STRUCTURAL INTEGRITY RESERVE STUDY ANALYSIS

AT

DELHAVEN CONDOMINIUMS

1700 S Ocean Blvd
Delray Beach FL 33483

BY

FLORIDA TECHNICAL, INC.
114 W. DAVIS BLVD
TAMPA, FLORIDA 33606
CA#4455

Florida Technical, Inc.

CONSULTING ENGINEERS **TAMPA – KEY WEST**

July 31, 2024

Delhaven Condo Assoc.
c/o William Russo, LCAM, CMCA
Florida One Property Management
9825 Marina Blvd Ste 100
Boca Raton, FL 33428

Re: Reserve Study (2025 Calendar Year)

Property Name / Address: Delhaven Condominiums
1700 S. Ocean Blve.
Delray Beach, Florida 33483

Dear Bill:

In accordance with your request, attached please find our Reserve Study Analysis for the above referenced condominium building and selected components. Also included for valuation are the requested common element items. The effective date of this report is for the 2025 Budget Year [1/1/2025 – 12/31/2025]. This report is intended for sole use by the Client / Condominium Association to assist with long term budget planning and evaluation.

This report is based on a physical examination and visual observations of exposed areas with no removal of interior finishes. Observations of the structures and related elements were surveyed through accessible areas normally used during routine maintenance. The condition of the buildings and mechanical features represents the present conditions of each, as to the extent reasonably possible. At the request of the client, only a partial list of components were evaluated and included in this study. The remaining components may be added over the upcoming years to provide a complete budget of all reserve items. This will be done at the sole discretion of the Client/Association.

The following pages summarize the budget amounts and life expectancy for each asset that was requested. This report is intended for use by the association as a useful tool for long term budgeting and planning. The actual reserves set aside is done at the sole discretion of the Association and the information in this report is not meant for performing an audit, quality/forensic analyses or background checks of historical records.

It was a pleasure assisting you with this matter. Please feel free to contact me with any questions or concerns.

Sincerely,

Thomas E. Cheever

THOMAS E. CHEEVER, P.E.
President

S.I.R.S. – DELHAVEN

A Reserve Study is a valuable tool to help you budget responsibly for your property. This report contains all the information you need to avoid surprise expenses, make informed decisions, save money, and protect property values.

Regardless of the property type, it's a fact of life that the very moment construction is completed, every major building component begins a predictable process of physical deterioration. The operative word is " predictable" because planning for the inevitable is what a Reserve Study by Florida Technical is all about.

Following the Surfside tragedy, the Florida Legislature recently enacted Senate Bill 4-D which established requirements for periodic inspections of structural & electrical elements of residential buildings 3 stories and taller. Inspections are required for buildings 30 years and older (25 years if located within 3 miles of the coast) and at 10 year intervals following the initial inspection.

As defined by the statute:

"Milestone inspection" means a structural inspection of a building, including an inspection of load-bearing walls and the primary structural members and primary structural systems as those terms are defined in s. 627.706, by a licensed architect or engineer authorized to practice in this state for the purposes of attesting to the life safety and adequacy of the structural components of the building and, to the extent reasonably possible, determining the general structural condition of the building as it affects the safety of such building, including a determination of any necessary maintenance, repair, or replacement of any structural component of the building. ***The purpose of such inspection is not to determine if the condition of an existing building is in compliance with the Florida Building Code or the fire safety code.***

The purpose of the Milestone Inspection is to determine the condition and life expectancy of designated components for use in developing the Structural Integrity Reserve Study.

Florida Technical completed the Phase 1 Milestone Inspection. An inspection of the following systems was conducted:

a. Roof.
b. Load-bearing walls or other primary structural members.
c. Floor
d. Foundation.
e. Fireproofing and fire protection systems.
f. Plumbing.
g. Electrical systems.
h. Waterproofing and exterior painting.
i. Windows.
j. Any other item that has a deferred maintenance expense or replacement cost that exceeds $10,000 and the failure to replace or maintain such item negatively affects the systems described in a through i above.

Utilizing the Phase 1 Milestone Inspection, a Structural Integrity Reserve Study is required. "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 chapter 471 or an architect licensed under chapter 481.** 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 amount to be reserved for an item is determined by the association’s most recent structural integrity reserve study that must be completed by December 31, 2024.

This report includes the field inspection report with two key results:

Component List Unique to each property.
The Component List serves as the
foundation of the Reserve Study and details the scope and schedule
of all necessary repairs & replacements.

Reserve Funding Plan
A multi-year funding plan based on current Reserve Fund strength
that allows for component repairs and replacements to be completed
in a timely manner, with an emphasis on fairness and avoiding
"catch-up" funding.

REPORT PROCESS

The purpose of this report is to provide Delhaven with specific information necessary in establishing a capital reserves program for the current budget year beginning January 1, 2025 and ending December 31, 2025, as required by statute.

The process of preparing this report began with an on-site inspection of the Association's property. During this inspection, an initial review was made of past reserve expenditures and the current reserve plan. From there, an inventory was made of the specifically requested items of the common area elements and a reserve component list was developed.

Using this list, a takeoff was then made of each component through a review of available construction drawings, taking pertinent measurements and noting its current observed physical condition. Additional background information on the property was obtained through discussions with various contact personnel.

Using the information gathered during the site inspection, calculations were then performed to determine the correct quantity of each component. From there cost estimates were then prepared based on a combination of local contractor information, any available bid proposals, and our own database of construction costs.

Asset lives have been determined using a combination of published guidelines and our review of the properties climatic conditions and the components observed physical condition noted during our site inspection. It is possible that asset lives may not last as long as projected or may exceed their estimated lives. Outside influences such as weather, improper maintenance, physical / abnormal abuse can drastically alter the projected life and replacement cost.

At the present time Delhaven is collecting/accumulating pooled reserves and is projected to have $226,000.00 in reserves on hand as of the

end of 2024. The Association handles any surplus maintenance issues on a per item, as needed, basis. Any deficit from the operating budget is supplemented via a special assessment.

RESERVE STUDY ACCOUNTING

This reserve study report calculates the annual reserve contribution using the straight-line funding method.

Straight Line Funding Plan:

This plan utilizes straight line accounting formulas. Straight line accounting is based on current costs and neither interest nor inflation is factored into the calculations.

Straight line accounting takes each individual line-item component listed in the reserve schedule breakdown and computes its' annual contribution amount by taking its' unfunded balance (current replacement cost minus projected year end reserve balance) and divides it by the component's remaining life. This is the amount that should be contributed into the reserve’s accounts over the component's remaining life.

Straight line funding does not account for expected maintenance/service costs. Regular maintenance provided ‘as needed’ or via a service contract does not reduce replacement costs but does extend remaining useful life.

REPORT TERMINOLOGY & DEFINITIONS

RESERVES - Monies set aside for the projected repair and/or replacement of the association’s common elements.

COMPONENT - A specific item or element which is part of the association's common area assets and is considered to require reserve funding.

QUANTITY - The quantity or amount of each reserve component element.

UNITS - The unit of measurement for each quantity.

