



December 8, 2023

Court of Delray Condo Association Inc.  
c/o Eric Estebanez  
3900 Woodlake Blvd, Ste. 309  
Lake Worth, FL 33463

**SUBJ: Court of Delray c/o Eric Estebanez  
2220 S. Ocean Blvd., Delray Beach, FL 33483**

**RE: Milestone Structural Inspection (MSI) and Structural Integrity Reserve Study (SIRS)**

Dear Court of Delray c/o Eric Estebanez,

Thank you for taking this opportunity to review the following proposal for our services. We hope the proposed format will meet your anticipated requirements.

We look forward to assisting in meeting the requirements of recently passed law **SB-4D, known as the Condo Safety Act**, signed into effect by Governor Ron DeSantis on May 26, 2022. The law mandates that a **Milestone Structural Inspection (MSI)** is required by the state of Florida for Condominiums (FL Statute 718) and Co-ops (FL Statute 719) over 3 stories. The qualifying structures must comply with the new standard as defined in the Condo Safety Act by December 31, 2024, in order to remain in compliance.

Additionally, you will also be required to obtain a **Structural Integrity Reserve Study (SIRS)**, a newly developed form of reserve study, also **REQUIRED by the same law**. This advanced reserve study is designed to ensure that condominiums and homeowners associations are reserving funds for crucial structural elements in their buildings for future repairs and replacement. These studies are required to be completed every 10 years to remain in compliance. This time clock is measured from the first certificate of occupancy and annual budgets must include accounting for these structural elements' repairs reserves.

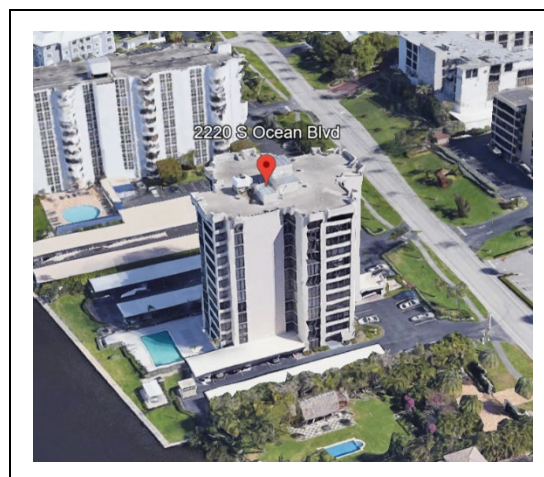


**Allied Building Inspections Services** has performed 1,000's of building safety recertifications since 1993, and has the unique qualifications, skill, and experience to provide both needed services and guide you through the process to compliance. **IMPORTANT: ALLIED DOES NOT MAKE FEES OR INCOME FROM PERFORMING, MANAGING, OR DESIGNING REPAIRS.** Allied has no conflict of interest or benefit in the findings that repairs be performed. Allied's interest and mission is to assist the client with an unbiased evaluation that provides a true assessment of the conditions, while guiding the client through the required process. Caution should be taken when engaging consultants that derive fees from back-end services that will be required as a result of the findings from the hired initial services and cannot be competitively bid out after the findings.

Please find the following proposal for **Allied's CONDO SAFETY ACT SERVICE** that provides both the **Milestone Structural Inspection (MSI)** and the **Structural Integrity Reserve Study (SIRS)** for your property and furnishes the reports to comply with the requirements of the state.

The proposal is based upon the following preliminary information regarding the physical components of the Association:

- The property has one (1) building with forty-three (43) units and twelve (12) stories.
- The community was built in 1971.





## Common Elements That Make Up the Structural Integrity Reserve Study (SIRS)

1. Roofing Systems
2. Structure, including foundation, floors, and Load Bearing Walls
3. Fireproofing & Fire Safety
4. Exterior Painting & Water Proofing
5. Plumbing Systems
6. Electrical Systems
7. HVAC Systems
8. Windows and Exterior Doors
9. Pavements
10. Other elements over \$10,000 that have an impact on the structural integrity of the building, such as handrails, elevators, swimming pools, seawalls, docks, water features, etc.

The scope of work includes:

1. **Phase 1 “MILESTONE STRUCTURAL INSPECTION”** of all 3-story buildings.
2. **“STRUCTURAL INTEGRITY RESERVE STUDY,”** including inspection of all components and systems with a value of over \$10,000, for ALL association structures and site common elements.
3. Visual Inspection of the subject property components as required and dictated by the governing municipality.
4. The Allied Milestone **Structural Inspection (MSI) Phase One report** and **Structural Integrity Reserve Study (SIRS)** prepared and qualified by a licensed architect or engineer authorized to practice in Florida.
5. The licensed architect or engineer and team shall review the visual examination of habitable and uninhabitable areas of a building, including the major components of a building.
6. If the architect or engineer finds no signs of substantial structural deterioration to any building components under visual examination in this **Phase One** Inspection, **No Phase Two** Inspection will be required.
7. Access is required to the inside of the structure, all units, and mechanical rooms at the time of our inspection.
8. The Milestone Structural Inspection (MSI) Report will be submitted to the ordering party and to the governing municipality. The Structural Integrity Reserve Study (SIRS) report will be submitted to the ordering party.



**Exclusions:**

1. Tests or destructive investigation unless specifically noted in
2. Roofing membrane moisture survey and core sampling,
3. Landscaping or destructive investigation at planters
4. Meetings beyond the ones specified in the
5. Performing structural capacity calculations for existing
6. Evaluation of underground structural elements
7. Phase Two of **Milestone Structural Inspections**, if needed
8. Obtaining records/documents from the City or AHJ (can be performed at hourly rate basis upon Client's request).
9. Underwater inspections
10. Any other services not specifically outlined in this proposal.

**Allied Milestone Structural Inspection and Structural Integrity Reserve Study Fee:**

**[Call Us at 1-800-806-1454 for Pricing Today](tel:1-800-806-1454)**

Thank you again for this opportunity to provide you with our services. Please do not hesitate to contact us at 305-234-7377 or 954-977-9875 should you have any questions or require any further information.

Sincerely,  
**Allied Building Inspection Services, Inc.**  
**Allied Engineering, LLC.**

**John Micali, President, CGC, CRC, CCC, HI, MRSA**

Allied Building Inspection Services, Inc. and Engineering, LLC are a firm authorized to operate as a business providing engineering consulting services by the State of Florida Department of Professional Regulation, Board of Professional Engineers.