252.94	\$ 7,125.29	\$ 2,375.10	\$ 593.77
Roof *	\$ 7,851.61	\$ 785.16	\$ 261.72	\$ 65.43
Present condition of overall structure *	\$ 40,693.46	\$ 4,069.35	\$ 1,356.45	\$ 339.11
Concrete framing system *	\$ 13,974.07	\$ 1,397.41	\$ 465.80	\$ 116.45
Exterior Nonconcrete Walls *	\$ 8,733.80	\$ 873.38	\$ 291.13	\$ 72.78
Electrical Systems	\$ 14,726.18	\$ 1,472.62	\$ 490.87	\$ 122.72
Domestic Water System	\$ 4,293.00	\$ 429.30	\$ 143.10	\$ 35.78
Sanitary System	\$ 39,028.35	\$ 3,902.83	\$ 1,300.94	\$ 325.24
Fireproofing and Fire Protection	\$ 1,092.82	\$ 109.28	\$ 36.43	\$ 9.11
Painting *	\$ 93,142.28	\$ 9,314.23	\$ 3,104.74	\$ 776.19
Exterior Doors *	\$ 3,278.45	\$ 327.85	\$ 109.28	\$ 27.32
Total	\$ 226,814.02	\$ 22,681.40	\$ 7,560.47	\$ 1,890.12

* The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers



EXHIBIT A

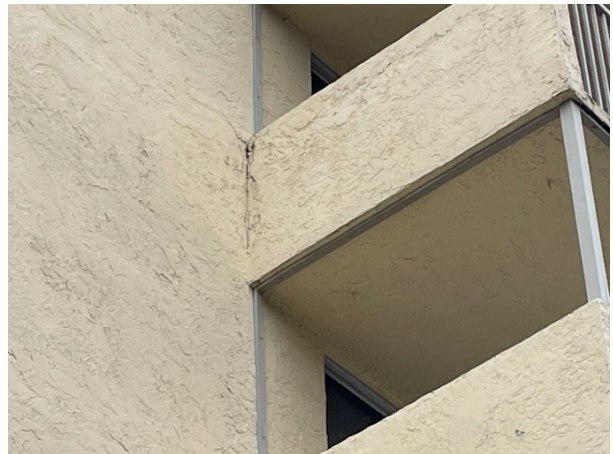
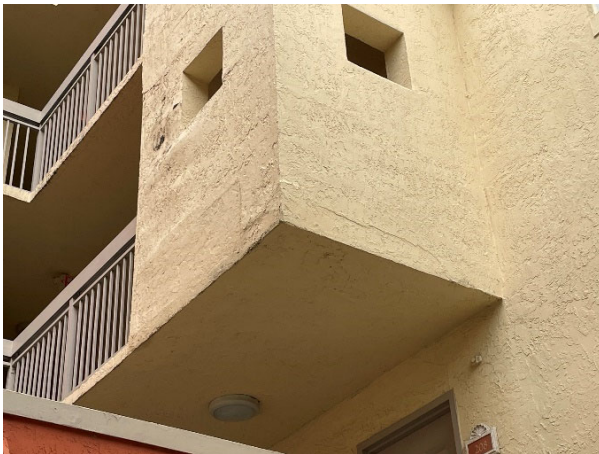
A. Main Structure

Roof



The roof consists of reinforced concrete slabs in fair condition. The roof membrane is a built-up roof system with a granular surface modified bitumen cap sheet. The roofs are currently undergoing repair which are expected to be completed prior to December 21, 2025, reserve funds will be used to carry out the necessary maintenance and repair work during the ten-year period.

Exterior Nonconcrete Walls



Minor wear such as small cracks were found at nonbearing walls. Maintenance is recommended over the next ten years, including localized repairs, repainting, sealing, and addressing any waterproofing issues to prevent further deterioration and maintain their functionality and appearance.



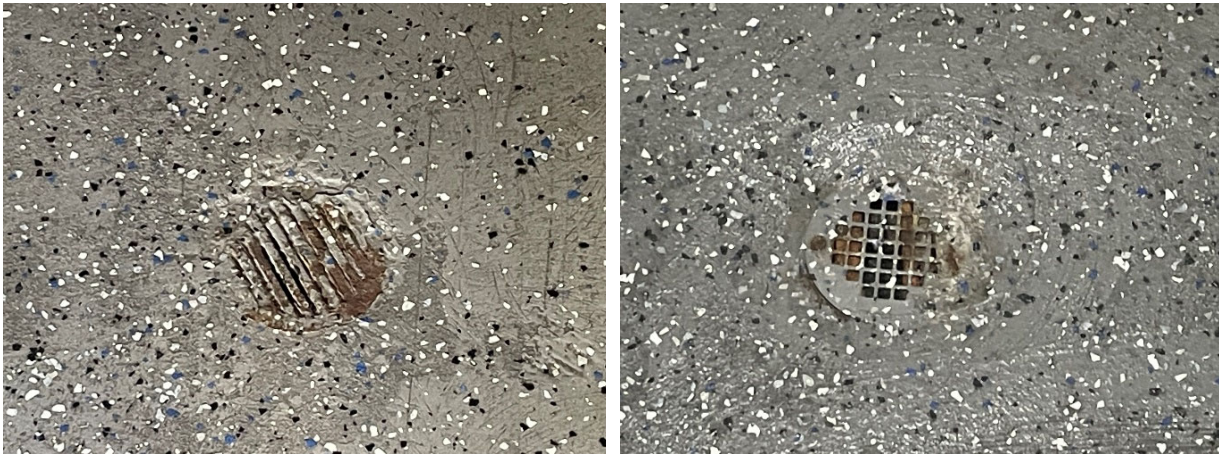
A. Electrical Systems



No defects were observed with swimming pool wiring or mechanical equipment or in wiring to mechanical equipment. There was no exposed wiring observed in open parking garage areas. Some breakers will need to be replaced during the ten-year period.

B. Plumbing

Sanitary System:



They consist of sanitary risers (stacks) with full size ventilation through the roof. We project two incidents for this building in a ten years period.



Drainage System



A new drainage is needed to replace the existing ones, ensuring enhanced performance and durability. This section includes the replacement of the isolated catch basing and pipes.

C. Fireproofing and Fire Protection System



There is a fire alarm system in a dedicate fire command center; logbooks are up to date and provided in the electric panel room. The fire protection system utilizes a sprinklered system. There are fire alarm pull boxes, fire notification system and emergency lighting. Exit lights, emergency lights are building egress illumination is present and operable.



D. Painting



The paint is in overall fair condition; however, it is nearing the end of its service life and requires maintenance. Peeling paint was observed around windows on balconies, indicating the need for a new coating to preserve the building's exterior. Additionally, maintenance is required for some window caulking areas to prevent water infiltration. Budgeting for repainting is necessary to maintain aesthetic and protective functions.

E. Exterior Doors



All doors are in fair condition, only regular maintenance.



Report date 09/09/2025

Executive Summary – September 2025

JOB: Structural Integrity Reserve Study (SIRS)

ADDRESS: 8100 GENEVA, CITY OF DORAL

FOLIO: 35-3022-028-0001

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, for this building.

Inspections commenced on September Sixteen, 2024, subsequently on May Fifteen, 2025 ENG Vicente Franco and his team meet with the Manager, General Manager, Maintenance Manager and Maintenance Supervisor 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.

It is important to note that the collection of funds will commence on January 1st, 2026.

INSPECTION MADE BY
Vicente Franco P.E

INSPECTIONS
COMMENCED DATE:
09/16/2024

INSPECTIONS COMPLETED
DATE 03/15/2025

Vicente Franco Digitally signed
by Vicente Franco
Date: 2025.10.01
20:48:50 -04'00'

SIGNATURE
PRINT NAME , PE

TITLE

ADDRESS: 8690 NW 109
CT, Doral, FL 33178



Table of Contents:

I. Purpose and Limitation	1
II. Building Description	2
III. Condition and Replacement Costs of F.S. Section 718.112 Items	3
A. Main Structure	4
B. Electrical Systems.....	6
C. Plumbing	7
D. Fireproofing and Fire Protection System	8
E. Painting	8
F. Exterior Doors	8
IV. Conclusions and Recommendations	9



I. Purpose and Limitations

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

The site inspections for this report commenced on September 16th, 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.

Electrical deficiencies recommended corrective actions and they were identified and corrected as indicated in the Recertification Report

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.

Eng. Vicente Franco is an independent consultant 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
- Lead
- Wood-Destroying Organism



II. Building 8100 Geneva “Description “

The Residential structure consists of a Five-story building with reinforced concrete walls and concrete slab system. Concrete walls and beams handle vertical loads, while concrete walls provide additional lateral support.

There are 80 individual units, and floor range in size from 15,354.10 SF- 35,832.05 SF. The age of the structure is over 30 years.

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

Building #	Floor	Number of units		Current Use	Square Footage
8100 Geneva	1	1 BR	7 Units	Residential	15,354.10
		2 BR	9 Units		
	2	1 BR	7 Units	Residential	15,354.10
		2 BR	9 Units		
	3	1 BR	7 Units	Residential	15,354.10
		2 BR	9 Units		
	4	1 BR	7 Units	Residential	15,354.10
		2 BR	9 Units		
	5	1 BR	7 Units	Residential	15,354.10
		2 BR	9 Units		
Roof			Roof	15,354.42	
Total Habitable area					70,850.62
Total Residential Area					76,770.50

*** The parking area has an approximate surface of 35,832.05 SF.**

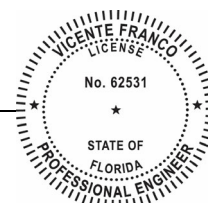
The Property is located in City of Doral, and constitutes a single Condominium, with a Building Code Occupancy Classification: 03 - Multi-family - 10 units or more. The present use is Multi Family Residence.



III. 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.
5. This study should be reviewed on a yearly basis to compare the projected reserve cost to the actual executed.
6. The useful life and the replacement cost are based on the last four years of maintenance and the current conditions of each building.
7. All roof waterproofing work is expected to be completed by the administration prior to December 31, 2025.



A. Main Structure

This section includes the Roof, Present condition of overall structure, Concrete Framing System and Exterior Nonconcrete Walls of the first through five floors.

Roof

The roof consists of reinforced concrete slabs in fair condition. The roof membrane is a built-up roof system with a granular surface modified bitumen cap sheet. The roofs are currently undergoing repair which are expected to be completed prior to December 21, 2025, reserve funds will be used to carry out the necessary maintenance and repair work during the ten-year period.

Roof drains, scuppers on all balconies, gutters, and leaders discharge into trench drains. The drainage system is in fair condition; some corrosion was found but no repairs are currently needed. There are no roof framing members with obvious overloading, overstress, deterioration, or excessive deflection observed. Surface conditions are overall fair to poor conditions. Previous repairs were observed, and hairline cracks were noted on the roof.

Useful Life: 10 years approx.

Current Age: 10 years approx.

Remaining Useful Life: 10 years approx.

Replacement Cost: \$ 17,826.48 (\$ 0.86 x 1.35 x 15,354.42SF)*

Reserve Cost: \$ 1,069.59

*** The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers**

Present condition of overall structure

No bulging, settlement, deflection, expansion, or contraction has been observed in the structural elements of the building. No portion of the structure shows signs of distress or imminent failure. Previous minor repairs and hairline cracks were observed, particularly at balcony edges and surface slabs, but no hazardous conditions currently exist. While structural performance remains stable, routine monitoring and preventive maintenance are recommended. Minor cracks should be sealed to prevent moisture infiltration, particularly in exposed slab edges, walls near openings, and around balcony perimeters.

The following components may require repairs in accordance with updated codes and best practices: inspection and resealing of expansion joints in exterior façades and roof-to-wall connections; restoration of any compromised balcony railings or slab edges; and waterproofing of structural walls where signs of efflorescence or water entry are found.

No signs of overloading or overstress were detected. However, these recommended actions fall within the expected long-term maintenance under the reserve study guidelines.

Useful Life: 30 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 20 years approx.

Replacement Cost \$ 83,005.52 (based on maintenance for the last four years and according to the current conditions) *

Reserve Cost: \$ 4,980.33

*** The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers.**



Concrete framing system

The concrete structural framing system consists of reinforced concrete walls and a concrete slab system. Concrete walls and beams handle vertical loads, while concrete walls also provide lateral support. Previous repairs were evident, although no rebar corrosion was visible in the structure. No concrete framing member shows signs of overloading, overstress, deterioration, or excessive deflection. However, in accordance with updated codes and best practices, reinforcement or patching of spalling concrete at exposed columns or beams may be required.

Additionally, this may involve repair or replacement of structural components experiencing concrete delamination, reinforcement of cracked columns, beams or slabs and preventive treatment of exposed rebar or areas susceptible to corrosion. These items should be evaluated periodically and funded accordingly to maintain the safety and integrity of the structure over its service life.

Useful Life: 40 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 20 years approx.

Replacement Cost: \$ 28,503.98 (based on maintenance for the last four years and according to the current conditions)*

Reserve Cost: \$ 1,710.24

*** The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers**

Exterior Nonconcrete Walls

Nonbearing walls of exterior façade are in fair condition, showing signs of wear such as cracks and surface deterioration.

Maintenance is recommended over the next ten years, including localized crack repairs, repainting, resealing of joints and windows, and improvements to waterproofing where needed to prevent moisture intrusion.

Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 10 years approx.

Replacement Cost: \$17,814.98 (based on maintenance for the last four years and according to the current conditions) *

Reserve Cost: \$ 1,068.90

*** The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers.**



B. Electrical Systems

The system operates with a voltage of 240V with an amperage of 1200A, utilizing a breaker system.

