

**STRUCTURAL INTEGRITY RESERVE STUDY**

**Prepared for:**

**Board of Directors  
Ventnor H Condominium, Association, Inc.  
Attention: Robert Valicente  
(512) 773-3686  
Ventnorh@gmail.com**

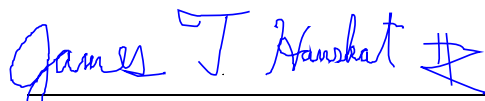
**Conducted on:**

**Ventor H Condominium  
Deerfield Beach FL 33442  
64 Units Four Stories Built in 1978  
Folio(s): 4842-03-M1-(0010...0640)**

**Issue Date: December 21, 2024**

**Prepared by:**

**James T. Hanskat, P.E.  
Florida Registration # 49801**

  
**Signature**

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Project # 18-09019-2**

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Date: December 21, 2024

Prepared for: Board of Directors  
Ventnor H Condominium Association, Inc  
Attention: Robert Valicente  
(512) 773-3686  
ventnorh@gmail.com

Reference: Structural Integrity Reserve Study (SIRS)  
Ventnor H Condominium  
Deerfield Beach FL 33442  
64 Units Four Stories Built in 1978  
Folio:s 4842-03-M1-(0010...0640)

At your request, **James T. Hanskat, P.E., Florida Registered Professional Engineer # 49801** performed our initial Structural Integrity Reserve Study (SIRS) inspections of the above referenced property on February 12, 2024.

## **Purpose and Scope of Inspection:**

To ensure aging structures are safe, Florida legislators signed Senate Bill 4D into law on May 26, 2022, which as enacted is Florida Statute section 553.899. This law mandates that Structural Integrity Reserve Studies (SIRS's) are completed every ten years. This rule was revised in 2022 and 2024 with clarifications added in 2023.

Although the Florida Condominium Act requires the condominium association to obtain an insurance appraisal at least every 36 months, there was no prior requirement for a reserve study in the law. However, reserve studies are highly recommended for establishing reserve schedules, which are to be updated regularly based on changes in replacement cost and useful life assumptions, as well as expenditures made from the available association funds.

Milestone and Structural Integrity Reserve Studies (SIRS's) are mandatory for condo and co-op buildings with three and more stories. Further, condominium and co-op associations are required to budget for capital expenditures and deferred maintenance (Florida Statutes 718 for condos and 719 for Co-ops). The Statute requires reserves for roof replacement, building painting, pavement resurfacing, and for any other item for which the deferred maintenance expense or replacement cost exceeds \$10,000. Reserve contributions must be established using a formula which is based upon the remaining useful life and estimated replacement cost of the reserve items. Therefore, condominium associations need to review and amend their reserve fund and ongoing fund contributions annually.

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“Structural Integrity Reserve Study” means a study of the reserve funds required for future major repairs and replacement of the common areas based on a visual inspection of the common areas. A structural integrity reserve study may be performed by any person qualified to perform such study. However, the visual inspection portion of the structural integrity reserve study must be performed by an engineer licensed under Florida Chapter 471 or an architect licensed under Florida Chapter 481. Regulatory changes also allow certain Reserve Study Professionals to perform this work but these qualifications have not been provided as of the date of this report.

At a minimum, a structural integrity reserve study must identify the common areas being visually inspected, state the estimated remaining useful life and the estimated replacement cost or deferred maintenance expense of the common areas being visually inspected, and provide a recommended annual reserve amount that achieves the estimated replacement cost or deferred maintenance expense of each common area being visually inspected by the end of the estimated remaining useful life of each common area. The Structural Integrity Reserve Study must be performed every 10 years commencing no later than December 31, 2024.

The condominium or Co-Op association must complete a Structural Integrity Reserve Study for each building on the condominium property that is three or more stories high, at least every 10 years after the condominium's/co-op's creation commencing no later than December 31, 2024.

