

An aerial photograph of a coastal town, likely in Florida, featuring a prominent bridge crossing a body of water. The town is densely packed with houses and palm trees, and the water is a deep blue. The sky is clear with a few clouds. The image is partially obscured by a dark blue semi-transparent overlay on the left side, which contains the title text.

# Structural Integrity Reserve Studies

By Engineering Inspections and  
Restoration Services

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# Engineering Inspections and Restoration Services

Engineering Inspections and Restoration Services was founded to prevent another tragedy from happening.

At Engineering Inspections & Restoration Services, we hold a General Contractor License and an Architect license all in the State of Florida.

We provide services for the entire process to make sure you are safe and compliant.



# Who We Are



## EIRS is:

- Registered in the state of Florida as
  - CGC's
  - Structural Engineers
  - Architects
  - CPA's
  - Reserve Analysts

A Team of Experts with a Minimum 30 Years of Experience Each

Built from a Team of Current and Previous Condo Owners and Board Members who Understand

# Our Expertise

- Our inspectors are top of the line experts who are trusted by FEMA to evaluate major disasters
  - These are the individuals who can help determine an actual remaining useful life of the elements of your condominiums
- We have extensive construction, coatings, roofing, and carpentry experience.
- Our reserve analysts know how to work with associations to ensure that their SIRS are realistic, maintainable, and achievable for them.
- We have top of the line technology that aides all our analysis with concrete facts.

# Florida SIRS Laws



Structural Integrity Reserve Studies (SIRS) are designed to ensure that each and every condominium association in the state of Florida is properly budgeting and accounting for maintenance expenses.

# What Does SIRS Cover



## Roofing

Whether its repairs or a complete replacement, the security and maintenance of your roof has a major affect on the structural integrity of your buildings.

## Load Bearing Walls and Supports

Any interior or exterior walls or support columns that are considered load bearing.

## Fire Protection Systems

This includes sprinkles, fire alarms, smoke detectors, privately owned and maintained fire hydrants, etc.

## Plumbing

All interior or exterior plumbing elements that are commonly maintained or considered the property / responsibility of the association



## Electrical Systems

All electrical systems considered the responsibility of the association. Including common area safety lightings, and electrical protection systems.

## Waterproofing

Concrete coatings, gutters and downspouts, sealants along doors and windows, and even sealant on the exterior walls.

## Exterior Painting

Proper painting aids in the overall waterproofing of different structural elements and therefore can be included in a SIRS.

## Common Area Windows and Doors

Venus has a beautiful name and is the second planet from the Sun. It's terribly hot, even hotter than Mercury

# So, How Does it Work?



## STAGE 1

The components of your building are inspected, analyzed, measured, and counted. This creates an estimated lifespan, and estimated cost of repairs.

## STAGE 2

The information is compiled into a comprehensive report that details out what repairs should happen when.



## STAGE 3

This creates a 30-year budget for the Association to follow, that is submitted to the Association and the State. Thus, creating an accountability system so nothing gets missed or neglected.



# What Does This Mean For Condo Owners?

## Accountability for Boards



This system ensures that no matter how often the COA board membership changes, there is always accountability for the association's spending and handling of necessary maintenance.

Everyone is held to the SAME standard.

Residents and Boards can rest easy knowing that they have a maintenance plan.

They can feel confident that they have an absolute plan for the upkeep of their building.

This can help keep everyone safe, and everyone's property values up!



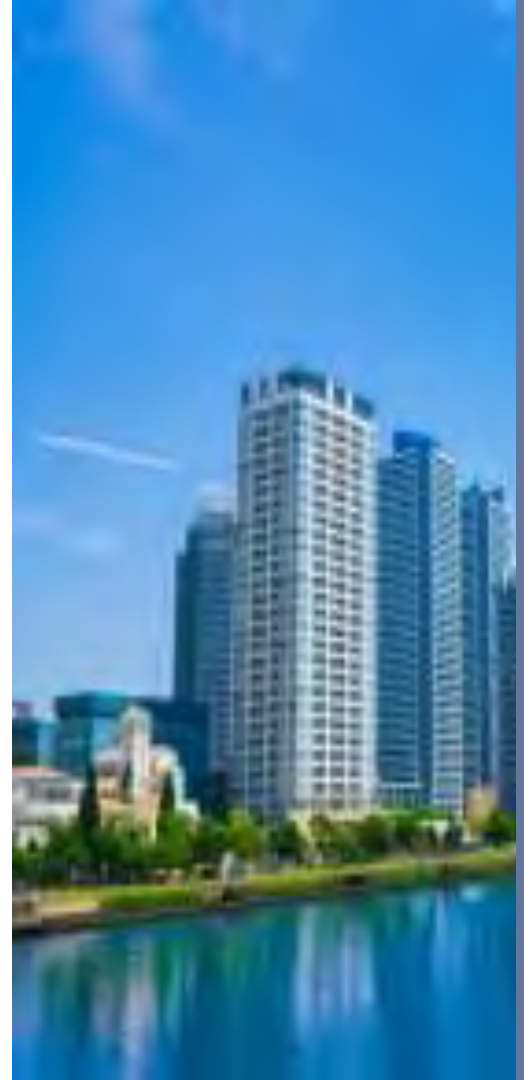
## Safety for Residents


# The Importance of Maintenance

Basic maintenance tasks are the unsung heroes of building longevity and functionality.