The clearances by metering equipment are good, and there is no evidence of defects for gutter locations and taps and fills.

No defects were observed in the branch circuits. The service & equipment is properly grounded. No defects were observed in the service conduit or raceways.

The general conduits & raceways require repairs; There is rust and corrosion on some conduits. Moreover, there is loose BX conduit exiting concrete slab, the penetrations around these conduits must be patched, the wire and cables have rusted conduits and loose connections for BX exiting the concrete slab.

No defects were observed with swimming pool wiring or mechanical equipment or in wiring to mechanical equipment. Some breakers will need to be replaced during ten-year period.

This section includes AC Elevator, AC Offices, AC GYM, AC others:

A.C Elevators

The air conditioning system for the elevators operates with regular maintenance; however, due to continuous use, periodic replacement is necessary to ensure efficiency and compliance with safety standards.

A.C Offices

Regular maintenance is essential, and replacement will be required overtime to ensure continued efficiency and comfort.

A.C GYM

Regular maintenance is essential, and some units may need complete replacement or upgrade to ensure proper cooling, air quality, and comfort for users.

A.C Others

This covers air conditioning in other common areas, maintaining a pleasant indoor climate. While the system is functional, regular maintenance and scheduled replacements are necessary to ensure long-term performance. In some cases, full system installation may be required.

Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 10 years approx.

Replacement Cost Electrical Systems: \$ 30,074.58 (based on maintenance for the last four years and according to the current conditions and based on changes due to 40 years recertification) *

Reserve Cost Electrical Systems: \$ 1,804.47



C. Plumbing

This section includes Domestic Water System, Sanitary Systems and Drainage System.

Domestic Water System:

The system consists of a Water connection for cold water. Each unit is provided with a master water valve and a hot water heater shut-off valve. For the hot Water Systems, units utilize their own individual water heaters. This section includes the replacement of the main valves.

Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 15 years approx.

Maintenance Cost Domestic Water System: \$ 8,775.00 (based on maintenance for the last four years and according to the current conditions)

Reserve Cost Domestic Water System: \$ 526.50

Sanitary Systems:

The sanitary system is a standard pipe system, waste stack, vent stack and a local stack. Sanitary pipes are provided for all the units. They consist of sanitary risers (stacks) with full size ventilation through the roof. We project four incidents in this building in a ten years period.

The drainage system is included in this item, it is needed to replace the existing ones, ensuring enhanced performance and durability in the hurricane season. This includes the replacement of the isolated catch basing and pipes.

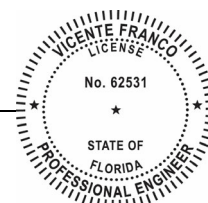
Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 10 years approx.

Maintenance Cost Sanitary Systems: \$ 76,982.04 (based on maintenance for the last four years and according to the current conditions)

Reserve Cost Sanitary Systems: \$ 4,618.92



D. Fireproofing and Fire Protection System

There is a fire alarm system in a dedicated fire command center; logbooks are up to date and provided in the electric panel room. The fire protection system utilizes a sprinklered system. There are fire alarm pull boxes, fire notification system and emergency lighting. Exit lights, emergency lights are building egress illumination is present and operable. Egress illumination is also present and operable in the parking garage. Some smoke detectors are covered due to ongoing masonry work causing dust to trigger alarms.

Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 10 Years

Replacement Cost Fireproofing: \$ 2,229.10 (based on maintenance for the last four years and according to the current conditions) *

Reserve Cost Fireproofing: \$ 133.75

E. Painting

The paint is in overall fair condition; however, it is nearing the end of its service life and requires maintenance. Peeling paint was observed around windows on balconies, indicating the need for a new coating to preserve the building's exterior. Additionally, maintenance is required for some window caulking areas to prevent water infiltration. All services area of condominium are included.

Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 5 years approx.

Maintenance Cost Painting: \$ 124,262.57 (\$1.63 x 1.35 x 56,470.15 SF approx)*

Reserve Cost Painting: \$ 7,455.75

*** The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers**

F. Exterior Doors

The installed doors are aluminum fixed and are in fair condition. Emergency metal doors are installed for stairs and mechanical rooms with metal frames. All doors are in fair condition.

Useful Life: 20 years approx.

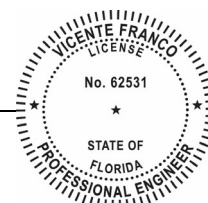
Current Age: 40 years approx.

Remaining Useful Life: 10 years approx.

Replacement Cost Exterior Doors: \$ 6,687.31 10 (based on maintenance for the last four years and according to the current conditions) *

Reserve Cost Exterior Doors: \$ 401.24

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



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.

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 conditions, 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.

For the benefit of the association, the reserve funding breakdown is tabulated into quarterly and monthly values:

Element	10 Yr Reserve	Annual Reserve	Quarterly Reserve	Monthly Reserve
Main Structure *	\$ 155,980.02	\$ 15,598.00	\$ 5,199.33	\$ 1,299.83
Roof *	\$ 18,896.07	\$ 1,889.61	\$ 629.87	\$ 157.47
Present condition of overall structure *	\$ 87,985.85	\$ 8,798.59	\$ 2,932.86	\$ 733.22
Concrete framing system *	\$ 30,214.21	\$ 3,021.42	\$ 1,007.14	\$ 251.79
Exterior Nonconcrete Walls *	\$ 18,883.88	\$ 1,888.39	\$ 629.46	\$ 157.37
Electrical Systems	\$ 31,879.06	\$ 3,187.91	\$ 1,062.64	\$ 265.66
Domestic Water System	\$ 9,301.50	\$ 930.15	\$ 310.05	\$ 77.51
Sanitary System	\$ 81,600.97	\$ 8,160.10	\$ 2,720.03	\$ 680.01
Fireproofing and Fire Protection	\$ 2,362.85	\$ 236.28	\$ 78.76	\$ 19.69
Painting *	\$ 131,718.32	\$ 13,171.83	\$ 4,390.61	\$ 1,097.65
Exterior Doors *	\$ 7,088.54	\$ 708.85	\$ 236.28	\$ 59.07
Total	\$ 419,931.26	\$ 41,993.13	\$ 13,997.71	\$ 3,499.43

* The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers

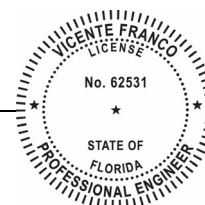


EXHIBIT A

A. Main Structure

Roof



The roof consists of reinforced concrete slabs in fair condition. The roof membrane is a built-up roof system with a granular surface modified bitumen cap sheet. The roofs are currently undergoing repair which are expected to be completed prior to December 21, 2025, reserve funds will be used to carry out the necessary maintenance and repair work during the ten-year period.

Exterior Nonconcrete Walls



Minor wear such as small cracks were found at nonbearing walls. Maintenance is recommended over the next ten years, including localized repairs, repainting, sealing, and addressing any waterproofing issues to prevent further deterioration and maintain their functionality and appearance.



A. Electrical Systems



No defects were observed with swimming pool wiring or mechanical equipment or in wiring to mechanical equipment. There was no exposed wiring observed in open parking garage areas. Some breakers will need to be replaced during the ten-year period.

B. Plumbing

Sanitary System:



They consist of sanitary risers (stacks) with full size ventilation through the roof. We project four incidents for this building in a ten years period.

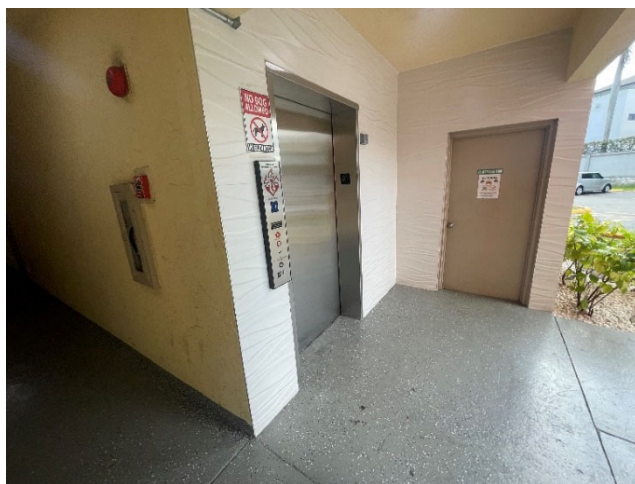


Drainage System



A new drainage is needed to replace the existing ones, ensuring enhanced performance and durability. This section includes the replacement of the isolated catch basing and pipes.

C. Fireproofing and Fire Protection System



There is a fire alarm system in a dedicate fire command center; logbooks are up to date and provided in the electric panel room. The fire protection system utilizes a sprinklered system. There are fire alarm pull boxes, fire notification system and emergency lighting. Exit lights, emergency lights are building egress illumination is present and operable.



D. Painting



The paint is in overall fair condition; however, it is nearing the end of its service life and requires maintenance. Peeling paint was observed around windows on balconies, indicating the need for a new coating to preserve the building's exterior. Additionally, maintenance is required for some window caulking areas to prevent water infiltration. Budgeting for repainting is necessary to maintain aesthetic and protective functions.

E. Exterior Doors



All doors are in fair condition, only regular maintenance.



Report date 09/09/2025

Executive Summary – September 2025

JOB: Structural Integrity Reserve Study (SIRS)

ADDRESS: 8120 GENEVA, CITY OF DORAL

FOLIO: 35-3022-028-0001

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, for this building.

Inspections commenced on September Nine, 2024, subsequently on May Fifteen, 2025 ENG Vicente Franco and his team meet with the Manager, General Manager, Maintenance Manager and Maintenance Supervisor 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.

It is important to note that the collection of funds will commence on January 1st, 2026.

INSPECTION MADE BY
Vicente Franco P.E

INSPECTIONS
COMMENCED DATE:
09/09/2024

INSPECTIONS COMPLETED
DATE 03/15/2025

**Vicente
Franco** Digitally signed
by Vicente
Franco
Date: 2025.10.01
20:49:37 -04'00'

SIGNATURE
PRINT NAME , PE

TITLE

ADDRESS: 8690 NW 109
CT, Doral, FL 33178



Table of Contents:

I. Purpose and Limitation	1
II. Building Description	2
III. Condition and Replacement Costs of F.S. Section 718.112 Items	3
A. Main Structure	4
B. Electrical Systems.....	6
C. Plumbing	7
D. Fireproofing and Fire Protection System	8
E. Painting	8
F. Exterior Doors	8
IV. Conclusions and Recommendations	9



I. Purpose and Limitations

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

The site inspections for this report commenced on September 09th, 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.

Electrical deficiencies recommended corrective actions and they were identified and corrected as indicated in the Recertification Report

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.

Eng. Vicente Franco is an independent consultant 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
- Lead
- Wood-Destroying Organism



II. Building 8120 Geneva “Description “

The Residential structure consists of a Five-story building with reinforced concrete walls and concrete slab system. Concrete walls and beams handle vertical loads, while concrete walls provide additional lateral support.

There are 40 individual units, and floor range in size from 9,218.29 SF- 21,550 SF. The age of the structure is over 40 years.

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

Building #	Floor	Number of units		Current Use	Square Footage
8120 Geneva	1	1 BR	2 Units	Residential	15,354.24
		2 BR	6 Units		
	2	1 BR	2 Units	Residential	15,354.24
		2 BR	6 Units		
	3	1 BR	2 Units	Residential	15,354.24
		2 BR	6 Units		
	4	1 BR	2 Units	Residential	15,354.24
		2 BR	6 Units		
	5	1 BR	2 Units	Residential	15,354.24
		2 BR	6 Units		
Roof			Roof	9,218.29	
Total Habitable area					70,850.78
Total Residential Area					76,771.20

*** The parking area has an approximate surface of 21,550 SF.**

The Property is located in City of Doral, 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.



III. 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.
5. This study should be reviewed on a yearly basis to compare the projected reserve cost to the actual executed.
6. The useful life and the replacement cost are based on the last four years of maintenance and the current conditions of each building.
7. All roof waterproofing work is expected to be completed by the administration prior to December 31, 2025.



A. Main Structure

This section includes the Roof, Present condition of overall structure, Concrete Framing System and Exterior Nonconcrete Walls of the first through five floors.

Roof

The roof consists of reinforced concrete slabs in fair condition. The roof membrane is a built-up roof system with a granular surface modified bitumen cap sheet. The roofs are currently undergoing repair which are expected to be completed prior to December 21, 2025, reserve funds will be used to carry out the necessary maintenance and repair work during the ten-year period.

Roof drains, scuppers on all balconies, gutters, and leaders discharge into trench drains. The drainage system is in fair condition; some corrosion was found but no repairs are currently needed. There are no roof framing members with obvious overloading, overstress, deterioration, or excessive deflection observed. Surface conditions are overall fair to poor conditions. Previous repairs were observed, and hairline cracks were noted on the roof.

Useful Life: 10 years approx.

Current Age: 10 years approx.

Remaining Useful Life: 10 years approx.

Replacement Cost: \$ 10,702.43 (\$ 0.86 x 1.35 x 9,218.29 SF) *

Reserve Cost: \$ 642.15

*** The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers**

Present condition of overall structure

No bulging, settlement, deflection, expansion, or contraction has been observed in the structural elements of the building. No portion of the structure shows signs of distress or imminent failure. Previous minor repairs and hairline cracks were observed, particularly at balcony edges and surface slabs, but no hazardous conditions currently exist. While structural performance remains stable, routine monitoring and preventive maintenance are recommended. Minor cracks should be sealed to prevent moisture infiltration, particularly in exposed slab edges, walls near openings, and around balcony perimeters.

