

**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 1<sup>st</sup>, 2026.

INSPECTION MADE BY  
Vicente Franco P.E

**SIGNATURE**  
PRINT NAME , **PE**

TITLE

INSPECTIONS  
COMMENCED DATE:  
08/31/2024

INSPECTIONS COMPLETED  
DATE 03/15/2025

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.

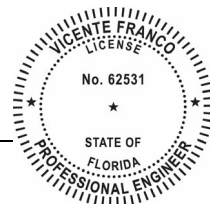
This report was performed utilizing methods and procedures consistent with established commercial practice, in conformance with industry standards. The information within represents our engineer's findings and conclusions, which were compiled from visual observations, written, graphic or verbal information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

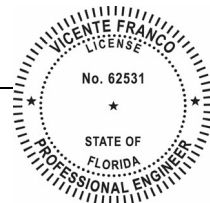
There are 37 individual units, and floor range in size from 6,380 SF- 21,192.46 SF. The age of the structure is over 30 years.

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.**

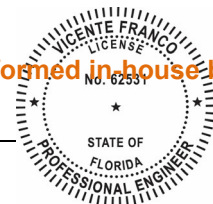
**Current Age: 40 years approx.**

**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    |
|------------------------------------------|----------------------|---------------------|--------------------|--------------------|
| <b>Main Structure *</b>                  | \$ 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           |
| <b>Electrical Systems</b>                | \$ 14,726.18         | \$ 1,472.62         | \$ 490.87          | \$ 122.72          |
| <b>Domestic Water System</b>             | \$ 4,293.00          | \$ 429.30           | \$ 143.10          | \$ 35.78           |
| <b>Sanitary System</b>                   | \$ 39,028.35         | \$ 3,902.83         | \$ 1,300.94        | \$ 325.24          |
| <b>Fireproofing and Fire Protection</b>  | \$ 1,092.82          | \$ 109.28           | \$ 36.43           | \$ 9.11            |
| <b>Painting *</b>                        | \$ 93,142.28         | \$ 9,314.23         | \$ 3,104.74        | \$ 776.19          |
| <b>Exterior Doors *</b>                  | \$ 3,278.45          | \$ 327.85           | \$ 109.28          | \$ 27.32           |
| <b>Total</b>                             | <b>\$ 226,814.02</b> | <b>\$ 22,681.40</b> | <b>\$ 7,560.47</b> | <b>\$ 1,890.12</b> |

\* 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

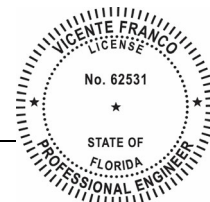


The roof consists of reinforced concrete slabs in fair condition. The roof membrane is a built-up roof system with a granular surface modified bitumen cap sheet. The roofs are currently undergoing repair which are expected to be completed prior to December 21, 2025, reserve funds will be used to carry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

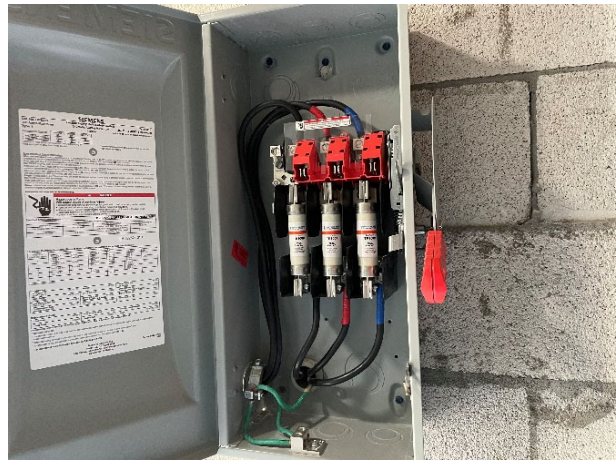
### Exterior Nonconcrete Walls



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



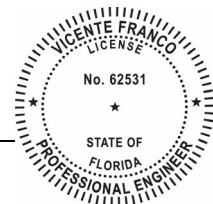
No defects were observed with swimming pool wiring or mechanical equipment or in wiring to mechanical equipment. There was no exposed wiring observed in open parking garage areas. Some breakers will need to be replaced during the ten-year period.

## 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.

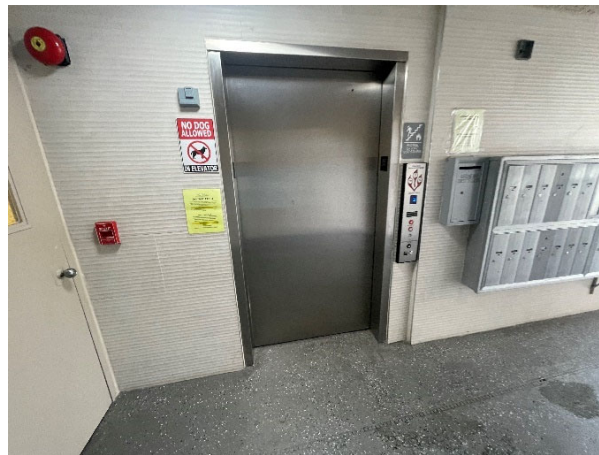


## Drainage System



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.

