

The Essential Checklist for Successful SIRS and Milestone Inspections

A practical guide for a successful
Structural Integrity Reserve Study (SIRS)
and Milestone Inspection process.



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INTRODUCTION

Condominium associations (COAs) and cooperative associations (Co-ops) have a tremendous responsibility. They can be held accountable for neglecting new Florida laws like [Florida Senate Bill 4D \(SB 4-D\)](#) and [Florida Senate Bill 154 \(SB 154\)](#).

In Florida, the structural integrity of your condominium or cooperative building is more than just a matter of maintenance; it's the foundation of your financial stability and long-term planning.

As responsible property managers, board members, and owners, you understand that the structural well-being of your community directly impacts property values, resident satisfaction, and the overall success of your association.

Structural Integrity Reserve Studies (SIRS) and Milestone Inspections are essential tools that play pivotal roles in safeguarding your investments. These inspections go beyond mere visual assessments; they provide the data, insights, and strategies necessary for informed decision-making, risk mitigation, and a secure financial future.

This e-book, **“The Essential Checklist for Successful SIRS and Milestone Inspections,”** is your comprehensive guide to navigating critical aspects of association management. Whether you're gearing up for a SIRS or preparing for a Milestone Inspection, this resource will simplify

the process and instill confidence in your ability to protect your community's structural integrity.

Whether you're a seasoned professional or new to the world of COAs and Co-ops, this e-book is your roadmap to safeguarding your association's long-term health and financial stability.



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CHAPTER

1



Understanding SIRS and Milestone Inspections

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For condominium associations (COAs) and cooperative associations (Co-ops) in Florida, maintaining structural integrity begins with a clear understanding of the tools at your disposal. Structural Integrity Reserve Studies (SIRS) and Milestone Inspections are instrumental in the long-term health of your buildings, safeguarding investments, and complying with legal requirements. In this chapter, we will define SIRS and Milestone Inspections and review their significance.

1.1 Defining SIRS and Milestone Inspections

Structural Integrity Reserve Study (SIRS): A Structural Integrity Reserve Study (SIRS) is a visual, non-invasive inspection that relates to the building's safety. Prior to the enactment of Senate Bill 4-D in May 2022, Florida law did not require condominiums to conduct reserve studies and had less restrictions on managing reserves for capital spending.

The new version of the reserve study mandates a comprehensive evaluation of your association's common elements and building components' physical condition, financial status, and long-term planning needs. It must also be conducted by a licensed engineer. Additionally, despite annual budgets

being obligated to include reserves for capital expenditures and deferred maintenance, associations were previously allowed to waive or reduce reserve contributions through a membership vote. Today's reserve study serves as a roadmap to make sure adequate reserve funds are in place to address future repairs and replacements, preventing the burden of unexpected expenses on association members.

Milestone Inspection: A Milestone Inspection, on the other hand, is a series of inspections conducted by a licensed engineer authorized to practice in Florida. This inspection takes place at critical points in the lifecycle of your property. These inspections verify that construction and maintenance meet the required standards for safety, durability, and compliance. They occur at specific milestones, such as initial construction, transitioning from the developer to owners, regular inspections, and major renovations or repairs.

It is important to note that if substantial structural deterioration is identified during phase one of the inspection, a phase two inspection may be required. The phase two inspection may involve destructive or nondestructive testing at the inspector's direction.

1.2 The Significance of SIRS and Milestone Inspections

Protect Investments: Your property is a significant investment, and its structural integrity is directly tied to its value. Regular Structural Integrity Reserve Studies (SIRS) and Milestone Inspections help identify issues early, allowing you to address them proactively and protect your investment.

Legal Requirements: [Florida Senate Bill 4-D \(SB 4-D\)](#) mandates the completion of these inspections to safeguard the safety and financial stability of associations. Complying with

these legal requirements is not just good practice; it's essential to avoid potential legal issues and liabilities.

Long-Term Planning: SIRS, in particular, is an essential tool for long-term planning. It provides a roadmap for budgeting, reserve fund allocation, and financial planning, so that your association remains financially stable in the years to come.