The following components may require repairs in accordance with updated codes and best practices: inspection and resealing of expansion joints in exterior façades and roof-to-wall connections; restoration of any compromised balcony railings or slab edges; and waterproofing of structural walls where signs of efflorescence or water entry are found.

No signs of overloading or overstress were detected. However, these recommended actions fall within the expected long-term maintenance under the reserve study guidelines.

Useful Life: 30 years approx.

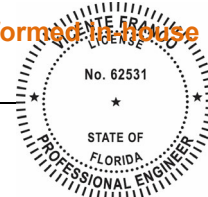
Current Age: 40 years approx.

Remaining Useful Life: 20 years approx.

Replacement Cost: \$ 41,502.76 (based on maintenance for the last four years and according to the current conditions) *

Reserve Cost: \$ 2,490.17

*** The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers.**



Concrete framing system

The concrete structural framing system consists of reinforced concrete walls and a concrete slab system. Concrete walls and beams handle vertical loads, while concrete walls also provide lateral support. Previous repairs were evident, although no rebar corrosion was visible in the structure. No concrete framing member shows signs of overloading, overstress, deterioration, or excessive deflection. However, in accordance with updated codes and best practices, reinforcement or patching of spalling concrete at exposed columns or beams may be required.

Additionally, this may involve repair or replacement of structural components experiencing concrete delamination, reinforcement of cracked columns, beams or slabs and preventive treatment of exposed rebar or areas susceptible to corrosion. These items should be evaluated periodically and funded accordingly to maintain the safety and integrity of the structure over its service life.

Useful Life: 40 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 20 years approx.

Replacement Cost: \$ 14,251.99 (based on maintenance for the last four years and according to the current conditions)*

Reserve Cost: \$ 855.12

*** The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers**

Exterior Nonconcrete Walls

Nonbearing walls of exterior façade are in fair condition, showing signs of wear such as cracks and surface deterioration.

Maintenance is recommended over the next ten years, including localized crack repairs, repainting, resealing of joints and windows, and improvements to waterproofing where needed to prevent moisture intrusion.

Useful Life: 20 years approx.

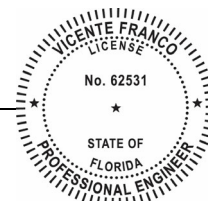
Current Age: 40 years approx.

Remaining Useful Life: 10 years approx.

Replacement Cost: \$ \$8,907.49 (based on maintenance for the last four years and according to the current conditions) *

Reserve Cost: \$ 534.45

*** The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers.**



B. Electrical Systems

The system operates with a voltage of 240V with an amperage of 1200A, utilizing a breaker system.

The clearances by metering equipment are good, and there is no evidence of defects for gutter locations and taps and fills.

No defects were observed in the branch circuits. The service & equipment is properly grounded. No defects were observed in the service conduit or raceways.

The general conduits & raceways require repairs; There is rust and corrosion on some conduits. Moreover, there is loose BX conduit exiting concrete slab, the penetrations around these conduits must be patched, the wire and cables have rusted conduits and loose connections for BX exiting the concrete slab.

No defects were observed with swimming pool wiring or mechanical equipment or in wiring to mechanical equipment. Some breakers will need to be replaced during ten-year period.

This section includes AC Elevator, AC Offices, AC GYM, AC others:

A.C Elevators

The air conditioning system for the elevators operates with regular maintenance; however, due to continuous use, periodic replacement is necessary to ensure efficiency and compliance with safety standards.

A.C Offices

Regular maintenance is essential, and replacement will be required overtime to ensure continued efficiency and comfort.

A.C GYM

Regular maintenance is essential, and some units may need complete replacement or upgrade to ensure proper cooling, air quality, and comfort for users.

A.C Others

This covers air conditioning in other common areas, maintaining a pleasant indoor climate. While the system is functional, regular maintenance and scheduled replacements are necessary to ensure long-term performance. In some cases, full system installation may be required.

Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 10 years approx.

Replacement Cost Electrical Systems: \$ 15,037.29 (based on maintenance for the last four years and according to the current conditions and based on changes due to 40 years recertification) *

Reserve Cost Electrical Systems: \$ 902.24



C. Plumbing

This section includes Domestic Water System, Sanitary Systems and Drainage System.

Domestic Water System:

The system consists of a Water connection for cold water. Each unit is provided with a master water valve and a hot water heater shut-off valve. For the hot Water Systems, units utilize their own induvial water heaters. This section includes the replacement of the main valves.

Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 15 years approx.

Maintenance Cost Domestic Water System: \$ 4,387.50 (based on maintenance for the last four years and according to the current conditions)

Reserve Cost Domestic Water System: \$ 263.25

Sanitary Systems:

The sanitary system is a standard pipe system, waste stack, vent stack and a local stack. Sanitary pipes are provided for all the units. They consist of sanitary risers (stacks) with full size ventilation through the roof. We project three incidents in this building in a ten years period.

The drainage system is included in this item, it is needed to replace the existing ones, ensuring enhanced performance and durability in the hurricane season. This includes the replacement of the isolated catch basing and pipes.

Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 10 years approx.

Maintenance Cost Sanitary Systems\$ 46,591.02 (based on maintenance for the last four years and according to the current conditions)

Reserve Cost Sanitary Systems: \$ 2,795.46



D. Fireproofing and Fire Protection System

There is a fire alarm system in a dedicated fire command center; logbooks are up to date and provided in the electric panel room. The fire protection system utilizes a sprinklered system. There are fire alarm pull boxes, fire notification system and emergency lighting. Exit lights, emergency lights are building egress illumination is present and operable. Egress illumination is also present and operable in the parking garage. Some smoke detectors are covered due to ongoing masonry work causing dust to trigger alarms.

Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 10 Years

Replacement Cost Fireproofing: \$ 1,114.55 (based on maintenance for the last four years and according to the current conditions) *

Reserve Cost Fireproofing: \$ 66.87

E. Painting

The paint is in overall fair condition; however, it is nearing the end of its service life and requires maintenance. Peeling paint was observed around windows on balconies, indicating the need for a new coating to preserve the building's exterior. Additionally, maintenance is required for some window caulking areas to prevent water infiltration. All services area of condominium are included.

Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 5 years approx.

Maintenance Cost Painting: \$ 78,696.68 (\$1.63 x 1.35 x 35,763.09 SF approx)*

Reserve Cost Painting: \$ 4,721.80

*** The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers**

F. Exterior Doors

The installed doors are aluminum fixed and are in fair condition. Emergency metal doors are installed for stairs and mechanical rooms with metal frames. All doors are in fair condition.

Useful Life: 20 years approx.

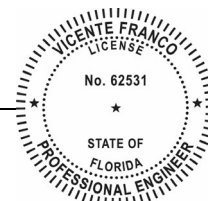
Current Age: 40 years approx.

Remaining Useful Life: 10 years approx.

Replacement Cost Exterior Doors: \$ 3,343.65 55 (based on maintenance for the last four years and according to the current conditions)*

Reserve Cost Exterior Doors: \$ 200.62

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



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.

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 conditions, 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.

For the benefit of the association, the reserve funding breakdown is tabulated into quarterly and monthly values:

Element	10 Yr Reserve	Annual Reserve	Quarterly Reserve	Monthly Reserve
Main Structure *	\$ 79,886.56	\$ 7,988.66	\$ 2,662.89	\$ 665.72
Roof *	\$ 11,344.58	\$ 1,134.46	\$ 378.15	\$ 94.54
Present condition of overall structure *	\$ 43,992.93	\$ 4,399.29	\$ 1,466.43	\$ 366.61
Concrete framing system *	\$ 15,107.11	\$ 1,510.71	\$ 503.57	\$ 125.89
Exterior Nonconcrete Walls *	\$ 9,441.94	\$ 944.19	\$ 314.73	\$ 78.68
Electrical Systems	\$ 15,939.53	\$ 1,593.95	\$ 531.32	\$ 132.83
Domestic Water System	\$ 4,650.75	\$ 465.08	\$ 155.03	\$ 38.76
Sanitary System	\$ 49,386.48	\$ 4,938.65	\$ 1,646.22	\$ 411.55
Fireproofing and Fire Protection	\$ 1,181.42	\$ 118.14	\$ 39.38	\$ 9.85
Painting *	\$ 83,418.48	\$ 8,341.85	\$ 2,780.62	\$ 695.15
Exterior Doors *	\$ 3,544.27	\$ 354.43	\$ 118.14	\$ 29.54
Total	\$ 238,007.50	\$ 23,800.75	\$ 7,933.58	\$ 1,983.40

* The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers



EXHIBIT A

A. Main Structure

Roof



The roof consists of reinforced concrete slabs in fair condition. The roof membrane is a built-up roof system with a granular surface modified bitumen cap sheet. The roofs are currently undergoing repair which are expected to be completed prior to December 21, 2025, reserve funds will be used to carry out the necessary maintenance and repair work during the ten-year period.

Exterior Nonconcrete Walls



Minor wear such as small cracks were found at nonbearing walls. Maintenance is recommended over the next ten years, including localized repairs, repainting, sealing, and addressing any waterproofing issues to prevent further deterioration and maintain their functionality and appearance.



A. Electrical Systems



No defects were observed with swimming pool wiring or mechanical equipment or in wiring to mechanical equipment. There was no exposed wiring observed in open parking garage areas. Some breakers will need to be replaced during the ten-year period.

B. Plumbing

Sanitary System:



They consist of sanitary risers (stacks) with full size ventilation through the roof. We project three incidents for this building in a ten years period.

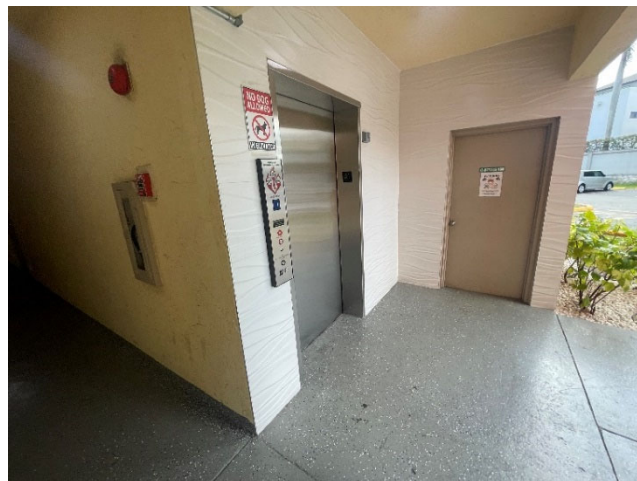


Drainage System



A new drainage is needed to replace the existing ones, ensuring enhanced performance and durability. This section includes the replacement of the isolated catch basing and pipes.

C. Fireproofing and Fire Protection System



There is a fire alarm system in a dedicate fire command center; logbooks are up to date and provided in the electric panel room. The fire protection system utilizes a sprinklered system. There are fire alarm pull boxes, fire notification system and emergency lighting. Exit lights, emergency lights are building egress illumination is present and operable.



D. Painting



The paint is in overall fair condition; however, it is nearing the end of its service life and requires maintenance. Peeling paint was observed around windows on balconies, indicating the need for a new coating to preserve the building's exterior. Additionally, maintenance is required for some window caulking areas to prevent water infiltration. Budgeting for repainting is necessary to maintain aesthetic and protective functions.

E. Exterior Doors



All doors are in fair condition, only regular maintenance.



Report date 09/09/2025

Executive Summary – September 2025

JOB: Structural Integrity Reserve Study (SIRS)

ADDRESS: 8160 GENEVA, CITY OF DORAL

FOLIO: 35-3022-028-0001

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, for this building.

Inspections commenced on August Twenty four, 2024, subsequently on May Fifteen, 2025 ENG Vicente Franco and his team meet with the Manager, General Manager, Maintenance Manager and Maintenance Supervisor 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.

It is important to note that the collection of funds will commence on January 1st, 2026.

INSPECTION MADE BY
Vicente Franco P.E

INSPECTIONS
COMMENCED DATE:
08/24/2024

INSPECTIONS COMPLETED
DATE 03/15/2025

Vicente Franco Digitally signed
by Vicente Franco
Date: 2025.10.01
20:50:33 -04'00'

SIGNATURE
PRINT NAME , PE

TITLE

ADDRESS: 8690 NW 109
CT, Doral, FL 33178



Table of Contents:

I. Purpose and Limitation 1

II. Building Description 2

III. Condition and Replacement Costs of F.S. Section 718.112 Items 3

 A. Main Structure 4

 B. Electrical Systems..... 6

 C. Plumbing 7

 D. Fireproofing and Fire Protection System 8

 E. Painting 8

 F. Exterior Doors 8

IV. Conclusions and Recommendations 9



I. Purpose and Limitations

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

The site inspections for this report commenced on August 24th, 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.

Electrical deficiencies recommended corrective actions and they were identified and corrected as indicated in the Recertification Report

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.

Eng. Vicente Franco is an independent consultant 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
- Lead
- Wood-Destroying Organism



II. Building 8160 Geneva “Description “

The Residential structure consists of a Five-story building with reinforced concrete walls and concrete slab system. Concrete walls and beams handle vertical loads, while concrete walls provide additional lateral support.

There are 85 individual units, and floor range in size from 14,951.30 SF- 25,829.1 SF. The age of the structure is over 40 years.