COST PER UNIT - The estimated cost to replace a reserve component per unit of measurement.

CURRENT COST - The estimated current cost to replace a reserve component.

USEFUL LIFE - The total average estimated life, in years, of a component to maintain its useful purpose.

REMAINING LIFE - The estimated remaining useful life, in years, of a reserve component as of the current budget year.

12/31/2024 BALANCE - A projection of estimated reserve funds at the end of the previous budget year.

UNFUNDED BALANCE - The total remaining amount of reserve funds that are required to fully fund a component. Calculated by subtracting the component's current replacement cost from its' year-end reserve balance.

2025 CONTRIBUTION (Standard) - This is the total annual contribution amount for the current budget year calculated by dividing every component's useful life by its current replacement cost.

2025 CONTRIBUTION (Fully Funded) - This is the total annual contribution amount for the current budget year calculated by dividing every component's unfunded balance by its' remaining life.

Property Description:

Delhaven is a multi-story (3 floors) condominium (24 units) located in Delray Beach, FL, adjacent to the coast. Constructed in 1964 under the requirements of the Standard Building Code Florida, primary structural components are masonry including cast cable construction for floors, cast concrete columns and/or beam and CMU block construction for walls.

Buildings Frame Structure & Mechanical Components:

Constructed in 1970, the building is 54 years old. The construction is typical for the period, and appears to be in compliance with the prevailing building code at the time of construction. The 2001 FBC was implemented throughout Florida on March 1st, 2002.

The inspection conducted was to determine the condition, remaining life and replacement cost of Association owned elements. Typical of condominiums, the unit owner is responsible for all improvements and finishes interior of the drywall paper finish.

Overall Condition: The community was originally constructed in 1970, has received adequate routine continual maintenance and is considered to be in overall good condition. This summation is based on a cursory interior/exterior inspection with a very limited sample of the units inspected and should not be considered as a replacement for a more detailed property inspection with testing of the individual components and systems.

Building Maintenance and Component Recapitulation:

An on-site inspection of the property was performed during multiple visits during 2023 to present. At that time, it was reported that since completion there have been no renovations to the building. The roof is original installed new in 2022. Unit owners are responsible for maintaining individual HVAC units. Common area painting and miscellaneous touch-up is performed by association maintenance personnel. Common area flooring is painted concrete. Due to the age of the building (54 years), electrical and plumbing are included in anticipation of future repairs / replacement. This figure is a partial estimate as these repairs would be done on an “as needed” basis and an entire replacement would not be done at one time. Recent historical data along with published cost guides were used to determine the current replacement costs and useful life (age span) of each component analyzed in this report.

RESULTS OF INSPECTION

A. ROOF COMPONENT

EXISTING ROOF IS A FLAT CONCRETE TILE OVER PLYWOOD SHEATHING ON PRE-ENGINEERED WOOD TRUSSES.

1. AVERAGE AGE OF THE ROOF COMPONENT…TEO (2) YEARS

2. **ESTIMATED REMAINING USEFUL LIFE……THIRTY THREE (33) YEARS**

3. **ESTIMATED CURRENT REPLACEMENT COSTS……$ 300,000.00**

4. SAFETY OF THE ROOF ELEMENTS WITH RESPECT TO USE INTENDED:

   IN GENERAL, THE ROOF ELEMENT IS SAFE FOR THE USE INTENDED.

5. THE STRUCTURAL AND FUNCTIONAL SOUNDNESS OF ELEMENT:

   IN GENERAL, THE ROOF ELEMENT IS SAFE, FUNCTIONING AND IN SOUND CONDITION.

NOTE: NO DESTRUCTIVE METHOD WAS USED TO ASCERTAIN THE CONDITION OF THE ROOF ELEMENT. THE OPINION THAT THE ROOF ELEMENT IS SAFE, FUNCTIONING AND SOUND IS BASED ON VISUAL OBSERVATIONS. IN GENERAL, THE ROOF ELEMENT PRESENTS NO DANGER TO THE PUBLIC AND IS IN SOUND CONDITION FOR THE TYPES OF LOADS NORMALLY ENCOUNTERED IN THIS TYPE OF USE.
AS A ROUTINE MATTER, IN ORDER TO AVOID POSSIBLE MISUNDERSTANDING, NOTHING IN THIS REPORT SHOULD BE CONSTRUED DIRECTLY OR INDIRECTLY AS A GUARANTEE FOR ANY PORTION OF THE ROOF ELEMENT. TO THE BEST OF MY KNOWLEDGE AND ABILITY THIS OPINION REPRESENTS AN ACCURATE APPRAISAL OF THE PRESENT CONDITION OF THE ROOF ELEMENT BASED UPON CAREFUL EVALUATION OF OBSERVED CONDITIONS, TO THE EXTENT REASONABLY POSSIBLE.

B. STRUCTURAL COMPONENT

THE BUILDINGS STRUCTURAL ELEMENTS ARE AS FOLLOWS: CAST CONCRETE COLUMNS AND BEAMS SUPPORTING POST TENSION CONCRETE FLOOR SLABS. CONCRETE MASONRY UNIT (CMU) BLOCK WALLS ARE USED AS INFILL AND STRUCTURAL ENVELOPE COMPONENTS. COASTAL PROXIMITY INDICATES CONCRETE DETERIORATION AS THE BUILDING AGES WITH SIGNIFICANT RESTORATION LIKELY IN YEAR 40.

1. AGE OF THE STRUCTURE……...……..FIFTY FOUR (54) YEARS

2. ESTIMATED REMAINING LIFE……TWENTY ONE (21) YEARS

3. ESTIMATED CURRENT REPLACEMENT COSTS……$ 6,495,000.00

   NOTE - 1% OF REPL'MT COST IN YEAR 2039 (15 YRS) $ 64,950

4. SAFETY OF THE STRUCTURAL ELEMENTS WITH RESPECT TO USE INTENDED:
   IN GENERAL, THE STRUCTURAL ELEMENTS ARE SAFE FOR THE USE INTENDED.

5. THE STRUCTURAL AND FUNCTIONAL SOUNDNESS OF ELEMENT:
   IN GENERAL, THE STRUCTURAL ELEMENTS ARE SAFE, FUNCTIONING AND IN SOUND CONDITION.

NOTE:NO DESTRUCTIVE METHOD WAS USED TO ASCERTAIN THE CONDITION OF THE STRUCTURAL ELEMENTS. THE OPINION THAT THE STRUCTURAL ELEMENTS ARE SAFE, FUNCTIONING AND SOUND IS BASED ON VISUAL OBSERVATIONS. IN GENERAL, THE STRUCTURAL SYSTEM PRESENTS NO DANGER TO THE PUBLIC AND IS IN SOUND CONDITION FOR THE TYPES OF LOADS NORMALLY ENCOUNTERED IN THIS TYPE OF USE.
AS A ROUTINE MATTER, IN ORDER TO AVOID POSSIBLE MISUNDERSTANDING, NOTHING IN THIS REPORT SHOULD BE CONSTRUED DIRECTLY OR INDIRECTLY AS A GUARANTEE FOR ANY PORTION OF THE STRUCTURAL SYSTEM. TO THE BEST OF MY KNOWLEDGE AND ABILITY THIS OPINION REPRESENTS AN ACCURATE APPRAISAL OF THE PRESENT CONDITION OF THE STRUCTURAL SYSTEM BASED UPON CAREFUL EVALUATION OF OBSERVED CONDITIONS, TO THE EXTENT REASONABLY POSSIBLE.