Risk Mitigation: Milestone Inspections help identify potential issues in construction or maintenance early in the process, reducing the risk of costly repairs or safety hazards down the road.

1.3 Key Differences Between SIRS and Milestone Inspections

	SIRS	Milestone Inspection
Purpose	Focuses on long-term planning, budgeting, and reserve fund management.	Primarily verifies compliance and identifies issues in construction or maintenance.
Timing	Conducted periodically.	Occurs at specific milestones in the property's lifecycle.
Focus	Evaluates the entire property and its financial aspects.	Concentrates on specific aspects of construction and maintenance.

Now that we've laid the foundation for understanding these inspections let's delve deeper into each, starting with the preparations required for a successful inspection process..



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CHAPTER

2



Prepare for
an Upcoming
Inspection



Adequate preparation is critical so the process runs smoothly, the objectives are met, and you're well-equipped to address any challenges. In this chapter, we'll explore the essential steps required to prepare for a successful inspection.

2.1 General Preparations for Any Inspection

- **Understand the Scope:** Start by gaining a clear understanding of what the inspection entails. Review the checklist and objectives to know what to expect.
- **Assemble the Right Team:** Identify the individuals involved in the inspection process. This typically includes board members, property managers, and inspection professionals. Establish clear lines of communication and responsibilities.
- **Gather Documentation:** Collect all relevant documentation related to your property, including architectural plans, maintenance records, financial reports, and any previous inspection reports.
- **Set Clear Objectives:** Define the specific goals and objectives you aim to achieve through the inspection. Are you primarily focused on financial planning, risk assessment, or compliance verification?

- **Create a Timeline:** Develop a timeline that outlines the inspection schedule, including important milestones, deadlines, and key dates. Make sure all parties involved know the timeline and their roles in adhering to it.

2.2 SIRS Preparation

- **Reserve Specialist:** Consider hiring a reserve specialist or consultant with expertise in conducting SIRS. Their knowledge and experience can be invaluable.
- **Financial Advisor or CPA:** Collaborate with a financial advisor or certified public accountant (CPA) to review financial data and provide insights into the financial aspects of your SIRS.
- **Property Manager:** Work closely with your property manager, as they are vital in coordinating the inspection process, providing access to the property, and facilitating communication among stakeholders.

- **Document Gathering:** As mentioned earlier, gather all necessary documents related to your property, including financial records, architectural and engineering plans, maintenance and repair histories, and any previous SIRS reports.
- **Budgeting:** Consider developing a preliminary budget for your association based on the anticipated findings of the SIRS. This will help you better plan for future capital expenditures.

2.3 Milestone Inspection Preparation

- **Understanding Inspection Milestones:** Review specific milestones and which condo inspections are required for your property. These milestones may include initial construction, transitioning from the developer to owners, regular inspections, and major renovations or repairs.
- **Hiring Inspection Professionals:** Depending on the milestone, you may need to hire different condo inspection professionals, such as architects, structural engineers, or building inspectors. These professionals must be licensed and experienced in the relevant area.

- **Scheduling and Coordination:** Coordinate with milestone inspection professionals to schedule the condo inspection at the appropriate milestone. Confirm that all parties involved, including contractors, know the inspection date and requirements.
- **Documentation:** Prepare any necessary documentation related to the milestone inspection, including construction plans, permits, and compliance records. Make these documents readily available for inspection.
- **Budgeting:** If the inspection identifies issues that require remediation or maintenance, be prepared to allocate funds for these purposes. Budgeting for post-inspection actions is essential to certify timely repairs and compliance.
- **Challenges and Contingency Plans:** Anticipate potential challenges during the condo inspection process and develop contingency plans to address them. This proactive approach will help you navigate unexpected issues effectively.