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

Building #	Floor	Number of units		Current Use	Square Footage
8160 Geneva	1	1 BR	11 Units	Residential	14,951.30
		2 BR	6 Units		
	2	1 BR	11 Units	Residential	14,951.30
		2 BR	6 Units		
	3	1 BR	11 Units	Residential	14,951.30
		2 BR	6 Units		
	4	1 BR	11 Units	Residential	14,951.30
		2 BR	6 Units		
	5	1 BR	11 Units	Residential	14,951.30
		2 BR	6 Units		
Roof			Roof	16,068.44	
Total Habitable area					74,756.50
Total Residential Area					80,342.20

*** The parking area has an approximate surface of 25,829.1 SF.**

The Property is located in City of Doral, 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.



III. 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.
5. This study should be reviewed on a yearly basis to compare the projected reserve cost to the actual executed.
6. The useful life and the replacement cost are based on the last four years of maintenance and the current conditions of each building.
7. All roof waterproofing work is expected to be completed by the administration prior to December 31, 2025.



A. Main Structure

This section includes the Roof, Present condition of overall structure, Concrete Framing System and Exterior Nonconcrete Walls of the first through five floors.

Roof

The roof consists of reinforced concrete slabs in fair condition. The roof membrane is a built-up roof system with a granular surface modified bitumen cap sheet. The roofs are currently undergoing repair which are expected to be completed prior to December 21, 2025, reserve funds will be used to carry out the necessary maintenance and repair work during the ten-year period.

Roof drains, scuppers on all balconies, gutters, and leaders discharge into trench drains. The drainage system is in fair condition; some corrosion was found but no repairs are currently needed. There are no roof framing members with obvious overloading, overstress, deterioration, or excessive deflection observed. Surface conditions are overall fair to poor conditions. Previous repairs were observed, and hairline cracks were noted on the roof.

Useful Life: 10 years approx.

Current Age: 10 years approx.

Remaining Useful Life: 10 years approx.

Replacement Cost: \$ 18,655.46 (\$ 0.86 x 1.35 x 16,068.44 SF) *

Reserve Cost: \$ 1,119.33

*** The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers**

Present condition of overall structure

No bulging, settlement, deflection, expansion, or contraction has been observed in the structural elements of the building. No portion of the structure shows signs of distress or imminent failure. Previous minor repairs and hairline cracks were observed, particularly at balcony edges and surface slabs, but no hazardous conditions currently exist. While structural performance remains stable, routine monitoring and preventive maintenance are recommended. Minor cracks should be sealed to prevent moisture infiltration, particularly in exposed slab edges, walls near openings, and around balcony perimeters.

The following components may require repairs in accordance with updated codes and best practices: inspection and resealing of expansion joints in exterior façades and roof-to-wall connections; restoration of any compromised balcony railings or slab edges; and waterproofing of structural walls where signs of efflorescence or water entry are found.

No signs of overloading or overstress were detected. However, these recommended actions fall within the expected long-term maintenance under the reserve study guidelines.

Useful Life: 30 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 20 years approx.

Replacement Cost: \$ 88,193.37 (based on maintenance for the last four years and according to the current conditions) *

Reserve Cost: \$ 5,291.60

*** The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers.**



Concrete framing system

The concrete structural framing system consists of reinforced concrete walls and a concrete slab system. Concrete walls and beams handle vertical loads, while concrete walls also provide lateral support. Previous repairs were evident, although no rebar corrosion was visible in the structure. No concrete framing member shows signs of overloading, overstress, deterioration, or excessive deflection. However, in accordance with updated codes and best practices, reinforcement or patching of spalling concrete at exposed columns or beams may be required.

Additionally, this may involve repair or replacement of structural components experiencing concrete delamination, reinforcement of cracked columns, beams or slabs and preventive treatment of exposed rebar or areas susceptible to corrosion. These items should be evaluated periodically and funded accordingly to maintain the safety and integrity of the structure over its service life.

Useful Life: 40 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 20 years approx.

Replacement Cost: \$ 30,285.47 (based on maintenance for the last four years and according to the current conditions) *

Reserve Cost: \$ 1,817.13

*** The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers**

Exterior Nonconcrete Walls

Nonbearing walls of exterior façade are in fair condition, showing signs of wear such as cracks and surface deterioration.

Maintenance is recommended over the next ten years, including localized crack repairs, repainting, resealing of joints and windows, and improvements to waterproofing where needed to prevent moisture intrusion.

Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 10 years approx.

Replacement Cost: \$18,928.42 (based on maintenance for the last four years and according to the current conditions) *

Reserve Cost: \$ 1,135.71

*** The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers.**



B. Electrical Systems

The system operates with a voltage of 240V with an amperage of 1200A, utilizing a breaker system.

The clearances by metering equipment are good, and there is no evidence of defects for gutter locations and taps and fills.

No defects were observed in the branch circuits. The service & equipment is properly grounded. No defects were observed in the service conduit or raceways.

The general conduits & raceways require repairs; There is rust and corrosion on some conduits. Moreover, there is loose BX conduit exiting concrete slab, the penetrations around these conduits must be patched, the wire and cables have rusted conduits and loose connections for BX exiting the concrete slab.

No defects were observed with swimming pool wiring or mechanical equipment or in wiring to mechanical equipment. Some breakers will need to be replaced during ten-year period.

This section includes AC Elevator, AC Offices, AC GYM, AC others:

A.C Elevators

The air conditioning system for the elevators operates with regular maintenance; however, due to continuous use, periodic replacement is necessary to ensure efficiency and compliance with safety standards.

A.C Offices

Regular maintenance is essential, and replacement will be required overtime to ensure continued efficiency and comfort.

A.C GYM

Regular maintenance is essential, and some units may need complete replacement or upgrade to ensure proper cooling, air quality, and comfort for users.

A.C Others

This covers air conditioning in other common areas, maintaining a pleasant indoor climate. While the system is functional, regular maintenance and scheduled replacements are necessary to ensure long-term performance. In some cases, full system installation may be required.

Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 10 years approx.

Replacement Cost Electrical Systems: \$ 32,004.87 (based on maintenance for the last four years and according to the current conditions and based on changes due to 40 years recertification) *

Reserve Cost Electrical Systems: \$ 1,920.29



C. Plumbing

This section includes Domestic Water System, Sanitary Systems and Drainage System.

Domestic Water System:

The system consists of a Water connection for cold water. Each unit is provided with a master water valve and a hot water heater shut-off valve. For the hot Water Systems, units utilize their own induvial water heaters. This section includes the replacement of the main valves.

Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 15 years approx.

Maintenance Cost Domestic Water System: \$ 9,315.00 (based on maintenance for the last four years and according to the current conditions)

Reserve Cost Domestic Water System: \$ 558.90

Sanitary Systems:

The sanitary system is a standard pipe system, waste stack, vent stack and a local stack. Sanitary pipes are provided for all the units. They consist of sanitary risers (stacks) with full size ventilation through the roof. We project four incidents in this building in a ten years period.

The drainage system is included in this item, it is needed to replace the existing ones, ensuring enhanced performance and durability in the hurricane season. This includes the replacement of the isolated catch basing and pipes.

Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 10 years approx.

Maintenance Cost Sanitary Systems\$ 79,768.42 (based on maintenance for the last four years and according to the current conditions)

Reserve Cost Sanitary Systems: \$ 4,786.11



D. Fireproofing and Fire Protection System

There is a fire alarm system in a dedicated fire command center; logbooks are up to date and provided in the electric panel room. The fire protection system utilizes a sprinklered system. There are fire alarm pull boxes, fire notification system and emergency lighting. Exit lights, emergency lights are building egress illumination is present and operable. Egress illumination is also present and operable in the parking garage. Some smoke detectors are covered due to ongoing masonry work causing dust to trigger alarms.

Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 10 Years

Replacement Cost Fireproofing: \$ 2,368.42 (based on maintenance for the last four years and according to the current conditions) *

Reserve Cost Fireproofing: \$ 142.11

E. Painting

The paint is in overall fair condition; however, it is nearing the end of its service life and requires maintenance. Peeling paint was observed around windows on balconies, indicating the need for a new coating to preserve the building's exterior. Additionally, maintenance is required for some window caulking areas to prevent water infiltration. All services area of condominium are included.

Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 5 years approx.

Maintenance Cost Painting: \$ 115,695.64 (\$1.63 x 1.35 x 52,576.98 SF approx)*

Reserve Cost Painting: \$ 6,941.74

*** The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers**

F. Exterior Doors

The installed doors are aluminum fixed and are in fair condition. Emergency metal doors are installed for stairs and mechanical rooms with metal frames. All doors are in fair condition.

Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 10 years approx.

Replacement Cost Exterior Doors: \$ 7,105.26 42 (based on maintenance for the last four years and according to the current conditions) *

Reserve Cost Exterior Doors: \$ 426.32

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



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.

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 conditions, 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.

For the benefit of the association, the reserve funding breakdown is tabulated into quarterly and monthly values:

Element	10 Yr Reserve	Annual Reserve	Quarterly Reserve	Monthly Reserve
Main Structure *	\$ 165,426.49	\$ 16,542.65	\$ 5,514.22	\$ 1,378.55
Roof *	\$ 19,774.79	\$ 1,977.48	\$ 659.16	\$ 164.79
Present condition of overall structure *	\$ 93,484.97	\$ 9,348.50	\$ 3,116.17	\$ 779.04
Concrete framing system *	\$ 32,102.60	\$ 3,210.26	\$ 1,070.09	\$ 267.52
Exterior Nonconcrete Walls *	\$ 20,064.13	\$ 2,006.41	\$ 668.80	\$ 167.20
Electrical Systems	\$ 33,925.16	\$ 3,392.52	\$ 1,130.84	\$ 282.71
Domestic Water System	\$ 9,873.90	\$ 987.39	\$ 329.13	\$ 82.28
Sanitary System	\$ 84,554.53	\$ 8,455.45	\$ 2,818.48	\$ 704.62
Fireproofing and Fire Protection	\$ 2,510.53	\$ 251.05	\$ 83.68	\$ 20.92
Painting *	\$ 122,637.38	\$ 12,263.74	\$ 4,087.91	\$ 1,021.98
Exterior Doors *	\$ 7,531.58	\$ 753.16	\$ 251.05	\$ 62.76
Total	\$ 426,459.56	\$ 42,645.96	\$ 14,215.32	\$ 3,553.83

* The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers



EXHIBIT A

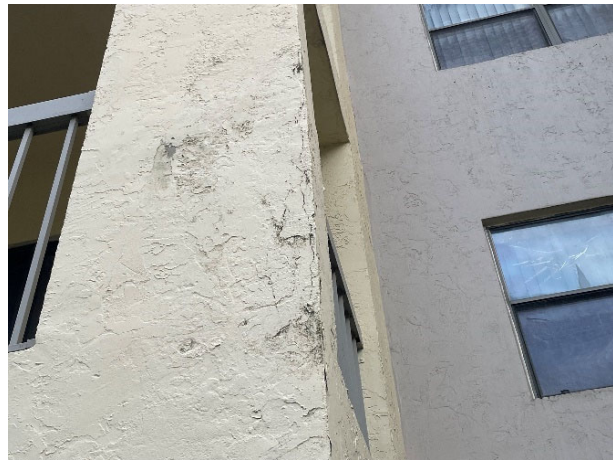
A. Main Structure

Roof



The roof consists of reinforced concrete slabs in fair condition. The roof membrane is a built-up roof system with a granular surface modified bitumen cap sheet. The roofs are currently undergoing repair which are expected to be completed prior to December 21, 2025, reserve funds will be used to carry out the necessary maintenance and repair work during the ten-year period.

Exterior Nonconcrete Walls



Minor wear such as small cracks were found at nonbearing walls. Maintenance is recommended over the next ten years, including localized repairs, repainting, sealing, and addressing any waterproofing issues to prevent further deterioration and maintain their functionality and appearance.



A. Electrical Systems



No defects were observed with swimming pool wiring or mechanical equipment or in wiring to mechanical equipment. There was no exposed wiring observed in open parking garage areas. Some breakers will need to be replaced during the ten-year period.

B. Plumbing

Sanitary System:



They consist of sanitary risers (stacks) with full size ventilation through the roof. We project four incidents for this building in a ten years period.

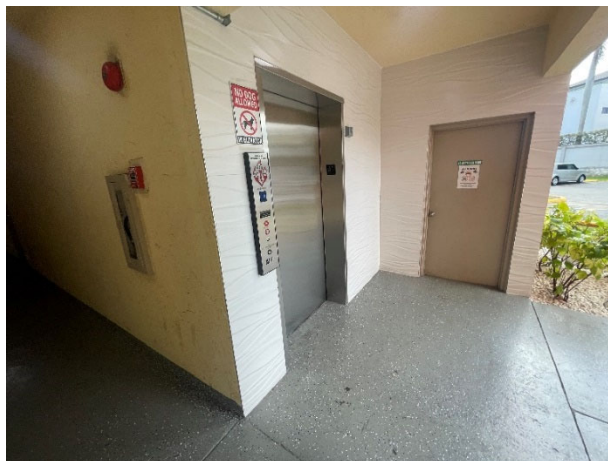


Drainage System

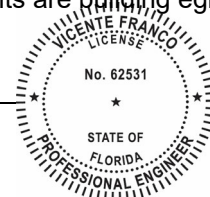


A new drainage is needed to replace the existing ones, ensuring enhanced performance and durability. This section includes the replacement of the isolated catch basing and pipes.

C. Fireproofing and Fire Protection System



There is a fire alarm system in a dedicate fire command center; logbooks are up to date and provided in the electric panel room. The fire protection system utilizes a sprinklered system. There are fire alarm pull boxes, fire notification system and emergency lighting. Exit lights, emergency lights are building egress illumination is present and operable.