C. FLOOR COMPONENT

THE BUILDING STAIRS, RAMPS, FLOORS AND WALKWAYS ARE CAST CONCRETE, POLYSPAN SLABS. LIKE ALL MASONRY STRUCTURES COASTAL PROXIMITY INDICATES CONCRETE DETERIORATION AS THE BUILDING AGES WITH SIGNIFICANT RESTORATION LIKELY IN YEAR 40 WITH SUBSEQUENT REGULAR MAINTENANCE. WALKWAYS AND STAIRS ARE EXPOSED TO RAIN/SALT SPRAY COMBINED WITH OIL, OTHER CONTAMINANTS AND ARE LIKELY TO DETERIORATE FASTER THAN INTERIOR FLOORS. WATERPROOFING THESE LEVELS IS NECESSARY TO PREVENT MOISTUIR

1. AGE OF THE STRUCTURE……...…….FIFTY FOUR (54) YEARS

2. **ESTIMATED REMAINING LIFE- COATING TWENTY ONE (21) YEARS**

3. **MAINTENACEN/WATERPROOFING COSTS…….……$ 60,000.00**

4, SAFETY OF THE STRUCTURAL ELEMENTS WITH RESPECT TO USE INTENDED:

IN GENERAL, THE STRUCTURAL ELEMENTS ARE SAFE FOR THE USE INTENDED.

4. THE STRUCTURAL AND FUNCTIONAL SOUNDNESS OF ELEMENT:
IN GENERAL, THE STRUCTURAL ELEMENTS ARE SAFE, FUNCTIONING AND IN SOUND CONDITION.

NOTE:NO DESTRUCTIVE METHOD WAS USED TO ASCERTAIN THE CONDITION OF THE FLOOR ELEMENTS. THE OPINION THAT THE FLOOR ELEMENTS ARE SAFE, FUNCTIONING AND SOUND IS BASED ON VISUAL OBSERVATIONS. IN GENERAL, THE FLOOR SYSTEM PRESENTS NO DANGER TO THE PUBLIC AND IS IN SOUND CONDITION FOR THE TYPES OF LOADS NORMALLY ENCOUNTERED IN THIS TYPE OF USE.
AS A ROUTINE MATTER, IN ORDER TO AVOID POSSIBLE MISUNDERSTANDING, NOTHING IN THIS REPORT SHOULD BE CONSTRUED DIRECTLY OR INDIRECTLY AS A GUARANTEE FOR ANY PORTION OF THE FLOOR SYSTEM. TO THE BEST OF MY KNOWLEDGE AND ABILITY THIS OPINION REPRESENTS AN ACCURATE APPRAISAL OF THE PRESENT CONDITION OF THE FLOOR SYSTEM BASED UPON CAREFUL EVALUATION OF OBSERVED CONDITIONS, TO THE EXTENT REASONABLY POSSIBLE.

D. FOUNDATION COMPONENT

PER THE PROVIDED CONSTRUCTION DRAWINGS THE BUILDING IS SUPPORTED ON DEEP PILE FOUNDATIONS WITH CAST CONCRETE PILE CAPS. DURING INSPECTION NO EVIDENCE OF DIFFERENTIAL DEFLECTION NOR SETTLEMENT WAS OBSERVED.

1. AGE OF THE STRUCTURE……..……FIFTY FOUR (54) YEARS

2. ESTIMATED REMAINING LIFE- COATING…..TWENTY ONE (21) YEARS

6. ESTIMATED CURRENT REPLACEMENT COSTS……$ 6,495,000.00

   NOTE – MAINTENACE EST'ED AT .5% OF REPLACEMENT IN YEAR 2039 (15 YEARS) ……. $ 32,475

4, SAFETY OF THE STRUCTURAL ELEMENTS WITH RESPECT TO USE INTENDED:

   IN GENERAL, THE STRUCTURAL ELEMENTS ARE SAFE FOR THE USE INTENDED.

3. THE STRUCTURAL AND FUNCTIONAL SOUNDNESS OF ELEMENT:
   IN GENERAL, THE STRUCTURAL ELEMENTS ARE SAFE, FUNCTIONING AND IN SOUND CONDITION.

NOTE: NO DESTRUCTIVE METHOD WAS USED TO ASCERTAIN THE CONDITION OF THE FOUNDATION ELEMENTS. THE OPINION THAT THE FOUNDATION ELEMENTS ARE SAFE, FUNCTIONING AND SOUND IS BASED ON VISUAL OBSERVATIONS. IN GENERAL, THE FOUNDATION SYSTEM PRESENTS NO DANGER TO THE PUBLIC AND IS IN SOUND CONDITION FOR THE TYPES OF LOADS NORMALLY ENCOUNTERED IN THIS TYPE OF USE.
AS A ROUTINE MATTER, IN ORDER TO AVOID POSSIBLE MISUNDERSTANDING, NOTHING IN THIS REPORT SHOULD BE CONSTRUED DIRECTLY OR INDIRECTLY AS A GUARANTEE FOR ANY PORTION OF THE FOUNDATION SYSTEM. TO THE BEST OF MY KNOWLEDGE AND ABILITY THIS OPINION REPRESENTS AN ACCURATE APPRAISAL OF THE PRESENT CONDITION OF THE FOUNDATION SYSTEM BASED UPON CAREFUL EVALUATION OF OBSERVED CONDITIONS, TO THE EXTENT REASONABLY POSSIBLE.

E. FIRE PROOFING & FIRE PROTECTION COMPONENT

THE FIRE PROTECTION SYSTEM CONSISTS OF WET PIPE SPRINKLERS, FIRE EXTINGUISHERS AND SMOKE DETECTORS. FIRE EXTINGUISHERS ARE LOCATED IN THE BUILDING COMMON AREAS. HARD WIRED SMOKE DETECTORS ARE LOCATED THROUGHOUT THE COMMON AREAS. EACH UNIT IS PROVIDED WITH A SMOKE DETECTOR. A CENTRAL STATION MONITORED FIRE ALARM SYSTEM IS PROVIDED AND WAS UPGRADED IN 2023. A CITY FIRE HYDRANT IS LOCATED ON COLLINS AVE WITHIN 300 FEET OF THE PORTE COCHERE.