CHAPTER

3

The Comprehensive Inspection Checklist



A well-structured checklist is the backbone of any successful Structural Integrity Reserve Study (SIRS) or Milestone Inspection for your Florida condo or co-op. It serves as your roadmap, so that no crucial aspect is overlooked and that the inspection process proceeds systematically. In this chapter, we'll provide a comprehensive checklist for both SIRS and Milestone Inspections, breaking down each item and explaining its significance.

3.1 SIRS Checklist

This Structural Integrity Reserve Study (SIRS) checklist will cover all essential aspects of the inspection process, to make sure that you thoroughly understand your property's condition and financial requirements.

Physical Property Assessment

- **Building Exterior:** Evaluate the condition of the building's exterior, including walls, roofing, windows, doors, and balconies.
- **Building Interior:** Inspect common areas such as hallways, lobbies, and stairwells for signs of wear and tear.
- **Mechanical Systems:** Review HVAC systems, plumbing, electrical systems, and elevators to assess their condition and expected lifespan.

- **Site Features:** Examine outdoor amenities, parking areas, and landscaping for maintenance and repair needs.
- **Reserve Fund Inventory:** Create an inventory of all major components requiring reserve funding, along with their estimated remaining useful life and replacement costs.

Financial Analysis

- **Reserve Fund Assessment:** Evaluate the current status of your association's reserve fund, including its balance, contributions, and historical trends.
- **Projected Costs:** Estimate the future costs of repairing or replacing major components, factoring in inflation and other financial considerations.
- **Funding Plan:** Develop a funding plan that outlines how reserve fund contributions will cover projected expenses to support financial stability.

Long-Term Planning

- **Reserve Fund Study Report:** Compile all inspection findings and financial analysis into a comprehensive report.
- **Budget Recommendations:** Provide budget recommendations based on the inspection results, including proposed reserve fund contributions.

3.2 Milestone Inspection Checklist

A Milestone Inspection focuses on verifying compliance and identifying construction or maintenance issues, to support the safety and durability of your Florida condo or co-op property.

Initial Construction Milestone

- **Foundation and Structural Elements:** Inspect the foundation, structural supports, and load-bearing elements to confirm they meet design and engineering standards.
- **Systems and Utilities:** Verify that plumbing, electrical, HVAC, and other essential systems are installed correctly and functioning properly.
- **Code Compliance:** Construction should adhere to all relevant building codes and regulations.

Transition from Developer to Owner Milestone

- **Common Areas:** Inspect common areas for quality and compliance, including shared facilities, landscaping, and amenities.
- **Owner Units:** Individual condo or co-op owner units must meet required construction standards and resolve issues identified during the transition process.

Regular Inspections Milestone

- **Ongoing Maintenance:** Evaluate the condition of common areas and owner units, addressing any maintenance needs promptly.

- **Safety and Compliance:** Verify ongoing compliance with building codes, safety regulations, and association guidelines.
- **Documentation:** Review maintenance records and documentation to confirm accurate record-keeping.

Major Renovations or Repairs Milestone

- **Project Scope:** Assess the scope and necessity of major renovations or repairs, providing detailed documentation.
- **Contractor Evaluation:** Evaluate the qualifications and reliability of contractors involved in renovation or repair projects.
- **Budgeting:** Develop a budget for significant projects and secure necessary funding.

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Compliance with Legal Requirements



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For Florida condominium associations and cooperatives, adherence to legal requirements is vital. Laws and regulations are in place to protect the association's safety, financial stability, and integrity. In this chapter, you'll find resources to better understand any legal implications of Structural Integrity Reserve Studies (SIRS) and Milestone Inspections in Florida.

4.1 Legal Requirements for SIRS

SIRS in Florida are subject to specific legal requirements outlined in the [Florida Condominium Act](#) (Chapter 718, Florida Statutes) and the [Florida Cooperative Act](#) (Chapter 719, Florida Statutes).

Referencing the Florida Condominium Act and Florida Cooperative Act: SIRS are mandated by Florida law, which requires COAs and Co-ops to conduct these assessments to certify that reserve funds are appropriately funded for future repairs and replacements. Familiarize yourself with the relevant sections of the Florida Condominium Act (Chapter 718) and the Florida Cooperative Act (Chapter 719) that outline the legal requirements for SIRS.