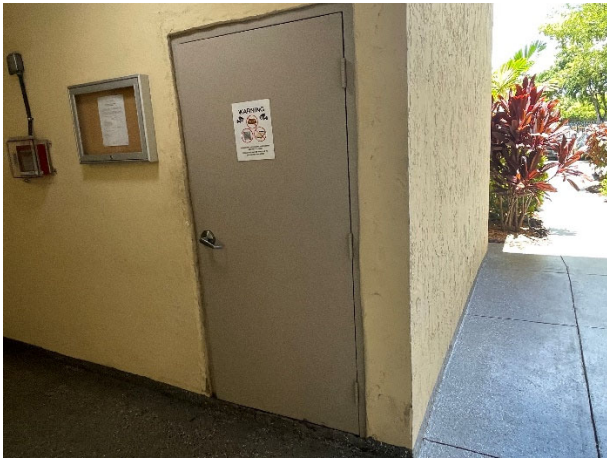


D. Painting



The paint is in overall fair condition; however, it is nearing the end of its service life and requires maintenance. Peeling paint was observed around windows on balconies, indicating the need for a new coating to preserve the building's exterior. Additionally, maintenance is required for some window caulking areas to prevent water infiltration. Budgeting for repainting is necessary to maintain aesthetic and protective functions.

E. Exterior Doors



All doors are in fair condition, only regular maintenance.



Report date 09/09/2025

Executive Summary – September 2025

JOB: Structural Integrity Reserve Study (SIRS)

ADDRESS: 8180 GENEVA, CITY OF DORAL

FOLIO: 35-3022-028-0001

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, for this building.

Inspections commenced on August Twenty eight, 2024, subsequently on May Fifteen, 2025 ENG Vicente Franco and his team meet with the Manager, General Manager, Maintenance Manager and Maintenance Supervisor 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.

It is important to note that the collection of funds will commence on January 1st, 2026.

INSPECTION MADE BY
Vicente Franco P.E

INSPECTIONS
COMMENCED DATE:
08/28/2024

INSPECTIONS COMPLETED
DATE 03/15/2025

Vicente Franco Digitally signed by
Vicente Franco
Date: 2025.10.01
20:51:35 -04'00'

SIGNATURE
PRINT NAME , PE

TITLE

ADDRESS: 8690 NW 109
CT, Doral, FL 33178



Table of Contents:

I. Purpose and Limitation	1
II. Building Description	2
III. Condition and Replacement Costs of F.S. Section 718.112 Items	3
A. Main Structure	4
B. Electrical Systems.....	6
C. Plumbing	7
D. Fireproofing and Fire Protection System	8
E. Painting	8
F. Exterior Doors	8
IV. Conclusions and Recommendations	9



I. Purpose and Limitations

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

The site inspections for this report commenced on August 28th, 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.

Electrical deficiencies recommended corrective actions and they were identified and corrected as indicated in the Recertification Report

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.

Eng. Vicente Franco is an independent consultant 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
- Lead
- Wood-Destroying Organism



II. Building 8180 Geneva “Description “

The Residential structure consists of a Five-story building with reinforced concrete walls and concrete slab system. Concrete walls and beams handle vertical loads, while concrete walls provide additional lateral support.

There are 70 individual units, and floor range in size from 15,750.62 SF- 28,424.68 SF. The age of the structure is over 40 years.

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

Building #	Floor	Number of units		Current Use	Square Footage
8180 Geneva	1	1 BR	6 Units	Residential	15.750,62
		2 BR	8 Units		
	2	1 BR	6 Units	Residential	15.750,62
		2 BR	8 Units		
	3	1 BR	6 Units	Residential	15.750,62
		2 BR	8 Units		
	4	1 BR	6 Units	Residential	15.750,62
		2 BR	8 Units		
	5	1 BR	6 Units	Residential	15.750,62
		2 BR	8 Units		
Roof			Roof	18.068,62	
Total Habitable area					62.195,60
Total Residential Area					78.753,10

*** The parking area has an approximate surface of 28,424.68 SF.**

The Property is located in City of Doral, 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.



III. 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.
5. This study should be reviewed on a yearly basis to compare the projected reserve cost to the actual executed.
6. The useful life and the replacement cost are based on the last four years of maintenance and the current conditions of each building.
7. All roof waterproofing work is expected to be completed by the administration prior to December 31, 2025.



A. Main Structure

This section includes the Roof, Present condition of overall structure, Concrete Framing System and Exterior Nonconcrete Walls of the first through five floors.

Roof

The roof consists of reinforced concrete slabs in fair condition. The roof membrane is a built-up roof system with a granular surface modified bitumen cap sheet. The roofs are currently undergoing repair which are expected to be completed prior to December 21, 2025, reserve funds will be used to carry out the necessary maintenance and repair work during the ten-year period.

Roof drains, scuppers on all balconies, gutters, and leaders discharge into trench drains. The drainage system is in fair condition; some corrosion was found but no repairs are currently needed. There are no roof framing members with obvious overloading, overstress, deterioration, or excessive deflection observed. Surface conditions are overall fair to poor conditions. Previous repairs were observed, and hairline cracks were noted on the roof.

Useful Life: 10 years approx.

Current Age: 10 years approx.

Remaining Useful Life: 10 years approx.

Replacement Cost: \$ 20,977.67 (\$ 0.86 x 1.35 x 18,068.62 SF) *

Reserve Cost: \$ 1,258.66

*** The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers**

Present condition of overall structure

No bulging, settlement, deflection, expansion, or contraction has been observed in the structural elements of the building. No portion of the structure shows signs of distress or imminent failure. Previous minor repairs and hairline cracks were observed, particularly at balcony edges and surface slabs, but no hazardous conditions currently exist. While structural performance remains stable, routine monitoring and preventive maintenance are recommended. Minor cracks should be sealed to prevent moisture infiltration, particularly in exposed slab edges, walls near openings, and around balcony perimeters.

The following components may require repairs in accordance with updated codes and best practices: inspection and resealing of expansion joints in exterior façades and roof-to-wall connections; restoration of any compromised balcony railings or slab edges; and waterproofing of structural walls where signs of efflorescence or water entry are found.

No signs of overloading or overstress were detected. However, these recommended actions fall within the expected long-term maintenance under the reserve study guidelines.

Useful Life: 30 years approx.

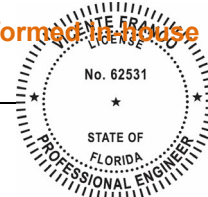
Current Age: 40 years approx.

Remaining Useful Life: 20 years approx.

Replacement Cost: \$ 72,629.83 (based on maintenance for the last four years and according to the current conditions) *

Reserve Cost: \$ 4,357.79

*** The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers.**



Concrete framing system

The concrete structural framing system consists of reinforced concrete walls and a concrete slab system. Concrete walls and beams handle vertical loads, while concrete walls also provide lateral support. Previous repairs were evident, although no rebar corrosion was visible in the structure. No concrete framing member shows signs of overloading, overstress, deterioration, or excessive deflection. However, in accordance with updated codes and best practices, reinforcement or patching of spalling concrete at exposed columns or beams may be required.

Additionally, this may involve repair or replacement of structural components experiencing concrete delamination, reinforcement of cracked columns, beams or slabs and preventive treatment of exposed rebar or areas susceptible to corrosion. These items should be evaluated periodically and funded accordingly to maintain the safety and integrity of the structure over its service life.

Useful Life: 40 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 20 years approx.

Replacement Cost: \$ 24,940.98 (based on maintenance for the last four years and according to the current conditions) *

Reserve Cost: \$ 1,496.46

*** The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers**

Exterior Nonconcrete Walls

Nonbearing walls of exterior façade are in fair condition, showing signs of wear such as cracks and surface deterioration.

Maintenance is recommended over the next ten years, including localized crack repairs, repainting, resealing of joints and windows, and improvements to waterproofing where needed to prevent moisture intrusion.

Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 10 years approx.

Replacement Cost: \$ 15,588.11 (based on maintenance for the last four years and according to the current conditions) *

Reserve Cost: \$ 935.29

*** The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers.**



B. Electrical Systems

The system operates with a voltage of 240V with an amperage of 1200A, utilizing a breaker system.

The clearances by metering equipment are good, and there is no evidence of defects for gutter locations and taps and fills.

No defects were observed in the branch circuits. The service & equipment is properly grounded. No defects were observed in the service conduit or raceways.

The general conduits & raceways require repairs; There is rust and corrosion on some conduits. Moreover, there is loose BX conduit exiting concrete slab, the penetrations around these conduits must be patched, the wire and cables have rusted conduits and loose connections for BX exiting the concrete slab.

No defects were observed with swimming pool wiring or mechanical equipment or in wiring to mechanical equipment. Some breakers will need to be replaced during ten-year period.

This section includes AC Elevator, AC Offices, AC GYM, AC others:

A.C Elevators

The air conditioning system for the elevators operates with regular maintenance; however, due to continuous use, periodic replacement is necessary to ensure efficiency and compliance with safety standards.

A.C Offices

Regular maintenance is essential, and replacement will be required overtime to ensure continued efficiency and comfort.

A.C GYM

Regular maintenance is essential, and some units may need complete replacement or upgrade to ensure proper cooling, air quality, and comfort for users.

A.C Others

This covers air conditioning in other common areas, maintaining a pleasant indoor climate. While the system is functional, regular maintenance and scheduled replacements are necessary to ensure long-term performance. In some cases, full system installation may be required.

Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 10 years approx.

Replacement Cost Electrical Systems: \$ 26,281.51 (based on maintenance for the last four years and according to the current conditions and based on changes due to 40 years recertification) *

Reserve Cost Electrical Systems: \$ 1,576.89



C. Plumbing

This section includes Domestic Water System, Sanitary Systems and Drainage System.

Domestic Water System:

The system consists of a Water connection for cold water. Each unit is provided with a master water valve and a hot water heater shut-off valve. For the hot Water Systems, units utilize their own induvial water heaters. This section includes the replacement of the main valves.

Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 15 years approx.

Maintenance Cost Domestic Water System: \$ 7,695.00 (based on maintenance for the last four years and according to the current conditions)

Reserve Cost Domestic Water System: \$ 461.70

Sanitary Systems:

The sanitary system is a standard pipe system, waste stack, vent stack and a local stack. Sanitary pipes are provided for all the units. They consist of sanitary risers (stacks) with full size ventilation through the roof. We project four incidents in this building in a ten years period.

The drainage system is included in this item, it is needed to replace the existing ones, ensuring enhanced performance and durability in the hurricane season. This includes the replacement of the isolated catch basing and pipes.

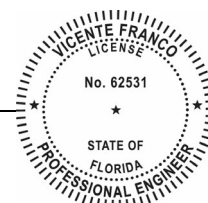
Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 10 years approx.

Maintenance Cost Sanitary Systems: \$ 71,409.29 (based on maintenance for the last four years and according to the current conditions)

Reserve Cost Sanitary Systems: \$ 4,284.56



D. Fireproofing and Fire Protection System

There is a fire alarm system in a dedicated fire command center; logbooks are up to date and provided in the electric panel room. The fire protection system utilizes a sprinklered system. There are fire alarm pull boxes, fire notification system and emergency lighting. Exit lights, emergency lights are building egress illumination is present and operable. Egress illumination is also present and operable in the parking garage. Some smoke detectors are covered due to ongoing masonry work causing dust to trigger alarms.

Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 10 Years

Replacement Cost Fireproofing: \$ 1,950.46 (based on maintenance for the last four years and according to the current conditions) *

Reserve Cost Fireproofing: \$ 117.03

E. Painting

The paint is in overall fair condition; however, it is nearing the end of its service life and requires maintenance. Peeling paint was observed around windows on balconies, indicating the need for a new coating to preserve the building's exterior. Additionally, maintenance is required for some window caulking areas to prevent water infiltration. All services area of condominium are included.

Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 5 years approx.

Maintenance Cost Painting: \$ 124,865.96 (\$1.63 x 1.35 x 56,744.36 SF approx)*

Reserve Cost Painting: \$ 6,941.74

*** The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers**

F. Exterior Doors

The installed doors are aluminum fixed and are in fair condition. Emergency metal doors are installed for stairs and mechanical rooms with metal frames. All doors are in fair condition.

Useful Life: 20 years approx.

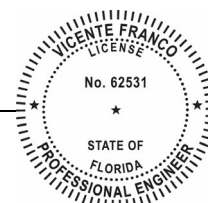
Current Age: 40 years approx.

Remaining Useful Life: 10 years approx.

Replacement Cost Exterior Doors: \$ 5,851.39 * (based on maintenance for the last four years and according to the current conditions) *

Reserve Cost Exterior Doors: \$ 351.08

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



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.

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 conditions, 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.