The Study is to include, at a minimum, the following *mandatory* items as related to the structural integrity and safety of each building:

1. Roof.
2. Load-bearing walls or other primary structural members.
3. Waterproofing and exterior painting.
4. Fireproofing and fire protection systems.
5. Plumbing.
6. Electrical systems.
7. Doors and Windows. (Common Area)
8. Any other item that has a deferred maintenance expense or replacement cost exceeding \$10,000. However, no reserves are required for an item where the *estimated remaining useful life* is more than 25 years.

A detailed list of these items is provided below:

These optional items that should be considered that would have normally been included in a traditional reserve study are as follows:

1. Elevator
2. Common Area HVAC
3. Pool and Pool Deck
4. Garage and Parking Structures
5. Seawalls and Retaining walls

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Or any item that the failure to replace or maintain such item negatively affects the items listed above as determined by the licensed engineer or architect performing the visual inspection portion of the structural integrity reserve study.

## **Property Description:**

The subject property for which this Structural Integrity Reserve Study has been prepared is described as one (1) parcel of residential land containing 2.644 acres, improved with 1 four-story condominium building containing 64 dwelling units. The property contains a dwelling unit area of approximately 64,000 interior square feet. There are currently a total of approximately 84 parking spaces.

The date of construction from the declaration of condominium is May 10, 1978 and tax records indicate that the building was constructed in 1978 and currently has an effective age of 46 years old. The subject property is located at Ventnor H, Deerfield Beach, Broward County, Florida. The property is fronted on the North and West by Ventnor Crescent. The property legal description is: Ventnor H Condominium, according to the map or plat thereof, as recorded in the Public Records of Broward County, Florida. The subject property is currently known as Ventnor H Condominium Association, and each unit has an individual tax folio.

The exterior walls of the four-story building are constructed using precast concrete panels and concrete masonry units (CMUs) with a painted stucco finish. The exterior walls are supported by continuous reinforced concrete footings. The building has a reinforced concrete slab on grade and the floors above grade are pre-cast concrete panels. The flat roof is constructed with reinforced concrete and is finished with a tar & gravel roof covering. Access to the dwelling units above grade is provided by reinforced concrete stairs that lead to the reinforced concrete catwalks, using concrete guardrails and metal railings and one (1) hydraulic operated elevator with a rated capacity of 2,000 pounds.

The building is provided with jalousie, awning and single hung windows set in metal frames. The unit entry doors to the dwelling units impact rated doors, some with jalousie or glass pane inserts set in metal frames. It should be noted that the vast majority of the doors and windows have been replaced.

Water and sanitary sewer services are provided by the City of Deerfield Beach. Electric power is provided by Florida Power and Light and is transferred from the pad mounted transformer. This pad mounted transformer supplies power to the residential load centers in two electrical rooms located on the second floor of the building.

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Common area laundry rooms are provided by the building, two laundry rooms with washer and dryer equipment on each level of the building. A shared community reinforced-concrete below-ground pool is provided and the master association handles these repairs and maintenance. The remainder of the site has concrete walkways, paved asphalt parking area or landscaped areas with trees, grass, and shrubs.

## **Evaluation of Structural Elements:**

The exterior walls of the four-story building are constructed using precast concrete panels and concrete masonry units (CMUs) with a painted stucco finish. The exterior walls are supported by continuous reinforced concrete footings. The building has a reinforced concrete slab on grade and the floors above grade are pre-cast concrete panels. The flat roof is constructed with reinforced concrete.

Access to the dwelling units above grade is provided by reinforced concrete stairs that lead to the reinforced concrete catwalks, using concrete guardrails and metal railings. Typical floor coverings are carpet, wood, vinyl, or ceramic tile. Interior walls and ceilings are drywall with a smooth or textured finish.