Compliance with Florida Building Code:

The inspection process must comply with the [Florida Building Code](#). This code sets standards for construction, maintenance, and safety, and compliance is essential to maintaining the structural integrity of your property.

Senate Bill 4D's Impact on SIRS: Be aware of [Senate Bill 4D](#) and its implications for SIRS. This legislation may introduce changes to SIRS requirements and procedures.

4.2 Legal Requirements for Milestone Inspections

Milestone Inspections in Florida also come with their own set of legal requirements and considerations.

Complying with Florida Condominium Act and Florida Cooperative Act: Similar to SIRS, Milestone Inspections are mandated by Florida law, and compliance with the [Florida Condominium Act](#) (Chapter 718) and the [Florida Cooperative Act](#) (Chapter 719) is essential.

Senate Bill 154 and Its Impact on Milestone Inspections: Understand the provisions of [Senate Bill 154](#), which may impact Milestone Inspections. Stay informed about any changes to legal requirements and procedures related to these inspections.

4.3 The Role of Governing Documents

In addition to state laws and regulations, governing documents play a crucial role in shaping the legal landscape of your association.

Review Association's Governing Documents:

Include the declaration, bylaws, and rules and regulations. These documents may contain specific provisions related to inspections and maintenance responsibilities. Make sure that your association is in alignment with its governing documents and that they do not conflict with state laws and regulations.

4.4 Consequences for Neglecting SIRS and Milestone Inspections

Neglecting or failing to comply with legal requirements related to SIRS and Milestone Inspections can have significant consequences for COAs and Co-ops in Florida.

Financial Liability: Associations may be held financially liable for repairs and replacements that could have been avoided through proper inspection and planning.

Legal Action: Failure to comply with legal requirements may lead to legal action from association members, regulatory authorities, or other stakeholders.

Insurance Implications: Non-compliance can affect insurance coverage and premiums, potentially increasing the financial burden on the association.

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CHAPTER

5



Tips for a Smooth Inspection Day



The day of your Structural Integrity Reserve Study (SIRS) or Milestone Inspection is pivotal in the assessment process. Proper preparation makes the difference between a smooth, efficient inspection and one filled with challenges. In this chapter, we'll provide practical tips and insights so your inspection day goes off without a hitch.

5.1 SIRS Inspection Day

SIRS inspection tips to help you navigate the day effectively:

■ Coordination

- Documents are received and confirmed.
- Schedule inspection. Make sure that all relevant parties, including the inspection professionals and association members, know the inspection date, time, and location.

■ Arrival

- Plan for a point person or coordinator to facilitate access to the property and assist with any logistical needs.

■ Documentation

- Have all necessary documentation readily available for the inspection team. This includes previous SIRS reports, financial records, maintenance histories, and architectural plans.

■ Access and Safety

- Confirm that the inspection team has full access to all areas of the property, including common spaces and individual units as needed.
- Prioritize safety by identifying potential hazards or access restrictions and addressing them in advance.

■ Communication

- Maintain open lines of communication with the inspection team throughout the process. Encourage questions and provide clarifications as needed.

5.2 Milestone Inspection Day

When preparing for a Milestone Inspection, consider the following tips for a successful inspection day:

■ Schedule and Coordination

- Coordinate with the inspection professionals and any contractors involved to schedule the inspection at the appropriate milestone.

■ Documentation and Records

- Prepare and organize all relevant documentation, including construction plans, permits, compliance records, and any prior inspection reports.
- Have maintenance records and documentation available for review, as they may be relevant to the inspection.

■ Arrival

- Plan for a point person or coordinator to facilitate access to the property and assist with any logistical needs.

■ Safety Precautions

- Prioritize safety during the inspection. Confirm that the inspection team follows safety protocols and that necessary safety equipment is available.

■ Access and Coordination

- Arrange for access to all areas of the property that need inspection, including common spaces, owner units, and any construction or renovation sites.
- Coordinate with property managers, owners, and contractors to facilitate smooth access and minimize disruptions.