1. AVERAGE AGE OF THE COMPONENT
   SMOKE DETECTORS……...……UNKNOWN YEARS
   FIRE ALARMS…….……..TEN (10) YEARS

2. ESTIMATED REMAINING USEFUL LIFE
   SMOKE DETECTORS……...……(UNKNOWN) YEARS
   FIRE ALARMS…….. FOURTEEN (15) YEARS
   FIRE PUMP……NOT APPLICABLE

3. ESTIMATED CURRENT REPLACEMENT COSTS
   SMOKE DETECTORS……UNIT OWNERS ARE RESPONSIBLE FOR COST
   FIRE ALARMS…….……..$ 24,000.00
   FIRE PUMP…….$ ----------

4. SAFETY OF THE FIRE SAFETY ELEMENTS WITH RESPECT TO USE INTENDED:

   IN GENERAL, THE FIRE SAFETY ELEMENTS ARE SAFE FOR THE USE INTENDED.

5. THE STRUCTURAL AND FUNCTIONAL SOUNDNESS OF ELEMENT:

   IN GENERAL, THE FIRE SAFETY ELEMENTS ARE SAFE, FUNCTIONING AND IN SOUND CONDITION.

NOTE: NO DESTRUCTIVE METHOD WAS USED TO ASCERTAIN THE CONDITION OF THE FIRE SAFETY ELEMENTS. THE OPINION THAT THE FIRE SAFETY ELEMENTS ARE SAFE, FUNCTIONING AND SOUND IS BASED ON VISUAL OBSERVATIONS. IN GENERAL, THE ROOF ELEMENT PRESENTS NO DANGER TO THE PUBLIC AND IS IN SOUND CONDITION FOR THE TYPES OF LOADS NORMALLY ENCOUNTERED IN THIS TYPE OF USE.

F. PLUMBING COMPONENT

THE WATER AND SANITARY SEWER ARE PROVIDED BY PUBLIC UTILITIES. THE WATER DISTRIBUTION PIPING WITHIN THE BUILDINGS, WHERE VISIBLE, IS COPPER. THE SANITARY SEWER COLLECTION SYSTEM WITHIN THE BUILDING IS CAST IRON. WHEN LEAKS OR MAINTENANCE IS REQUIRED, DELHAVEN IS REPLACING CAST IRON WITH PVC PIPING. DUPLEX DOMESTIC WATER PUMPS ARE PROVIDED FOR DOMESTIC WATER SERVICE.

1. AGE OF PLUMBING COMPONENT (PIPING)…….FIFTY FOUR (54) YEARS

2. **ESTIMATED REMAINING USEFUL LIFE……TWENTY ONE (21) YEARS**

3. **ESTIMATED CURRENT REPLACEMENT COSTS…….$ 108,000.00**

4. SAFETY OF THE PLUMBING ELEMENTS WITH RESPECT TO USE INTENDED:

   IN GENERAL, THE PLUMBING ELEMENTS ARE SAFE FOR THE USE INTENDED.

5. THE STRUCTURAL AND FUNCTIONAL SOUNDNESS OF ELEMENT:

   IN GENERAL, THE PLUMBING (PIPING) ELEMENTS ARE SAFE, FUNCTIONING AND IN SOUND CONDITION.

NOTE:NO DESTRUCTIVE METHOD WAS USED TO ASCERTAIN THE CONDITION OF THE PLUMBING ELEMENTS. THE OPINION THAT THE PLUMBING ELEMENTS ARE SAFE, FUNCTIONING AND SOUND IS BASED ON VISUAL OBSERVATIONS. IN GENERAL, THE PLUMBING SYSTEM PRESENTS NO DANGER TO THE PUBLIC AND IS IN SOUND CONDITION FOR THE TYPES OF LOADS NORMALLY ENCOUNTERED IN THIS TYPE OF USE.
AS A ROUTINE MATTER, IN ORDER TO AVOID POSSIBLE MISUNDERSTANDING, NOTHING IN THIS REPORT SHOULD BE CONSTRUED DIRECTLY OR INDIRECTLY AS A GUARANTEE FOR ANY PORTION OF THE PLUMBING SYSTEM. TO THE BEST OF MY KNOWLEDGE AND ABILITY THIS OPINION REPRESENTS AN ACCURATE APPRAISAL OF THE PRESENT CONDITION OF THE PLUMBING SYSTEM BASED UPON CAREFUL EVALUATION OF OBSERVED CONDITIONS, TO THE EXTENT REASONABLY POSSIBLE.

G. ELECTRICAL COMPONENT

THE ELECTRICAL SYSTEM FOR THE BUILDINGS IS 120/240 VOLTS, 3 WIRES, SINGLE PHASE, UNDERGROUND SERVICE. ELECTRICAL/METER ROOM(S) PROVIDE SERVICE VIA A 2000 AMP DISCOINNECT. THERE IS A SEPARATE METER FOR EACH RESIDENTIAL UNIT. BRANCH CIRCUITS ARE WIRED WITH COPPER CONDUCTORS AND THERE ARE PANELS IN EACH UNIT. THERE IS ALSO METERING AND DISTRIBUTION PANELS FOR THE COMMON ELEMENTS (PARKING, LIGHTING, ETC.)

1. AGE OF ELECTRICAL SYSTEM…….…..…….FIFTY FOUR (54) YEARS

2. **ESTIMATED REMAINING USEFUL LIFE…… TWENTY ONE (21) YEARS**

3. **ESTIMATED CURRENT REPLACEMENT COSTS……$ 91,800.00**

4. AGE OF GENERATOR……..……..…..……. NOT APPLICABLE

5. **ESTIMATED GENERATOR REMAIN. USEFUL LIFE… NOT APPLICABLE**

6. **ESTIMATED CURRENT REPLACEMENT COSTS…… NOT APPLICABLE**

7. SAFETY OF THE ELECTRICAL ELEMENTS WITH RESPECT TO USE INTENDED:

   IN GENERAL, THE PLUMBING ELEMENTS ARE SAFE FOR THE USE INTENDED.

8. THE STRUCTURAL AND FUNCTIONAL SOUNDNESS OF ELEMENT:

   IN GENERAL THE ELECTRICAL ELEMENTS ARE SAFE, FUNCTIONING AND IN SOUND CONDITION.

NOTE: NO DESTRUCTIVE METHOD WAS USED TO ASCERTAIN THE CONDITION OF THE ELECTRICAL ELEMENTS. THE OPINION THAT THE ELECTRICAL ELEMENTS ARE SAFE, FUNCTIONING AND SOUND IS BASED ON VISUAL OBSERVATIONS. IN GENERAL, THE ELECTRICAL SYSTEM PRESENTS NO DANGER TO THE PUBLIC AND IS IN SOUND CONDITION FOR THE TYPES OF LOADS NORMALLY ENCOUNTERED IN THIS TYPE OF USE.
AS A ROUTINE MATTER, IN ORDER TO AVOID POSSIBLE MISUNDERSTANDING, NOTHING IN THIS REPORT SHOULD BE CONSTRUED DIRECTLY OR INDIRECTLY

AS A GUARANTEE FOR ANY PORTION OF THE ELECTRICAL SYSTEM. TO THE BEST OF MY KNOWLEDGE AND ABILITY THIS OPINION REPRESENTS AN ACCURATE APPRAISAL OF THE PRESENT CONDITION OF THE ELECTRICAL SYSTEM BASED UPON CAREFUL EVALUATION OF OBSERVED CONDITIONS, TO THE EXTENT REASONABLY POSSIBLE.