Consider the simple act of painting a fence: while it may seem mundane, this protective barrier against the elements shields underlying materials from moisture, rot, and decay. Without this preventative measure, unchecked deterioration can swiftly escalate, necessitating complete fence replacement—an expense far surpassing the cost of routine maintenance.

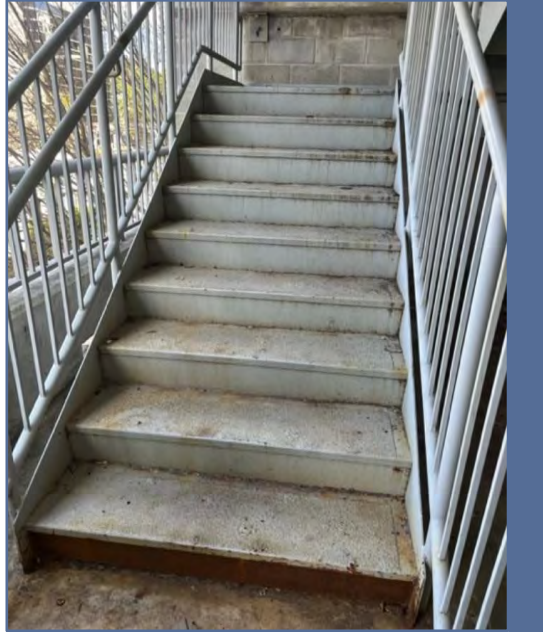
This principle extends to all facets of building maintenance, from sealing cracks to cleaning gutters.



A modern, multi-story building with a prominent wooden overhang and large glass windows is illuminated at dusk. The building is situated behind a marina where several white speedboats are docked. The sky is a deep blue, and the water reflects the lights from the building and the boats. The overall scene is a high-quality architectural rendering of a waterfront residential or commercial development.

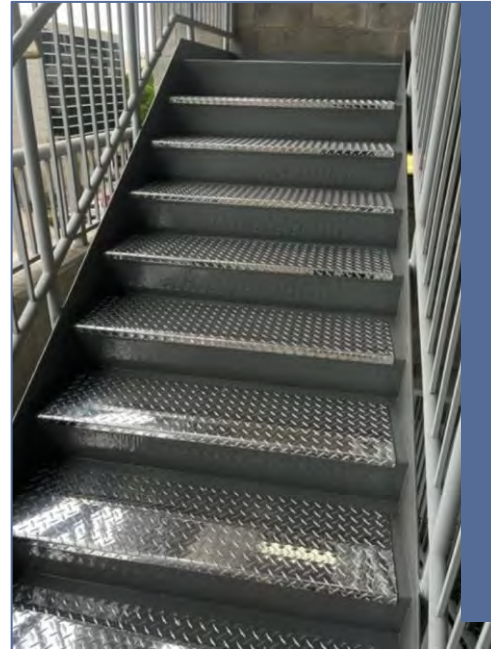
Each small task serves as protection against the ravages of time and wear, preserving structural integrity and safeguarding investments for years to come.

# Example: Staircase Repairs



## Before

This staircase was never painted or spot treated, as it should have been with consistent maintenance.



## After

This resulted in the necessity for a full staircase replacement



# What to Look For in Your SIRS

A team that can provide:

- A well-structured study in a format that is easy to understand.
- Live active spreadsheets to make changes to the numbers.
- Expert individuals in each field to determine the longevity of an asset.
- A complete understanding of the current economic position of the condominium association.
- A reserve study that gives the association the best ability to pay for repairs or replacement of assets via input from local contractors.

# Example of a SIRS

This is the revised reserve account for 5 years. The coating on the building walls and garage were tested in the field

All costs for each item were derived from bids from local contractors.

All specifications and repair procedures were prepared by our architect or engineer.

COA only went up from \$85 to \$94.

Item for repair or replacement	Useful life	Sq feet	Remain years	2023	2024	2025	2026	2027
Balconies ,concrete repair & waterproofing	10 to 15	7,900	3		8,000	\$8,500.00	\$8,700.00	
Common doors top be replaced 37	40 years	12 each	4		4,500	\$4,600.00	\$4,700.00	4,800
Walls plywood siding	35	6,500	3		14,000	\$14,000.00	\$14,000.00	
Walls stucco paint and repairs	8-10	152,800	3		110,000	\$110,000.00	\$110,000.00	
Flat roof replaces	30	5	1					389,000
Asphaltdt patching/seal coat	3-5	2,600	1		5,800			
Irrigation	5		2	119,000		6,963		
Light poles	25	18	3				\$9,400.00	
Seawall	15	415	10					
Garage elevated decks	10-15	28,900	5					
Concrete on grade	90	1,620	2-30			13,915		
Traffic coating	10-15	28,900	2-5			38,000	\$39,000.00	\$40,000.00
<b>Reserve Fund balance</b>				711,633	690,333	740,780	773,027	819,685
<b>Contribution</b>				97,700	198,000	217,000	228,000	230,000
<b>Interest</b>					2,780	3,245	4,456	4,678
<b>Expenditures</b>				119,000	147,000	187,998	185,800	433,800
<b>Reserve Fund Closing Balance</b>				690,333	740,780	773,027	819,685	819,685



# THANK YOU

Do you have any questions?

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