■ Documentation and Reporting

- Encourage the inspection team to document their findings thoroughly, including photographs and notes.
- Request a detailed report from the inspection team after the inspection is complete, summarizing their observations and recommendations.

5.3 Common Considerations for Both Inspections

While there are specific considerations for SIRS and Milestone Inspections, certain aspects apply to both:

■ Flexibility

- Be prepared for unexpected issues or delays during the inspection day. Flexibility in scheduling and coordination is essential.

■ Post-Inspection Meeting

- Schedule a post-inspection meeting with the inspection team to review their findings, address any questions or concerns, and discuss potential actions.

■ Communication with Residents

- Communicate the inspection schedule and any relevant information to residents well in advance to minimize disruptions.

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Seamless Coordination –
The Benefit of One Company for both Milestone Inspections and SIRS



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Post-Inspection Actions and Reporting



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Completing a Structural Integrity Reserve Study (SIRS) or Milestone Inspection marks the beginning of the next crucial phase: post-inspection actions and reporting. In this chapter, we'll guide you through the essential steps after the inspection. These steps are essential for making informed decisions and addressing issues, to safeguard the long-term well-being of your association.

6.1 SIRS Post-Inspection Actions

- **Review and Approve the SIRS:** The Board must review and approve the SIRS document before it is submitted to association members.
- **Plan and Allocate Budget:** The Board must develop a plan to address the findings. This plan should include a timeline for completing the necessary repairs and replacements, as well as a budget for the work.
- **Contracting Professionals:** If major repairs or replacements are necessary, the Board must solicit bids from qualified contractors. Select contractors based on their expertise, reliability, and competitive pricing.
- **Monitoring Progress:** The Board must oversee the progress of repair or replacement projects so work is completed promptly and meets quality standards.
- **Communication with Members:** Keep association members informed about the findings and actions.

Transparency in communication builds trust and confidence among members

6.2 Milestone Inspection Post-Inspection Actions

- **Phase 1 Inspection:** If the COA or Co-op passes Phase 1 inspection, the licensed engineer who performed the inspection submits a sealed copy of the report to the appropriate local government agency. If there are no signs of substantial structural deterioration, Phase 2 of the inspection is not required.
- **Executive Summary to Unit Owners:** The Board must email the Milestone Inspection's executive summary to unit owners within 45 days of receiving it.
- **Executive Summary to Building Department:** The engineering firm must email the Milestone Inspection's executive summary to the building department.
- **Phase 2 Inspection:** If substantial deterioration is found, Phase 2 may involve destructive or nondestructive testing. After inspection, the licensed engineer will prepare and submit a sealed copy of the inspection report with a separate summary of the material findings and recommendations. A phase 2 report needs to be generated within 180 days of the Milestone Inspection report signing date.

- **Budget Allocation:** Allocate funds for any repairs or renovations that result from the inspection findings. Create a budget that accounts for these expenses.
- **Contractor Selection:** Choose qualified contractors for renovation or repair projects. Consider their expertise, experience, and track record when making selections.
- **Documentation and Reporting:** Maintain detailed records of all post-inspection actions and expenditures. These records will be crucial for future assessments and compliance verification.

6.3 Common Considerations for Both Inspections

- **Regular Updates and Reassessments:** Periodically reassess the property's condition and financial status. Regular updates help your association stay proactive in addressing structural integrity issues.
- **Communication with Association Members:** Keep association members informed about the outcomes of the inspections, the actions taken, and any impact on their ownership or financial contributions. Regular communication helps build trust and confidence among members.
- **Transparent Reporting:** Provide transparent and comprehensive reports to association members, detailing

inspection results, actions taken, and financial implications. This helps keep everyone on the same page so there are no surprises.

- **Adjusting Reserve Fund Contributions:** Based on the findings and financial assessments, adjust reserve fund contributions so they align with projected expenses and long-term planning. This will help to make sure the association has the resources it needs to maintain the property and address future structural integrity issues.