Concrete restoration was performed in 2018, specifically at expansion joints and columns. No significant signs of settling of the foundations or significant deterioration of the exterior concrete were noted. No unevenness or sloping of the interior floors was noted. None of the reinforced concrete indicated any signs of buckling, extensive spalling, or deterioration. Structural members were noted to be in good overall condition.

Our inspection of the subject property did not indicate significant evidence of termite damage or infestation. No concerns related to extensive termite infestation or damage were identified. Due to minimal use of wood and the predominant use of reinforced concrete, termites are not anticipated to be a significant concern.

**The building appears to be structurally sound and no significant structural issues were identified. Future budgets should be established for concrete restoration over the life of the building. The building had concrete restoration work completed in 2018 (6 years ago) , giving the work 4-6 years of useful life remaining. Reserves for concrete restoration have been provided over the term. No immediate needs are anticipated.**

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## **Paint and Finishes:**

The exterior walls were also painted in 2018 and the painted surfaces were noted to be in good overall condition. Exterior paint has an estimated useful life of approximately 10-12 years depending upon the type of paint used. The stairwells and catwalks adjacent to the dwelling unit entrances were noted to be in good overall condition. The catwalks and stairwells should be addressed as a part of routine maintenance.

**Reserves for exterior paint have been provided over the term. The exterior paint and concrete restoration work both took place in 2018 (6 years ago). Engineering guidelines provide restoration and exterior paint an estimated life 10-12 years, providing the building with 4-6 years of remaining life. Reserves for exterior painting have been provided over the term. No immediate needs are anticipated.**

## **Roof Coverings:**

The approximately 24,625 square foot flat roof on the building is supported by a reinforced concrete deck and is finished with a tar & gravel roof covering. Based upon a review aerial photographs and building records, the roof appears to have been replaced in 2006, making the roof approximately eighteen (18) years old. Maintaining the current roof maintenance contract is recommended and the roof overall was observed to be in good overall condition.

**The roof was observed to be in good overall condition but is approximately 18 years old. Engineering guidelines provide tar & gravel roof systems with a 20-25 year estimated useful life. This gives the existing roof an estimated remaining life of 5-7 years. Reserves for roof replacement have been provided over the term. No immediate needs are anticipated.**

## **Heating, Ventilation, and Air Conditioning (HVAC):**

Although not a common element, dwelling units are provided by individually owned 2-ton AC compressors located on the roof and supported by metal stands. The common area HVAC is minimal, only provided in the elevator maintenance room.

**There is no significant amount of common area air conditioning. No needs significant near term needs are anticipated at this time.**

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## Plumbing:

Water and sanitary sewer services are provided by the City of Deerfield Beach. Sanitary sewer is discharged to the municipal gravity sewer main. The domestic water supply lines have been constructed with copper pipe. The sewer lines have been constructed with PVC.

The building provided plumbing system appears to be in good condition having been repaired as needed. The stop valves, diverters, and faucets also appear to be replaced as needed. No non-functional equipment was noted at the time of inspection. Engineering guidelines provide an expected useful life of excess of 60 years for the domestic water lines and 70 for the PVC sewer systems. No evidence of extensive leaks or sewer blockage issues were reported or identified during our limited visual inspection.

**The plumbing systems appear to be functionally sound. The copper domestic water supply lines have an estimated useful life of 60 years. The PVC sewer system provides an estimated useful life of over 70 years. No major leaks or blockages have been reported and the system was noted to be in good condition based upon a limited visual inspection. Additional preventative measures including a camera line inspection may be advised to better assess condition. Reserves for plumbing replacements have been provided over the term. No immediate needs are anticipated.**

*It should be noted that permit records from Deerfield Beach show permits concerning Ventnor H "Water Lines." The assumption is this work was for minor repairs on the first floor and not related to a larger on-going issue and confirmation is needed to best be reflected in the study if any material defects related to domestic water line failures has been documented or is suspected.*

## Elevators:

Vertical transportation is provided by one 2,000 pound capacity hydraulic passenger elevator (BCID: 26281). The controls for the elevator are located in the mechanical room. The elevator's hydraulic equipment is original and approximately 46 years old, while the cab and controls were upgraded in 2022 (2 years old). The elevator was noted to be in good overall condition.