For the benefit of the association, the reserve funding breakdown is tabulated into quarterly and monthly values:

Element	10 Yr Reserve	Annual Reserve	Quarterly Reserve	Monthly Reserve
Main Structure *	\$ 142,184.79	\$ 14,218.48	\$ 4,739.49	\$ 1,184.87
Roof *	\$ 22,236.33	\$ 2,223.63	\$ 741.21	\$ 185.30
Present condition of overall structure *	\$ 76,987.62	\$ 7,698.76	\$ 2,566.25	\$ 641.56
Concrete framing system *	\$ 26,437.44	\$ 2,643.74	\$ 881.25	\$ 220.31
Exterior Nonconcrete Walls *	\$ 16,523.40	\$ 1,652.34	\$ 550.78	\$ 137.69
Electrical Systems	\$ 27,858.40	\$ 2,785.84	\$ 928.61	\$ 232.15
Domestic Water System	\$ 8,156.70	\$ 815.67	\$ 271.89	\$ 67.97
Sanitary System	\$ 75,693.85	\$ 7,569.38	\$ 2,523.13	\$ 630.78
Fireproofing and Fire Protection	\$ 2,067.49	\$ 206.75	\$ 68.92	\$ 17.23
Painting *	\$ 132,357.92	\$ 13,235.79	\$ 4,411.93	\$ 1,102.98
Exterior Doors *	\$ 6,202.48	\$ 620.25	\$ 206.75	\$ 51.69
Total	\$ 394,521.62	\$ 39,452.16	\$ 13,150.72	\$ 3,287.68

* The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers



EXHIBIT A

A. Main Structure

Roof



The roof consists of reinforced concrete slabs in fair condition. The roof membrane is a built-up roof system with a granular surface modified bitumen cap sheet. The roofs are currently undergoing repair which are expected to be completed prior to December 21, 2025, reserve funds will be used to carry out the necessary maintenance and repair work during the ten-year period.

Exterior Nonconcrete Walls



Minor wear such as small cracks were found at nonbearing walls. Maintenance is recommended over the next ten years, including localized repairs, repainting, sealing, and addressing any waterproofing issues to prevent further deterioration and maintain their functionality and appearance.



A. Electrical Systems



No defects were observed with swimming pool wiring or mechanical equipment or in wiring to mechanical equipment. There was no exposed wiring observed in open parking garage areas. Some breakers will need to be replaced during the ten-year period.

B. Plumbing

Sanitary System:



They consist of sanitary risers (stacks) with full size ventilation through the roof. We project four incidents for this building in a ten years period.

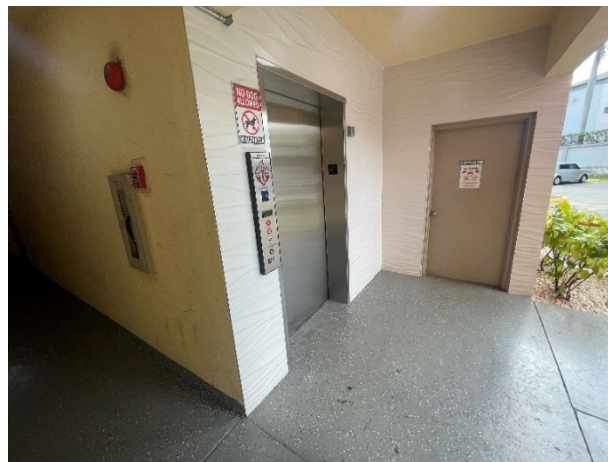
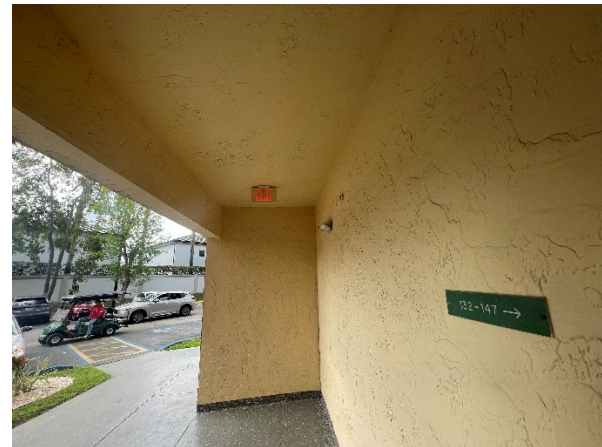


Drainage System



A new drainage is needed to replace the existing ones, ensuring enhanced performance and durability. This section includes the replacement of the isolated catch basing and pipes.

C. Fireproofing and Fire Protection System



There is a fire alarm system in a dedicate fire command center; logbooks are up to date and provided in the electric panel room. The fire protection system utilizes a sprinklered system. There are fire alarm pull boxes, fire notification system and emergency lighting. Exit lights, emergency lights are building egress illumination is present and operable.



D. Painting



The paint is in overall fair condition; however, it is nearing the end of its service life and requires maintenance. Peeling paint was observed around windows on balconies, indicating the need for a new coating to preserve the building's exterior. Additionally, maintenance is required for some window caulking areas to prevent water infiltration. Budgeting for repainting is necessary to maintain aesthetic and protective functions.

E. Exterior Doors



All doors are in fair condition, only regular maintenance.



Report date 09/09/2025

Executive Summary – September 2025

JOB: Structural Integrity Reserve Study (SIRS)
ADDRESS: 8290 LAKE DRIVE, CITY OF DORAL

FOLIO: 35-3022-028-0001

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, for this building.

Inspections commenced on September Twenty eight, 2024, subsequently on May Fifteen, 2025 ENG Vicente Franco and his team meet with the Manager, General Manager, Maintenance Manager and Maintenance Supervisor 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.

It is important to note that the collection of funds will commence on January 1st, 2026.

INSPECTION MADE BY
Vicente Franco P.E

INSPECTIONS
COMMENCED DATE:
09/28/2024

INSPECTIONS COMPLETED
DATE 03/15/2025

**Vicente
Franco**

Digitally signed by
Vicente Franco
Date: 2025.10.01
20:52:26 -04'00'

SIGNATURE
PRINT NAME , PE

TITLE

ADDRESS: 8690 NW 109
CT, Doral, FL 33178



Table of Contents:

I. Purpose and Limitation	1
II. Building Description	2
III. Condition and Replacement Costs of F.S. Section 718.112 Items	3
A. Main Structure	4
B. Electrical Systems.....	6
C. Plumbing	7
D. Fireproofing and Fire Protection System	8
E. Painting	8
F. Exterior Doors	8
G. Alarms	9
IV. Conclusions and Recommendations	10



I. Purpose and Limitations

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

The site inspections for this report commenced on September 28th, 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.

Electrical deficiencies recommended corrective actions and they were identified and corrected as indicated in the Recertification Report

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.

Eng. Vicente Franco is an independent consultant 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
- Lead
- Wood-Destroying Organism



II. Building 8290 Lake Drive “Description “

The Residential structure consists of a Five-story building with reinforced concrete walls and concrete slab system. Concrete walls and beams handle vertical loads, while concrete walls provide additional lateral support.

There are 248 individual units, and floor range in size from 51,215.42 SF- 123,386.76 SF. The age of the structure is over 30 years.

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

Building #	Floor	Number of units		Current Use	Square Footage
8290 Geneva	1	1 BR	24 Units	Residential	51,215.42
		2 BR	24 Units		
	2	1 BR	23 Units	Residential	54,861.88
		2 BR	27 Units		
	3	1 BR	23 Units	Residential	54,861.88
		2 BR	27 Units		
	4	1 BR	23 Units	Residential	54,861.88
		2 BR	27 Units		
	5	1 BR	23 Units	Residential	54,861.88
		2 BR	27 Units		
Roof			Roof	56,861.88	
Total Habitable area					256,977.10
Total Residential Area					270,662.94

*** The parking area has an approximate surface of 123,386.76 SF.**

The Property is located in City of Doral, 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.



III. 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.
5. This study should be reviewed on a yearly basis to compare the projected reserve cost to the actual executed.
6. The useful life and the replacement cost are based on the last four years of maintenance and the current conditions of each building.
7. All roof waterproofing work is expected to be completed by the administration prior to December 31, 2025.



A. Main Structure

This section includes the Roof, Present condition of overall structure, Concrete Framing System and Exterior Nonconcrete Walls of the first through five floors.

Roof

The roof consists of reinforced concrete slabs in fair condition. The roof membrane is a built-up roof system with a granular surface modified bitumen cap sheet. The roofs are currently undergoing repair which are expected to be completed prior to December 21, 2025, reserve funds will be used to carry out the necessary maintenance and repair work during the ten-year period.

Roof drains, scuppers on all balconies, gutters, and leaders discharge into trench drains. The drainage system is in fair condition; some corrosion was found but no repairs are currently needed. There are no roof framing members with obvious overloading, overstress, deterioration, or excessive deflection observed. Surface conditions are overall fair to poor conditions. Previous repairs were observed, and hairline cracks were noted on the roof.

Useful Life: 10 years approx.

Current Age: 10 years approx.

Remaining Useful Life: 10 years approx.

Replacement Cost: \$ 66,016.64 (\$ 0.86 x 1.35 x 56861.88 SF) *

Reserve Cost: \$ 3,961.00

*** The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers**

Present condition of overall structure

No bulging, settlement, deflection, expansion, or contraction has been observed in the structural elements of the building. No portion of the structure shows signs of distress or imminent failure. Previous minor repairs and hairline cracks were observed, particularly at balcony edges and surface slabs, but no hazardous conditions currently exist. While structural performance remains stable, routine monitoring and preventive maintenance are recommended. Minor cracks should be sealed to prevent moisture infiltration, particularly in exposed slab edges, walls near openings, and around balcony perimeters.

The following components may require repairs in accordance with updated codes and best practices: inspection and resealing of expansion joints in exterior façades and roof-to-wall connections; restoration of any compromised balcony railings or slab edges; and waterproofing of structural walls where signs of efflorescence or water entry are found.

No signs of overloading or overstress were detected. However, these recommended actions fall within the expected long-term maintenance under the reserve study guidelines.

Useful Life: 30 years approx.

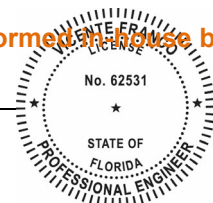
Current Age: 40 years approx.

Remaining Useful Life: 20 years approx.

Replacement Cost: \$ 257,317.12 (based on maintenance for the last four years and according to the current conditions) *

Reserve Cost: \$ 15,439.03

*** The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers.**



Concrete framing system

The concrete structural framing system consists of reinforced concrete walls and a concrete slab system. Concrete walls and beams handle vertical loads, while concrete walls also provide lateral support. Previous repairs were evident, although no rebar corrosion was visible in the structure. No concrete framing member shows signs of overloading, overstress, deterioration, or excessive deflection. However, in accordance with updated codes and best practices, reinforcement or patching of spalling concrete at exposed columns or beams may be required.

Additionally, this may involve repair or replacement of structural components experiencing concrete delamination, reinforcement of cracked columns, beams or slabs and preventive treatment of exposed rebar or areas susceptible to corrosion. These items should be evaluated periodically and funded accordingly to maintain the safety and integrity of the structure over its service life.

Useful Life: 40 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 20 years approx.

Replacement Cost: \$ 88,362.32 (based on maintenance for the last four years and according to the current conditions) *

Reserve Cost: \$ 5,301.74

*** The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers**

Exterior Nonconcrete Walls

Nonbearing walls of exterior façade are in fair condition, showing signs of wear such as cracks and surface deterioration.

Maintenance is recommended over the next ten years, including localized crack repairs, repainting, resealing of joints and windows, and improvements to waterproofing where needed to prevent moisture intrusion.

Useful Life: 20 years approx.

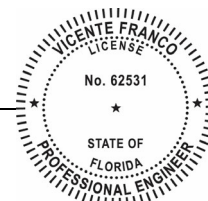
Current Age: 40 years approx.

Remaining Useful Life: 10 years approx.

Replacement Cost: \$ 55,226.45 (based on maintenance for the last four years and according to the current conditions) *

Reserve Cost: \$ 3,313.59

*** The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers.**



B. Electrical Systems

The system operates with a voltage of 240V with an amperage of 1200A, utilizing a breaker system.

The clearances by metering equipment are good, and there is no evidence of defects for gutter locations and taps and fills.

No defects were observed in the branch circuits. The service & equipment is properly grounded. No defects were observed in the service conduit or raceways.

The general conduits & raceways require repairs; There is rust and corrosion on some conduits. Moreover, there is loose BX conduit exiting concrete slab, the penetrations around these conduits must be patched, the wire and cables have rusted conduits and loose connections for BX exiting the concrete slab.

No defects were observed with swimming pool wiring or mechanical equipment or in wiring to mechanical equipment. Some breakers will need to be replaced during ten-year period.

This section includes AC Elevator, AC Offices, AC GYM, AC others:

A.C Elevators

The air conditioning system for the elevators operates with regular maintenance; however, due to continuous use, periodic replacement is necessary to ensure efficiency and compliance with safety standards.

A.C Offices

Regular maintenance is essential, and replacement will be required overtime to ensure continued efficiency and comfort.

A.C GYM

Regular maintenance is essential, and some units may need complete replacement or upgrade to ensure proper cooling, air quality, and comfort for users.

A.C Others

This covers air conditioning in other common areas, maintaining a pleasant indoor climate. While the system is functional, regular maintenance and scheduled replacements are necessary to ensure long-term performance. In some cases, full system installation may be required.

Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 10 years approx.

Replacement Cost Electrical Systems: \$ 93,109.70 (based on maintenance for the last four years and according to the current conditions and based on changes due to 40 years recertification) *

Reserve Cost Electrical Systems: \$ 5,586.58



C. Plumbing

This section includes Domestic Water System, Sanitary Systems and Drainage System.

Domestic Water System:

The system consists of a Water connection for cold water. Each unit is provided with a master water valve and a hot water heater shut-off valve. For the hot Water Systems, units utilize their own induvial water heaters. This section includes the replacement of the main valves.

Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 15 years approx.

Maintenance Cost Domestic Water System: \$ 27,135.00 (based on maintenance for the last four years and according to the current conditions)

Reserve Cost Domestic Water System: \$ 1,628.10

Sanitary Systems:

The sanitary system is a standard pipe system, waste stack, vent stack and a local stack. Sanitary pipes are provided for all the units. They consist of sanitary risers (stacks) with full size ventilation through the roof. We project six incidents in this building in a ten years period.