H. WATERPROOFING & EXTERIOR PAINTING COMPONENT

WATER IS THE UNIVERSAL SOLVENT. PROTECTING STRUCTURAL AND OTHER BUILDING COMPONENTS AGAINST WATER/MOISTURE INTRUSION IS ESSENTIAL TO ACHIEVING MAXIMUM LIFE EXPECTANCY OF ALL BUILDING COMPONENTS. PAINTING/WATERPROOFING SHOULD BE APPLIED EVERY 10 TO 12 YEARS.

1. AGE OF EXISTING EXTERIOR PAINT …….TWO (2) YEARS

2. **ESTIMATED REMAINING USEFUL LIFE……TEN (10) YEARS**

3. **ESTIMATED CURRENT REPLACEMENT COSTS……...$ 75,000.00**

4. SAFETY OF THE WATERPROOFING & PAINT ELEMENTS WITH RESPECT TO USE INTENDED:

   IN GENERAL, THE WATERPROOFING & PAINTING ELEMENTS ARE SAFE FOR THE USE INTENDED.

5. THE STRUCTURAL AND FUNCTIONAL SOUNDNESS OF ELEMENT:

   IN GENERAL, THE WATERPROOFING & PAINTING ELEMENTS ARE SAFE, FUNCTIONING AND IN SOUND CONDITION.

NOTE:NO DESTRUCTIVE METHOD WAS USED TO ASCERTAIN THE CONDITION OF THE WATERPROOFING ELEMENTS. THE OPINION THAT THE WATERPROOFING ELEMENTS ARE SAFE, FUNCTIONING AND SOUND IS BASED ON VISUAL OBSERVATIONS. IN GENERAL, WATERPROOFING PRESENTS NO DANGER TO THE PUBLIC AND IS IN SOUND CONDITION FOR THE TYPES OF LOADS NORMALLY ENCOUNTERED IN THIS TYPE OF USE.
AS A ROUTINE MATTER, IN ORDER TO AVOID POSSIBLE MISUNDERSTANDING, NOTHING IN THIS REPORT SHOULD BE CONSTRUED DIRECTLY OR INDIRECTLY AS A GUARANTEE FOR ANY PORTION OF THE WATERPROOFING SYSTEM. TO THE BEST OF MY KNOWLEDGE AND ABILITY THIS OPINION REPRESENTS AN ACCURATE APPRAISAL OF THE PRESENT CONDITION OF THE WATERPROOFING SYSTEM BASED UPON CAREFUL EVALUATION OF OBSERVED CONDITIONS, TO THE EXTENT REASONABLY POSSIBLE.

I. WINDOWS – COMMON AREA *NO COMMON AREA WINDOWS

WINDOWS ARE AN INTEGRAL COMPONENT OF THE BUILDING EXTERIOR COMPONENTS AND CLADDING. WHEN CONSTRUCTED UNDER THE 2001 FLORIDA BUILDING CODE, ALL WINDOWS ARE IMPACT RATED INCLUDING THE COMMON AREA FIXED WINDOWS AND GLAZED DOORS. NOTE: PER ASSOCIATION BYLAWS, INDIVIDUAL UNIT OWNERS ARE RESPONSIBLE FOR MAINTENANCE AND/OR REPLACEMENT OF UNIT WINDOWS, THERFORE UNIT WINDOWS ARE NOT INCLUDED IN THE RE-CAPITULATION.

1. AGE OF EXISTING EXTERIOR WINDOWS……NOT APPLICABLE

2. **ESTIMATED REMAINING USEFUL LIFE……..NOT APPLICABLE**

3. **ESTIMATED CURRENT REPLACEMENT COSTS……$ NOT APPLICABLE**

4. SAFETY OF THE COMMON AREA WINDOWS WITH RESPECT TO USE INTENDED:

   NOT APPLICABLE

5. THE STRUCTURAL AND FUNCTIONAL SOUNDNESS OF ELEMENT:

   NOT APPLICABLE

NOTE: NO DESTRUCTIVE METHOD WAS USED TO ASCERTAIN THE CONDITION OF THE COMMON AREA WINDOWS. THE OPINION THAT THE COMMON AREA WINDOWS ARE SAFE, FUNCTIONING AND SOUND IS BASED ON VISUAL OBSERVATIONS. IN GENERAL THE COMMON AREA WINDOWS PRESENTS NO DANGER TO THE PUBLIC AND IS IN SOUND CONDITION FOR THE TYPES OF LOADS NORMALLY ENCOUNTERED IN THIS TYPE OF USE.
AS A ROUTINE MATTER, IN ORDER TO AVOID POSSIBLE MISUNDERSTANDING, NOTHING IN THIS REPORT SHOULD BE CONSTRUED DIRECTLY OR INDIRECTLY AS A GUARANTEE FOR ANY PORTION OF THE COMMON AREA WINDOWS. TO THE BEST OF MY KNOWLEDGE AND ABILITY THIS OPINION REPRESENTS AN ACCURATE APPRAISAL OF THE PRESENT CONDITION OF THE COMMON AREA WINDOWS BASED UPON CAREFUL EVALUATION OF OBSERVED CONDITIONS, TO THE EXTENT REASONABLY POSSIBLE.

RESERVE STUDY – BUDGET YEAR 1/1/2025 – 12/31/25

			REMAINING	REPLACEMENT	12/31/2024	UNDERFUNDED	2025 ANN.
		AGE	LIFE	OR MAINTENANCE	BALANCE	BALANCE	CONTRIB.
	CATEGORY	(YRS)	(YRS) *	COSTS $ *	$	$	$
A,	ROOF	2	33	$ 300,000.00	0	$ 300,000.00	$ 9,090.91
B.	STRUCTURAL	54	21	$ 64,950.00	0	$ 64,950.00	$ 3,092.86
C.	FLOOR/PARKING LEVELS, RAMPS, FLOOR AND ROOF DECK	54	21	$ 60,000.00	0	$ 60,000.00	$ 2,857.14
D.	FOUNDATION	54	21	$ 32,475.00	0	$ 32,475.00	$ 1,546.43
E.	FIRE ALARMS	10	15	$ 24,000.00	0	$ 24,000.00	$ 1,600.00
		0	0	$ -	0	$ -	$ 1.00
F.	DOMESTIC PLUMB SYS	54	21	$ 108,000.00	0	$ 108,000.00	$ 5,142.86
G.	ELECTRICAL	54	21	$ 91,800.00	0	$ 91,800.00	$ 4,371.43
		0	1	$ 1.00	0	$ 1.00	$ 1.00
H.	PAINTING / WATERPROOFING	2	10	$ 75,000.00	0	$ 75,000.00	$ 7,500.00
I.	WINDOWS	54	21	$ 1.00	0	$ 1.00	$ 0.05
						TOTAL	**$ 35,203.67**