**The elevator was upgraded in 2022 for \$88,000. Engineering guidelines provide an estimated useful life of 35 years for elevator replacement. Reserves for elevator upgrades have been provided over the term. No immediate needs are anticipated.**

## Electrical Systems:

Electric power is provided by Florida Power and Light (FPL) and is transferred to the electrical load center located in the second floor meter rooms. Each of the four (4) load centers are rated at 400 amps and were protected by fuses. The dwelling units are provided 100 amps of 120/240 Volts and there is a 200A House Main with a 125-225 amp House Sub-Panels.

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The original electrical equipment was manufactured by Federal Pacific and the branch wiring was noted to be constructed with copper. The electric service mains use fuses, while sub-panels in the building were protected by breakers.

Due to known problems with FPE equipment, the electrical mains and load centers were upgraded in 2021 with Permit 21-0126-0 and the new equipment is manufactured by Siemens Power Mod and the branch wiring was noted to be constructed with copper. The electric service mains use fuses, while sub-panels in the building are protected by breakers. Based upon our limited inspection, all electrical equipment inspected appears to be properly installed and of adequate size for present use.

**The electrical system was replaced in 2020 with Siemens Power Mod equipment. This equipment has an estimated expected life of 65 years. Reserves for electrical upgrades have been provided over the term. No immediate needs are anticipated.**

## **Fire Protection**

The building is not protected by a full automatic fire sprinkler system but has a fire alarm system. This fire alarm system was upgraded to a fully addressable system in 2018 with Permit 17-5572-0. Exit and emergency lighting was spot tested in all areas and were noted to be fully functional at the time of inspection. Fire extinguishers were noted to have current inspections as required. Routine fire inspections should be performed over the life of the property. Fire protection equipment should be maintained as a part of routine maintenance.

**The fire protection equipment is inspected and up to date and building has a fully addressable fire alarm system installed. Reserves for fire alarm upgrades have been provided over the term. No immediate needs are anticipated.**

## **Doors and Windows**

Dwelling unit front entry doors were upgraded to impact doors. The majority of dwelling unit windows and rear sliding glass doors have been upgraded with impact rated units. The doors and windows of the building were observed to be in good overall condition.

**The doors and windows were noted to be in good overall condition and many have been recently upgraded. Since dwelling unit windows and doors are not a common element, reserves for replacement over the term are minimal. No immediate needs are anticipated. Reserved may be desirable for the small amount of common area windows and doors.**

## **Pool:**

There are no on-site amenities. A shared community reinforced-concrete below-ground pool is provided and the master association handles these repairs and maintenance.



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## **Seawall/Retaining Walls:**

The subject property has no Seawalls or retaining walls.

## **Site, Paving, and Drainage:**

The property is landscaped with trees, shrubs and sod. The landscaping appeared to be well manicured and properly maintained. Landscaping for the subject property is in good condition. Landscape irrigation is provided by an automatic irrigation system fed from the municipal water supply. The system appears to be separated into multiple zones. The irrigation equipment appeared to be fully functional. The piping and heads were noted to be in good overall condition.

The driveways and guest parking spaces are finished with asphalt. These areas are in good overall condition. The property is graded to provide positive drainage to the drainage structures located in the South-West of the building. This water is eliminated by the municipal storm drains. No evidence of extensive parking lot or site flooding was identified.

**Asphalt is responsibility of Master Management and building can address as part of routine maintenance. Building landscape and irrigation system should continue to be included in routine maintenance.**

A summary of the unit break down and property condition for the subject property is provided in the following tables.