The drainage system is included in this item, it is needed to replace the existing ones, ensuring enhanced performance and durability in the hurricane season. This includes the replacement of the isolated catch basing and pipes.

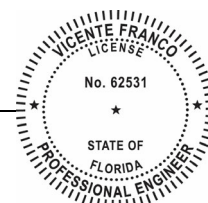
Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 10 years approx.

Maintenance Cost Sanitary Systems: \$ 186,804.33 (based on maintenance for the last four years and according to the current conditions)

Reserve Cost Sanitary Systems: \$ 11,208.26



D. Fireproofing and Fire Protection System

There is a fire alarm system in a dedicated fire command center; logbooks are up to date and provided in the electric panel room. The fire protection system utilizes a sprinklered system. There are fire alarm pull boxes, fire notification system and emergency lighting. Exit lights, emergency lights are building egress illumination is present and operable. Egress illumination is also present and operable in the parking garage. Some smoke detectors are covered due to ongoing masonry work causing dust to trigger alarms.

Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 10 Years

Replacement Cost Fireproofing: \$ 6,910.22 (based on maintenance for the last four years and according to the current conditions) *

Reserve Cost Fireproofing: \$ 414.61

E. Painting

The paint is in overall fair condition; however, it is nearing the end of its service life and requires maintenance. Peeling paint was observed around windows on balconies, indicating the need for a new coating to preserve the building's exterior. Additionally, maintenance is required for some window caulking areas to prevent water infiltration. All services area of condominium are included.

Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 5 years approx.

Maintenance Cost Painting: \$ 454,166.52 (\$1.63 x 1.35 x 206,392.42 SF approx)*

Reserve Cost Painting: \$ 6,941.74

*** The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers**



F. Exterior Doors

The installed doors are aluminum fixed and are in fair condition. Emergency metal doors are installed for stairs and mechanical rooms with metal frames. All doors are in fair condition.

Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: 10 years approx.

Replacement Cost Exterior Doors: \$ 20,730.65 (based on maintenance for the last four years and according to the current conditions)*

Reserve Cost Exterior Doors: \$ 1,243.84

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

G. Alarms

The alarm system for this building refers to the **electronic security infrastructure** designed to detect smoke in the common areas.

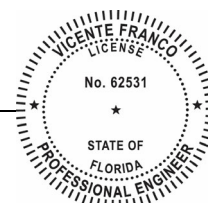
Useful Life: 20 years approx.

Current Age: 40 years approx.

Remaining Useful Life: N/A.

Replacement Cost Alarms: \$ 64,800.00

Reserve Cost Exterior Alarms: \$ 1,243.84



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.

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 conditions, 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.

For the benefit of the association, the reserve funding breakdown is tabulated into quarterly and monthly values:

Element	10 Yr Reserve	Annual Reserve	Quarterly Reserve	Monthly Reserve
Main Structure *	\$ 494,937.89	\$ 49,493.79	\$ 16,497.93	\$ 4,124.48
Roof *	\$ 69,977.64	\$ 6,997.76	\$ 2,332.59	\$ 583.15
Present condition of overall structure *	\$ 272,756.15	\$ 27,275.61	\$ 9,091.87	\$ 2,272.97
Concrete framing system *	\$ 93,664.06	\$ 9,366.41	\$ 3,122.14	\$ 780.53
Exterior Nonconcrete Walls *	\$ 58,540.04	\$ 5,854.00	\$ 1,951.33	\$ 487.83
Electrical Systems	\$ 98,696.29	\$ 9,869.63	\$ 3,289.88	\$ 822.47
Domestic Water System	\$ 28,763.10	\$ 2,876.31	\$ 958.77	\$ 239.69
Sanitary System	\$ 198,012.59	\$ 19,801.26	\$ 6,600.42	\$ 1,650.10
Fireproofing and Fire Protection	\$ 7,324.83	\$ 732.48	\$ 244.16	\$ 61.04
Painting	\$ 481,416.51	\$ 48,141.65	\$ 16,047.22	\$ 4,011.80
Exterior Doors *	\$ 21,974.49	\$ 2,197.45	\$ 732.48	\$ 183.12
Alarms *	\$ 68,688.00	\$ 6,868.80	\$ 2,289.60	\$ 572.40
Total	\$ 1,399,813.70	\$ 139,981.37	\$ 46,660.46	\$ 11,665.11

* The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers



EXHIBIT A

A. Main Structure

Roof



The roof consists of reinforced concrete slabs in fair condition. The roof membrane is a built-up roof system with a granular surface modified bitumen cap sheet. The roofs are currently undergoing repair which are expected to be completed prior to December 21, 2025, reserve funds will be used to carry out the necessary maintenance and repair work during the ten-year period.

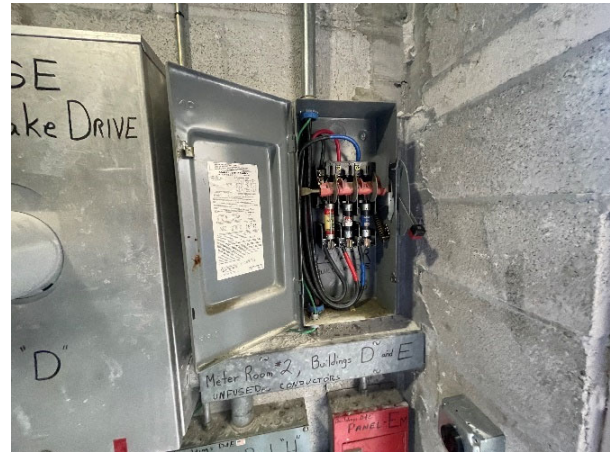
Exterior Nonconcrete Walls



Minor wear such as small cracks were found at nonbearing walls. Maintenance is recommended over the next ten years, including localized repairs, repainting, sealing, and addressing any waterproofing issues to prevent further deterioration and maintain their functionality and appearance.



A. Electrical Systems



No defects were observed with swimming pool wiring or mechanical equipment or in wiring to mechanical equipment. There was no exposed wiring observed in open parking garage areas. Some breakers will need to be replaced during the ten-year period.

B. Plumbing

Sanitary System:



They consist of sanitary risers (stacks) with full size ventilation through the roof. We project six incidents for this building in a ten years period.

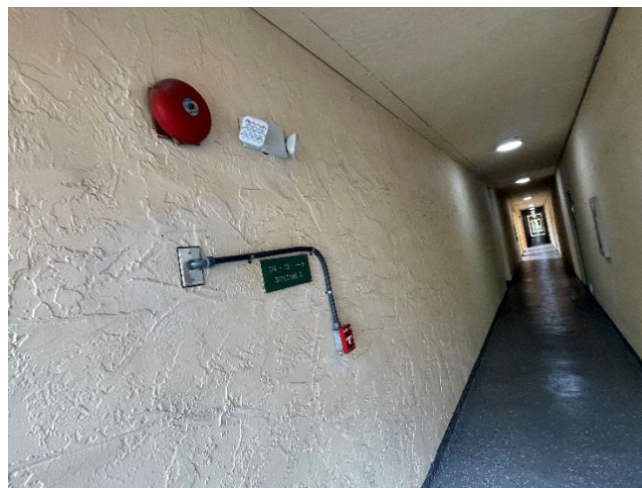


Drainage System



A new drainage is needed to replace the existing ones, ensuring enhanced performance and durability. This section includes the replacement of the isolated catch basing and pipes.

C. Fireproofing and Fire Protection System



There is a fire alarm system in a dedicate fire command center; logbooks are up to date and provided in the electric panel room. The fire protection system utilizes a sprinklered system. There are fire alarm pull boxes, fire notification system and emergency lighting. Exit lights, emergency lights are building egress illumination is present and operable.

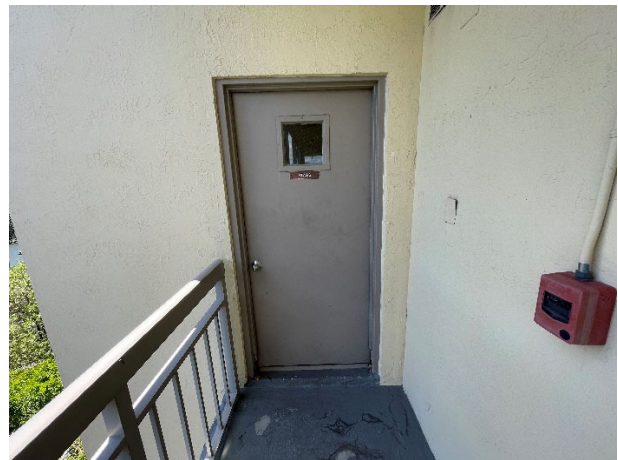


D. Painting



The paint is in overall fair condition; however, it is nearing the end of its service life and requires maintenance. Peeling paint was observed around windows on balconies, indicating the need for a new coating to preserve the building's exterior. Additionally, maintenance is required for some window caulking areas to prevent water infiltration. Budgeting for repainting is necessary to maintain aesthetic and protective functions.

E. Exterior Doors



All doors are in fair condition, only regular maintenance.



Report date 09/09/2025

Executive Summary – September 2025

JOB: Structural Integrity Reserve Study (**SIRS**)
ADDRESS: LAS VISTAS AT DORAL CONDOMINIUM

FOLIO: 35-3022-028-0001

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 Fifteen, 2025 , subsequently on date February Seven, 2025 ENG Vicente Franco and his team meet with the Manager, General Manager, Maintenance Manager and Maintenance Supervisor 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.

It is important to note that the collection of funds will commence on January 1st, 2026.

INSPECTION MADE BY
Vicente Franco P.E

Vicente Franco Digitally signed
by Vicente Franco
Date: 2025.10.01
20:53:35 -04'00'

SIGNATURE
PRINT NAME , PE

TITLE

ADDRESS: 8690 NW 109
CT, Doral, FL 33178



Table of Contents:

I. Purpose and Limitation 1

II. Building Description 2

III. Replacement Costs of F.S. Section 718.112 Items 3

 A. Total Reserve Funding Summary – Entire Condominium Complex..... 4

IV. Unit-Type-Based Cost Distribution per Building..... 5

V. Conclusions and Recommendations 12



I. Purpose and Limitations

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

The site inspections for this report commenced on date August 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.

Electrical deficiencies recommended corrective actions, and they were identified and corrected as indicated in the Recertification Report

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.

Eng. Vicente Franco is an independent consultant, 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
- Lead
- Wood-Destroying Organism



II. Las Vistas at Doral Condominium “Description “

The condominium complex consists of 17 residential buildings (Lake **Drive 8205, 8215, 8225, 8235, 8245, 8255, 8323, 8333, 8343, 8353, 8363, 8373, 8290** and **Geneva 8100, 8120, 8160, 8180**) each five stories high, constructed with reinforced concrete walls and a concrete slab system. Vertical loads are supported by concrete columns and beams, while the structural concrete walls provide additional lateral support.

There are a total of **969 residential units**, classified into various unit types (A1, A2, B1, B2/B2-1, A3/A3R, and B3-B3R). These units vary in size and characteristics.

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

	Unit Type	Percentage	Number of Units Total Condominium	Monthly Reserve per Type of Unit
Las Vistas At Doral Condominium	A1/A1R	0.000826	130	\$38.60
	B1/B1R	0.001151	145	\$53.79
	A2/A2R	0.000824	121	\$38.50
	B2/B2-1-B2R/B2R-1	0.001203	127	\$56.22
	A3/A3R	0.00094	326	\$43.93
	B3-B3R	0.00139	120	\$64.95

The Property is located in City of Doral, 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.



III. 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.
5. This study should be reviewed on a yearly basis to compare the projected reserve cost to the actual executed.
6. The useful life and the replacement cost are based on the last four years of maintenance and the current conditions of each building.
7. All roof waterproofing work is expected to be completed by the administration prior to December 31, 2025.



A. Total Reserve Funding Summary – Entire Condominium Complex

The table below provides a comprehensive summary of the total reserve funding required for the entire condominium complex, which includes all seventeen residential buildings: the sixteen standard buildings located along Lake Drive and Geneva, as well as Building 8290, which has distinct repair needs.

This summary outlines projected contributions for each major system and structural element over a 10-year period, along with corresponding annual, quarterly, and monthly reserve requirements. It serves as a financial planning tool to ensure the long-term maintenance, safety, and functionality of all common elements.

Element	10 Yr Reserve	Annual Reserve	Quarterly Reserve	Monthly Reserve
Main Structure *	\$ 1,896,878.10	\$ 189,687.81	\$ 63,229.27	\$ 15,807.32
Roof *	\$ 236,448.74	\$ 23,644.87	\$ 7,881.62	\$ 1,970.41
Present condition of overall structure *	\$ 1,065,728.66	\$ 106,572.87	\$ 35,524.29	\$ 8,881.07
Concrete framing system *	\$ 365,969.66	\$ 36,596.97	\$ 12,198.99	\$ 3,049.75
Exterior Nonconcrete Walls *	\$ 228,731.04	\$ 22,873.10	\$ 7,624.37	\$ 1,906.09
Electrical Systems	\$ 385,916.85	\$ 38,591.69	\$ 12,863.90	\$ 3,215.97
Domestic Water System *	\$ 112,548.15	\$ 11,254.82	\$ 3,751.61	\$ 937.90
Sanitary System *	\$ 959,743.08	\$ 95,974.31	\$ 31,991.44	\$ 7,997.86
Fireproofing and Fire Protection	\$ 28,620.00	\$ 2,862.00	\$ 954.00	\$ 238.50
Painting *	\$ 2,069,256.03	\$ 206,925.60	\$ 68,975.20	\$ 17,243.80
Exterior Doors *	\$ 85,860.00	\$ 8,586.00	\$ 2,862.00	\$ 715.50
Alarms	\$ 68,688.00	\$ 6,868.80	\$ 2,289.60	\$ 572.40
Total	\$ 5,607,510.22	\$ 560,751.02	\$ 186,917.01	\$ 46,729.25

* The maintenance cost has been estimated based on the work being performed in-house by the community's maintenance workers



IV. Unit-Type-Based Cost Distribution per Building

A. Lake Drive 8205, 8215, 8225, 8235, 8245, 8323, 8333, 8343, 8353, 8373

This section presents the reserve estimate breakdown for the Lake Drive buildings listed above. These buildings have been grouped together as they share the same **unit configuration and total reserve estimates**, which allows for a unified cost analysis.