SEE COMPONENT RECAPITULATION FOR REPLACEMENT AND/OR MAINTENANCE COST DESCRIPTION

CERTIFICATE

THIS INSPECTION REPORT IS BASED ON VISUAL INSPECTION OF THE SUBJECT PROPERTY. INSPECTION IS LIMITED TO FULFILLMENT OF THE REQUIREMENTS WITH RESPECT TO THE DISCLOSURE OF CERTAIN COMPONENTS AS TO THEIR AGE, ESTIMATED REMAINING USEFUL LIFE, CURRENT ESTIMATED REPLACEMENT COST, AND STRUCTURAL AND FUNCTIONAL SOUNDNESS OF THE COMPONENT. OTHER THAN AS NOTED HEREIN, NO REVIEW OF THE CONSTRUCTION DOCUMENTS IS INCLUDED AND NO COMMENTS ARE MADE REGARDING CONFORMANCE OR NON-CONFORMANCE TO PLANS AND SPECIFICATIONS AND NO DISCLOSURE AS TO ACTUAL CONDITION OF THE ELEMENTS

I HEREBY CERTIFY THAT I HAVE PERFORMED THE INSPECTIONS AND EVALUATIONS, AND HAVE PREPARED THIS REPORT PERSONALLY ON THE 1TH DAY OF AUGUST, 2024, FOR THE ABOVE PROJECT, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SIGNED: Thomas E. Cheever

THOMAS E. CHEEVER, P.E. #36054
PRESIDENT
FLORIDA TECHNICAL, INC.
114 WEST DAVIS BLVD
TAMPA, FLORIDA 33606

MILESTONE INSPECTION

Florida Technical, Inc.

CONSULTING ENGINEERS **TAMPA – KEY WEST**

September 26, 2023

Delhaven Condominium Association, Inc.
C/O William Russo, LCAM, CMCA
Florida One Property Management
9825 Marina Blvd Ste 100
Boca Raton, FL 33428

Re: PHASE 1 BUILDING MILESTONE INSPECTION & STRUCTURAL INTEGRITY RESERVE STUDY @ Delhaven Condominium Assoc. 1700 S Ocean Blvd, Delray Beach FL 33483

Dear Bill:

My team inspected Delhaven Condominiums on September 13, 2023. pursuant to Florida Senate Bill 4-D which established requirements for periodic inspections of structural & electrical elements of residential buildings 3 stories and taller. Inspections are required for buildings 30 years and older (25 years if located within 3 miles of the coast) and at 10 year intervals following the initial inspection.

The following systems were inspected:
a. Roof.
b. Load-bearing walls or other primary structural members.
c. Floor
d. Foundation.
e. Fireproofing and fire protection systems.
f. Plumbing.
g. Electrical systems.
h. Waterproofing and exterior painting.
i. Windows.
j. Any other item that has a deferred maintenance expense or replacement cost that exceeds $10,000 and the failure to replace or maintain such item negatively affects the systems described in a through i above.

You indicated unit windows at Delhaven Condominiums are the responsibility of each individual unit owner. I encourage each owner to install shutters and/or impact rated windows. However, only Association common area windows were inspected and/or will be considered for replacement in the future reserve study.

ROOF

The existing roofs at Delhaven Condominiums were installed in 2022. Each roof at Delhaven Condominiums was inspected, via drone, to certify condition.

Metal panel roofs, with annual inspections and regular cleaning/maintenance, have a 20 - 25 year life expectancy. The 1 year-old roofs at Delhaven Condominiums are aging well. The installed roofs been not yet been subjected to the periphery impact of named storms. **However, with regular inspection and maintenance the existing roofs will perform as intended for another 20 plus years before requiring replacement. Tropical storm impact may shorten the roof life expectancy.**

LOAD BEARING WALLS & OTHER PRIMARY STRUCTURAL MEMBERS

Delhaven Condominiums is a masonry structure. Walls consist of block CMUs (Concrete Masonry Units), concrete pilasters and cast concrete beams with a stucco exterior finish. The ground floor is a cast slab on grade, upper floors and roof deck are cast concrete slabs over wood supports.

Exterior structural elements above the ground floor were inspected using a 10X power monocular. Past crack repairs are evident. This most likely occurred when the building was last painted.

NOTE: For observed areas requiring repair and/or remediation see individual building reports.

FLOOR

Raised floors are cast concrete. Common area floors at pool, clubhouse, stairs, etc. were inspected. Additionally, building stairs and landings were inspected. Small cracks, chips and other forms of deterioration were observed in masonry elements with no significant damage observed.

NOTE: There was no observed evidence of differential deflection indicative of movement or imminent collapse. Cracks should be repaired by a licensed contractor experienced in concrete restoration materials and techniques.

FOUNDATION

Building exteriors were inspected for signs of grade level settlement and/or differential deflection. Stair stepping in block construction, cracked window sills, ground level doors out of square can be signs of foundation fatigue.

NOTE: There was no observed evidence of grade level settlement nor differential deflection indicative of movement or imminent collapse.

FIREPROOFING AND FIRE PROTECTION SYSTEMS

The building is equipped with a pressurized fire sprinkler system. Fire cabinets with hoses and extinguishers are located throughout the community. Fire extinguishers are inspected and certified annually.

NOTE: Each extinguishers inspected indicated 'green' or good charge and were within annual inspection.

PLUMBING

Incoming potable water service was inspected at the meter box for each building. Verified presence of water shutoff valve. Did not operate valve to confirm it is working and functional. No signs of underground pipe leaks were observed.

Observed plumbing cleanouts located adjacent to the structures. Did not open cleanouts to confirm operability.

NOTE: The existing potable water and sanitary sewer system are functional without signs of deterioration.

ELECTRICAL SYSTEM

Each building unit is provided with 120/208 volt three phase utility electric service. Meters for each residential unit are located in an electrical room in each building. Each unit is provided electric service via a utility metered 120/208 volt single phase disconnect located in electrical room in accordance with the NEC and local fire department standards.

NOTE: No Challenger nor FPE Stab-Lok breakers were observed.

WATERPROOFING AND EXTERIOR PAINTING

Information provided indicates the building exterior was painted in 2022. Observations of paint condition aligns with 1 year old paint. Exterior paint is NOT waterproofing but it does provide the initial barrier to against moisture intrusion.

NOTE: Building exteriors should be painted at 10 year or less intervals to minimize damage from moisture intrusion to concrete and/or steel structural elements.

WINDOWS

As noted, residential unit windows are the responsibility of individual owners. The Delhaven Condominiums is responsible for common area windows/glazing at clubhouse/office and pool/laundry cabanas.

Today's high-quality windows can last between 20 and 25 years. Yet, with a proper maintenance culture, they can be functional for well beyond these figures. This could be the reason some window manufacturers often give a 30 to 40 year warranty for their products.

Identification tags listing the windows as 'impact rated' were not observed, at the time of construction the Florida Building Code di did not exist nor did code require new construction in Palm Beach County to be provided with impact rated windows.

There are some signs that show several windows may need replacement. However, overall the windows are functioning as intended.

With proper maintenance, window replacement should be anticipated in 20 to 25 years.