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Unit Type	# Units		Area	Percent of Total SF	
E	64		1,000.0	1.5625%	
		<b>Net SF</b>	64,000.0	<b># of Parking</b>	84
<b>Number of Units</b>	64			<b># of Floors</b>	4
Item Description	Condition	Estimated Life (yrs)	Effective Age (yrs)	Estimated Remaining Life (yrs)	
Roof	Good	25	18	7	
Concrete Restoration	Good	10	6	4	
Paint/Waterproofing	Good	10	6	4	
Fire Protection/Alarm	Good	25	6	19	
Elevators	Good	35	2	33	
Common HVAC	N/A	20	0	20	
Plumbing Supply*	Good	60	46	14	
Plumbing Waste*	Good	70	46	24	
Electrical*	Good	65	3	62	
Doors/Windows**	Good	50	46	4	
Laundry Equipment	Good	8	4	4	
Asphalt Paving	Good	7	5	2	
Catwalks	Good	20	10	10	
Site Drainage	Good	60	46	14	

**\*Due to long life these reserve items can be deferred.\*\*Due to owner responsibility Reserves may not be required.**

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## Estimated Replacement Cost of Common Elements

Item Description	Condition	Estimated Life (yrs)	Effective Age (yrs)	Estimated Remaining Life (yrs)			Estimated Replacement Cost
Roof	Good	25	18	7			\$461,719
Concrete Restoration	Good	10	6	4			\$24,000
Paint/Waterproofing	Good	10	6	4			\$43,200
Fire Protection/Alarm	Good	25	6	19			\$70,000
Elevators	Good	35	2	33			\$110,000
Common HVAC	N/A	20	0	20			\$0
Plumbing Supply*	Good	60	46	14			\$76,800
Plumbing Waste*	Good	70	46	24			\$115,200
Electrical*	Good	65	3	62			\$115,200
Doors/Windows**	Good	50	46	4			\$18,000
Laundry Equipment	Good	8	4	4			\$32,000
Asphalt Paving	Good	7	5	2			\$25,000
Catwalks	Good	20	10	10			\$40,000
Site Drainage	Good	60	46	14			\$0
Total							\$1,131,119
Replacement Cost Per Unit							\$17,674
Replacement Cost Per Square Foot							\$18.31
Cost Per Unit Type E - ( 64 Units)			Area	1,000	Percent	1.5625%	\$17,674
Number of Units	64	Net Square Footage		61,760	Number of Floors		4

**\*Due to long life these reserve items can be deferred.\*\*Due to owner responsibility Reserves may not be required.**



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## Limiting Conditions:

The above replacement information was based upon a physical inspection performed as stated in the report. Estimated useful lives were based upon personal experience and Federal National Mortgage Association (FNMA) guidelines as revised to meet site-specific conditions. Effective lives were calculated based upon observed conditions and data provided by the property owner. Estimated replacement costs, when provided, were calculated based upon personal experience, cost estimates from contractors, public records, and information derived from the RS Means Construction Cost Data Guide.

The intent and purpose of this report is to disclose approximate replacement costs and useful lives of the items listed in the Florida Statutes 718 and 719 and Senate Bill 4D to use this information to create a Structural Integrity Reserve Study for budgeting purposes. No other use is implied or warranted.

In order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structures inspected. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the property based upon careful evaluation of observed conditions, to the extent reasonably possible.

This report was prepared for the client and, except as provided by law, there is no stated or implied third party liability. The client agrees to indemnify Property Consulting Group, Inc. and James Hanskat, P.E. against any third party claims for errors or omissions if allowed by Florida law.

This report was prepared for the client. Any use by others without expressed written consent is not warranted. In order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structures inspected.

The independent conclusions represent our best professional judgement based on information and data available to us during the course of this assignment. Factual information regarding operations, conditions and test data provided by the client, owner, or their representative have been assumed to be correct and complete.

This report may not be used by third parties such as insurance companies, mortgage lenders, potential buyers, or sellers and is only designed to assist the association with budget planning.