This table outlines the **number of units by type** within buildings and compares them to the total number of units in the condominium, finding the percentages by type for the units of the mentioned buildings, and finally obtaining a percentage of representation within the whole complex for each building of **4.04%**.

Building #	Unit Type	Percentage	Number of Units Total Condominium	Number of Units	Percentage	
Lake Drive 8205, 8215, 8225, 8235, 8245, 8323, 8333, 8343, 8353, 8373	A1/A1R	0.000826	130		0.0000000	
	B1/B1R	0.001151	145		0.0000000	
	A2/A2R	0.000824	121		0.0000000	
	B2/B2-1-B2R/B2R-1	0.001203	127		0.0000000	Percentage Representation Within the Whole Complex
	A3/A3R	0.00094	326	27	0.0253800	
	B3-B3R	0.00139	120	10	0.0139000	
	Total	0.006334	Total	37	0.0392800	4.04%

The second table displays the **allocated reserve values by unit type** (A3/A3R and B3-B3R) based on their internal distribution within buildings.

Unit Type	Number of Units	10 Yr Reserve	Annual Reserve	Quarterly Reserve	Monthly Reserve
A3/A3R	27	\$146,551.42	\$14,655.14	\$4,885.05	\$1,221.26
B3-B3R	10	\$80,262.60	\$8,026.26	\$2,675.42	\$668.85
Total		\$226,814.02	\$22,681.40	\$7,560.47	\$1,890.12

Finally, the monthly reserve contribution per unit is calculated, based on the unit's type and its corresponding share of the total estimated cost per building:

Monthly Reserve per Type of Unit	
A3/A3R	\$ 43.93
B3-B3R	\$ 64.95



B. Lake Drive 8255 and 8363

This section presents the reserve estimate breakdown for the Lake Drive buildings listed above. These buildings have been grouped together as they share the same **unit configuration and total reserve estimates**, which allows for a unified cost analysis.

This table outlines the **number of units by type** within buildings and compares them to the total number of units in the condominium, finding the percentages by type for the units of the mentioned buildings, and finally obtaining a percentage of representation within the whole complex for each building of **4.11%**.

Building #	Unit Type	Percentage	Number of Units Total Condominium	Number of Units	Percentage	
Lake Drive 8255 and 8363	A1/A1R	0.000826	130		0.0000000	
	B1/B1R	0.001151	145		0.0000000	
	A2/A2R	0.000824	121		0.0000000	
	B2/B2-1-B2R/B2R-1	0.001203	127		0.0000000	Percentage Representation Within the Whole Complex
	A3/A3R	0.00094	326	28	0.0263200	
	B3-B3R	0.00139	120	10	0.0139000	
	Total	0.006334	Total	38	0.0402200	4.11%

The second table displays the **allocated reserve values by unit type** (A3/A3R and B3-B3R) based on their internal distribution within buildings.

Unit Type	Number of Units	10 Yr Reserve	Annual Reserve	Quarterly Reserve	Monthly Reserve
A3/A3R	28	\$150,720.42	\$15,072.04	\$5,024.01	\$1,256.00
B3-B3R	10	\$79,597.79	\$7,959.78	\$2,653.26	\$663.31
Total		\$230,318.21	\$23,031.82	\$7,677.27	\$1,919.32

Finally, the monthly reserve contribution per unit is calculated, based on the unit's type and its corresponding share of the total estimated cost per building:

Monthly Reserve per Type of Unit	
A3/A3R	\$ 43.93
B3-B3R	\$ 64.95



C. Geneva 8100

This section presents the reserve estimate breakdown for the referenced building. This table outlines the **number of units by type** within building and compares them to the total number of units in the condominium, finding the percentages by type for the units of the mentioned building, and finally obtaining a percentage of representation within the whole complex for the building **of 7.49%**.

Building #	Unit Type	Percentage	Number of Units Total Condominium	Number of Units 8100	Percentage	
8100 Geneva	A1/A1R	0.000826	130	35	0.0289100	Percentage Representation Within the Whole Complex
	B1/B1R	0.001151	145	45	0.0517950	
	A2/A2R	0.000824	121		0.0000000	
	B2/B2-1-B2R/B2R-1	0.001203	127		0.0000000	
	A3/A3R	0.00094	326		0.0000000	
	B3-B3R	0.00139	120		0.0000000	
	Total	0.006334	Total	80	0.0807050	
						7.49%

The second table displays the **allocated reserve values by unit type**, based on their internal distribution within building.

Unit Type	Number of Units 8100	10 Yr Reserve	Annual Reserve	Quarterly Reserve	Monthly Reserve
A1/A1R	35	\$ 150,427.02	\$ 15,042.70	\$ 5,014.23	\$ 1,253.56
B1/B1R	45	\$ 269,504.24	\$ 26,950.42	\$ 8,983.47	\$ 2,245.87
Total		\$ 419,931.26	\$ 41,993.13	\$ 13,997.71	\$ 3,499.43

Finally, the monthly reserve contribution per unit is calculated, based on the unit's type and its corresponding share of the total estimated cost for this building:

Monthly Reserve per Type of Unit	
A1/A1R	\$ 38.60
B1/B1R	\$ 53.79



D. Geneva 8120

This section presents the reserve estimate breakdown for the referenced building. This table outlines the **number of units by type** within building and compares them to the total number of units in the condominium, finding the percentages by type for the units of the mentioned building, and finally obtaining a percentage of representation within the whole complex for the building of **4.24%**.

Building #	Unit Type	Percentage	Number of Units Total Condominium	Number of Units 8120	Percentage	
8120 Geneva	A1/A1R	0.000826	130	10	0.0082600	Percentage Representation Within the Whole Complex
	B1/B1R	0.001151	145	30	0.0345300	
	A2/A2R	0.000824	121		0.0000000	
	B2/B2-1-B2R/B2R-1	0.001203	127		0.0000000	
	A3/A3R	0.00094	326		0.0000000	
	B3-B3R	0.00139	120		0.0000000	
	Total	0.006334	Total	40	0.0427900	
						4.24%

The second table displays the **allocated reserve values by unit type** based on their internal distribution within building.

Unit Type	Number of Units 8120	10 Yr Reserve	Annual Reserve	Quarterly Reserve	Monthly Reserve
A1/A1R	10	\$ 45,943.96	\$ 4,594.40	\$ 1,531.47	\$ 382.87
B1/B1R	30	\$ 192,063.54	\$ 19,206.35	\$ 6,402.12	\$ 1,600.53
	Total	\$ 238,007.50	\$ 23,800.75	\$ 7,933.58	\$ 1,983.40

Finally, the monthly reserve contribution per unit is calculated, based on the unit's type and its corresponding share of the total estimated cost for this building:

Monthly Reserve per Type of Unit	
A1/A1R	\$ 38.60
B1/B1R	\$ 53.79



E. Geneva 8160

This section presents the reserve estimate breakdown for the referenced building. This table outlines the **number of units by type** within building and compares them to the total number of units in the condominium, finding the percentages by type for the units of the mentioned building, and finally obtaining a percentage of representation within the whole complex for the building of **7.61%**.

Building #	Unit Type	Percentage	Number of Units Total Condominium	Number of Units 8160	Percentage	
8160 Geneva	A1/A1R	0.000826	130	55	0.0454300	Percentage Representation Within the Whole Complex
	B1/B1R	0.001151	145	30	0.0345300	
	A2/A2R	0.000824	121		0.0000000	
	B2/B2-1-B2R/B2R-1	0.001203	127		0.0000000	
	A3/A3R	0.00094	326		0.0000000	
	B3-B3R	0.00139	120		0.0000000	
	Total	0.006334	Total	85	0.0799600	7.61%

The second table displays the **allocated reserve values by unit type**, based on their internal distribution within building.

Unit Type	Number of Units 8160	10 Yr Reserve	Annual Reserve	Quarterly Reserve	Monthly Reserve
A1/A1R	55	\$ 242,296.87	\$ 24,229.69	\$ 8,076.56	\$ 2,019.14
B1/B1R	30	\$ 184,162.69	\$ 18,416.27	\$ 6,138.76	\$ 1,534.69
Total		\$ 426,459.56	\$ 42,645.96	\$ 14,215.32	\$ 3,553.83

Finally, the monthly reserve contribution per unit is calculated, based on the unit's type and its corresponding share of the total estimated cost for this building:

Monthly Reserve per Type of Unit	
A1/A1R	\$ 38.60
B1/B1R	\$ 53.79



F. Geneva 8180

This section presents the reserve estimate breakdown for the referenced building. This table outlines the **number of units by type** within building and compares them to the total number of units in the condominium, finding the percentages by type for the units of the mentioned building, and finally obtaining a percentage of representation within the whole complex for the building of **7.04%**.

Building #	Unit Type	Percentage	Number of Units Total Condominium	Number of Units 8180	Percentage	
8180 Geneva	A1/A1R	0.000826	130	30	0.0247800	Percentage Representation Within the Whole Complex
	B1/B1R	0.001151	145	40	0.0460400	
	A2/A2R	0.000824	121		0.0000000	
	B2/B2-1-B2R/B2R-1	0.001203	127		0.0000000	
	A3/A3R	0.00094	326		0.0000000	
	B3-B3R	0.00139	120		0.0000000	
	Total	0.006334	Total	70	0.0708200	7.04%

The second table displays the **allocated reserve values by unit type**, based on their internal distribution within building.

Unit Type	Number of Units 8180	10 Yr Reserve	Annual Reserve	Quarterly Reserve	Monthly Reserve
A1/A1R	30	\$ 138,043.57	\$ 13,804.36	\$ 4,601.45	\$ 1,150.36
B1/B1R	40	\$ 256,478.05	\$ 25,647.80	\$ 8,549.27	\$ 2,137.32
Total		\$ 394,521.62	\$ 39,452.16	\$ 13,150.72	\$ 3,287.68

Finally, the monthly reserve contribution per unit is calculated, based on the unit's type and its corresponding share of the total estimated cost for this building:

Monthly Reserve per Type of Unit	
A1/A1R	\$ 38.60
B1/B1R	\$ 53.79



G. Lake Drive 8290

This section presents the reserve estimate breakdown for the referenced building. This table outlines the **number of units by type** within building and compares them to the total number of units in the condominium, finding the percentages by type for the units of the mentioned building, and finally obtaining a percentage of representation within the whole complex for the building of 24.96%.

Building #	Unit Type	Percentage	Number of Units Total Condominium	Number of Units 8290	Percentage	
8290 Lake Drive	A1/A1R	0.000826	130		0.0000000000	Percentage Representation Within the Whole Complex
	B1/B1R	0.001151	145		0.0000000000	
	A2/A2R	0.000824	121	121	0.0997040	
	B2/B2-1-B2R/B2R-1	0.001203	127	127	0.1527810	
	A3/A3R	0.00094	326		0.0000000000	
	B3-B3R	0.00139	120		0.0000000000	
	Total	0.006334	Total	248	0.2524850000	24.96%

The second table displays the **allocated reserve values by unit type**, based on their internal distribution within building.

Unit Type	Number of Units 8290	10 Yr Reserve	Annual Reserve	Quarterly Reserve	Monthly Reserve
A2/A2R	121	\$ 552,773.53	\$ 55,277.35	\$ 18,425.78	\$ 4,606.45
B2/B2-1-B2R/B2R-1	127	\$ 847,040.17	\$ 84,704.02	\$ 28,234.67	\$ 7,058.67
Total		\$ 1,399,813.70	\$ 139,981.37	\$ 46,660.46	\$ 11,665.11

Finally, the monthly reserve contribution per unit is calculated, based on the unit's type and its corresponding share of the total estimated cost for this building:

Monthly Reserve per Type of Unit	
A2/A2R	\$ 38.50
B2/B2-1-B2R/B2R-1	\$ 56.22



V. Conclusions and Recommendations

Adopt and Implement Reserve Funding Schedules

The Condominium Association should adopt the proposed reserve schedules as a financial planning tool to ensure the long-term preservation of the common elements and to prevent the need for special assessments.

Review and Adjust SIRS Every Year

Given that most components exceed a 10-year useful life, the Association should reassess the SIRS every decade to update values based on inflation, maintenance history, and any capital improvements.

Continue Preventive Maintenance to Extend Lifespan

Proactive maintenance of structural and mechanical components can potentially extend their useful life, allowing for optimized use of reserve funds and reduction in future capital replacement frequency.

Use Unit-Based Allocation for Budget Planning

The monthly reserve amounts per unit type should be integrated into budget planning and communicated clearly to unit owners, as they represent each unit's fair share of projected capital expenses.