NOTE: Although the existing windows are still functional, the ability for each window to properly seal against wind and moisture may have been compromised by age. When replaced due to or otherwise, the replacement window must be impact rated in accordance with the requirements of the Florida Building Code in effect at the time of replacement. The current code is the 2020 Florida Building Code, Seventh Edition.

ANY OTHER ITEM

Nothing observed to report.

If you have any questions concerning the above, or if I can ever be of assistance, please don't hesitate to call. I look forward to speaking with you in the near future.

Sincerely,

Thomas E. Cheever

THOMAS E. CHEEVER, P.E.
President

Attachments

DELHAVEN CONDO

ADDRESS: 1700 S Ocean Blvd, Delray Beach, FL 33483

FLORIDA TECHNICAL MILESTONE/CONDITION INSPECTION

INSPECTOR: JENNY HERRERA & ANDROMEDA SCOTT

1ST FLOOR UNITS

Per our assessment of the property, we did not find any structural damage to the area.

Unit 8-Balcony-Tile/Enclosed. Elec. Panel-OK Smoke Detector- OK. GFCI-OK.

Unit 7-NO ACCESS.

Unit 6-Balcony-Tile/Enclosed. Elec. Panel-OK Smoke Detector- OK. GFCI-OK.

Unit 5-Balcony-Tile/Enclosed. Elec. Panel-OK Smoke Detector- OK. GFCI-OK.

Unit 4-NO ACCESS

Unit 3-NO ACCESS.

Unit 2-Balcony-Tile. Elec. Panel-OK Smoke Detector- OK. GFCI- OK.

Unit 1-NO ACCESS.

2ND FLOOR UNITS

Per our assessment of the property, we did not find any structural damage to the area.

Unit 16-Balcony- Tile/Enclosed. Elec. Panel-OK Smoke Detector- OK. GFCI- OK.

Unit 15- Balcony-Tile/Enclosed. Elec. Panel-OK Smoke Detector- NO. GFCI- OK. 25% hallow.

Unit 14-Balcony-Tile/Enclosed. Elec. Panel-OK Smoke Detector- OK. GFCI- OK.

Unit 13-Balcony-Concrete/Enclosed. Tile. Elec. Panel-OK Smoke Detector- OK. GFCI- OK.

Unit 12-Balcony-Concrete/Enclosed. Elec. Panel-Missing 2. Smoke Detector- NO. GFCI- NO.

Unit 11-Balcony-Tile/Enclosed. Elec. Panel-OK Smoke Detector- OK. GFCI- NO.

Unit 10-Balcony-Carpet/Enclosed. Elec. Panel-OK Smoke Detector- NO. GFCI- NO.(Vacant)

Unit 9-Balcony-Concrete/Enclosed. UNDER CONSTRUCTION.

3RD FLOOR UNITS

Per our assessment of the property, we did not find any structural damage to the area.

Unit 23-Balcony-Tile/Enclosed. Elec. Panel-OK Smoke Detector- OK. GFCI- NO.

Unit 24-Balcony-Wood/Enclosed. Elec. Panel-OK Smoke Detector- OK. GFCI- OK.

Unit 22-Balcony-Tile/Enclosed. Elec. Panel-OK Smoke Detector- NO. GFCI- OK.

Unit 21-Balcony- Tile/Enclosed. Elec. Panel-OK Smoke Detector- NO. GFCI- NO.

Unit 20-Balcony-Tile/Enclosed. Elec. Panel-OK Smoke Detector- OK. GFCI- OK. 75% hallow.

Unit 19-Balcony-Tile/Enclosed. Elec. Panel-OK Smoke Detector- OK. GFCI- OK.

Unit 18-Balcony-Tile/Enclosed. Elec. Panel-OK Smoke Detector- NO. GFCI- NO.

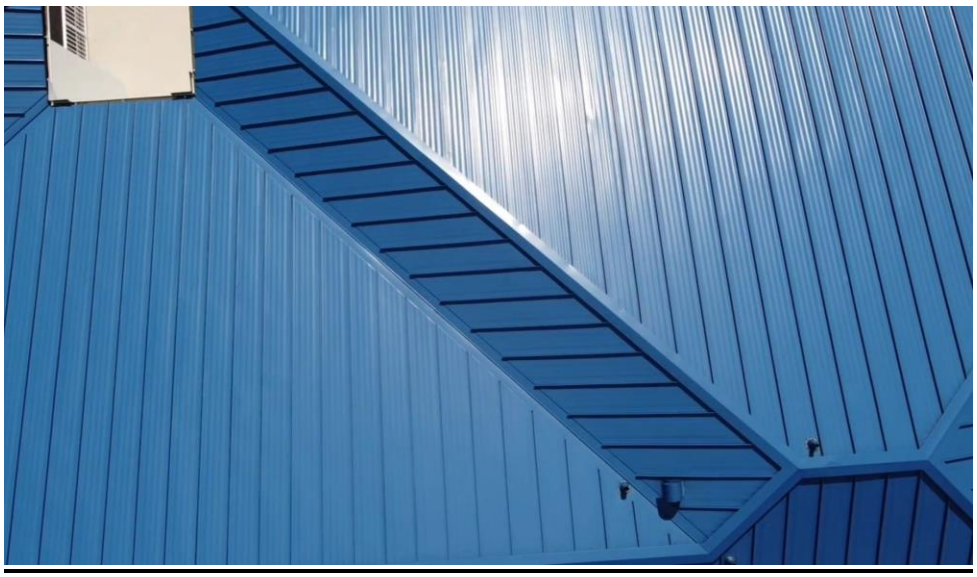
Unit 17-Balcony-Tile/Enclosed. Elec. Panel-OK Smoke Detector- OK. GFCI- NO.

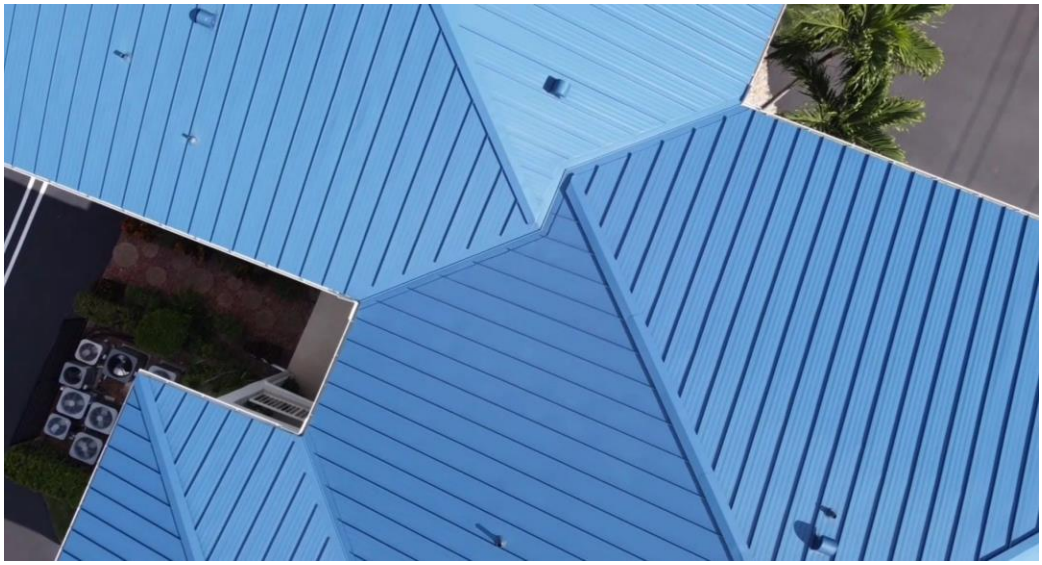
ELECTRICAL:


53451
kW h
Aclara
I-210+c
304 143 990
CL 200
240V
3W
FM2S
ACD3990
FPL TC-GP
405-103-900
1NG304143990APGP
NO-HAN
AMI/SSN

ROOF:

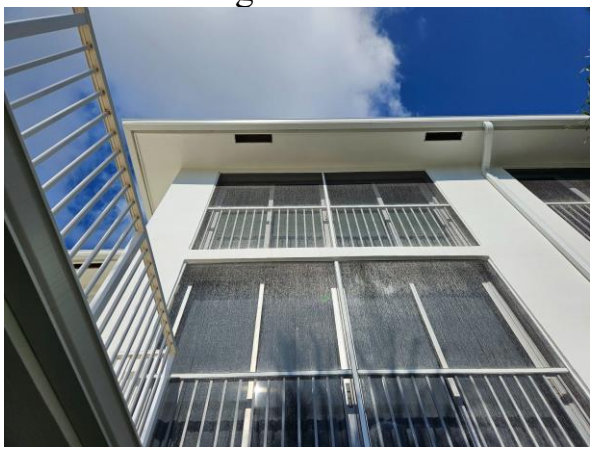
Roof assessment was done via drone. Per our assessment of the area, we did not find any damage.



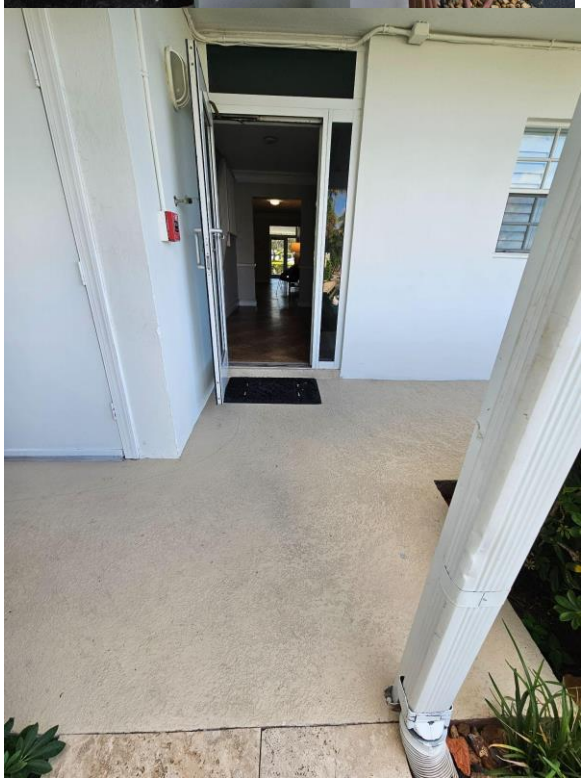


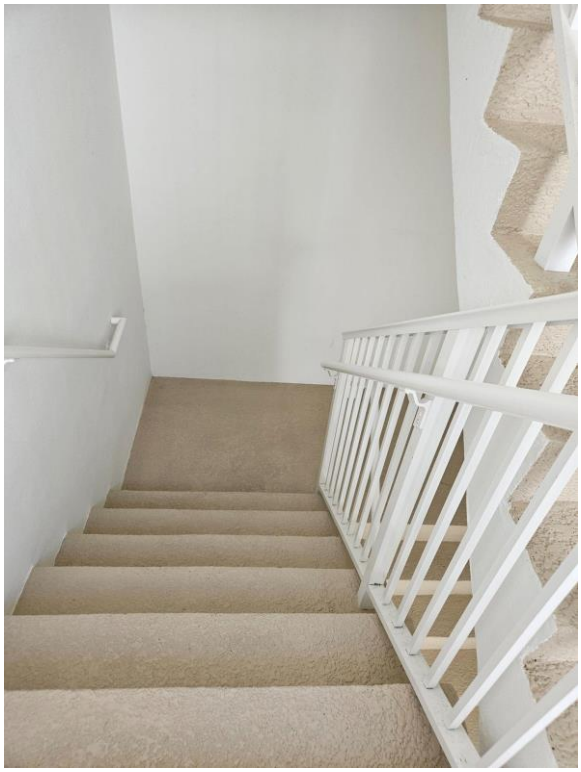
Exterior:

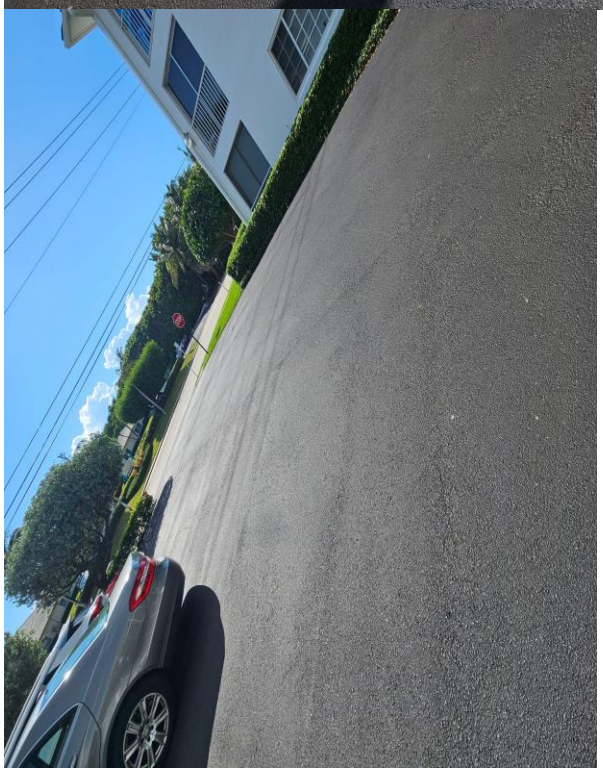
Per our assessment of the property, we did not find any structural damage to the area.




Tarpon Electri
954-761-396







DELHAVEN CONCO
Building Exterior/ Common Areas

1ST FLOOR

Multiple “A” cracks on first floor between unit 3 and 4.
“A” crack in front of unit 4.
“A” crack in front of unit 5. Multiple A cracks in front of unit 5 window.
“A” crack in front of unit 6 and corner of unit 6.
Multiple “A” cracks in front of unit 7.

2ND FLOOR

A crack under railing in front of unit 18 in front of window.
A crack in front of unit 10 all the way to rail.

COMMON AREA:

Mail Room – Room in good condition.

First Floor Stairwell – Cleared and in good condition.

Second Floor Stairwell - Cleared and in good condition.