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CHAPTER

7



Maintaining Structural Integrity Over Time



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Maintaining the structural integrity of your condominium association (COA) or cooperative association (Co-op) is an ongoing commitment that requires proactive planning and strategic action. In this chapter, we'll explore the strategies and best practices for the long-term health of your buildings and common elements, including implementing recommendations from Structural Integrity Reserve Studies (SIRS) and Milestone Inspections.

7.1 Implementing Recommendations from SIRS

A well-executed SIRS provides valuable insights into your association's financial needs and the condition of its common elements.

- **Budget Allocation:** Allocate funds from the reserve fund to address immediate and projected repair or replacement needs. Make sure budgeting aligns with the recommendations from the SIRS.
- **Contracting Professionals:** Engage qualified contractors or specialists to perform necessary repairs or replacements. Consider expertise, reliability, and competitive pricing when selecting professionals.
- **Monitoring Progress:** Oversee the progress of repair or replacement projects so they meet quality standards and any issues are completed within the defined timeline.

7.2 Completing Post-Inspection Repairs and Maintenance

Incorporate these practices to confirm that post-inspection repairs and maintenance are carried out effectively:

- **Timely Repairs:** Address repair needs promptly to prevent issues from escalating and causing further damage or safety concerns.
- **Routine Maintenance:** Implement a proactive routine maintenance schedule for common elements and building systems to extend their lifespan and prevent costly repairs.
- **Quality Assurance:** Maintain a rigorous quality assurance process to verify that repairs and maintenance work meets required standards and specifications.

7.3 Ongoing Monitoring and Reporting

Continual monitoring and reporting are crucial for staying on top of structural integrity:

- **Regular Inspections:** Regularly identify issues early and prevent costly surprises. Schedule these inspections at appropriate intervals.
- **Unit Owner Reporting:** Encourage unit owners to report maintenance issues promptly. Establish clear communication channels for reporting.

- **Transparent Reporting:** Maintain transparent reporting practices, sharing inspection results, repair progress, and financial updates with association members.

7.4 Adjusting Reserve Fund Contributions

Periodically assess and adjust reserve fund contributions based on the evolving needs of your association:

- **Regular Reevaluation:** Reevaluate the reserve fund contributions to make sure they align with projected expenses and long-term planning goals.
- **Financial Stability:** Maintain a focus on financial stability by adequately funding the reserve fund and addressing any funding shortfalls promptly.

7.5 The Role of the Association Board

The association board plays a central role in safeguarding structural integrity over time:

- **Board Responsibilities:** Board members should take their fiduciary duties seriously, overseeing inspections, repairs, and financial planning.
- **Communication:** Foster open and transparent communication among board members, property managers, and association members to make informed decisions.
- **Professional Expertise:** Consider engaging professionals in property management, reserve studies, and legal matters to support the board's efforts.

7.6 Long-Term Planning Needs

Strategic planning is vital for the long-term financial health of your association:

- **Reserve Fund Analysis:** Periodically analyze the reserve fund so it aligns with future needs and financial goals.
- **Future Needs:** Anticipate future needs and potential expenses, incorporating them into your long-term planning.
- **Legal Compliance:** Stay compliant with relevant laws and regulations, adapting your planning as necessary to meet legal requirements.

7.7 Community Engagement

Engaging with your community is critical for long-term financial health:

- **Unit Owner Education:** Educate unit owners about the importance of reserve studies, inspections, and financial planning. Encourage their participation and understanding.
- **Transparency:** Maintain transparency in all financial matters, reporting, and decision-making processes. Encourage trust among association members.
- **Feedback Mechanisms:** Establish mechanisms for receiving feedback from unit owners, incorporating their concerns and suggestions into your planning.

CHAPTER

8



The Role of Professional Expertise



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In this chapter, we'll explore the critical role of professional expertise in the success of Structural Integrity Reserve Studies (SIRS) and Milestone Inspections. Whether you're embarking on an assessment for the first time or are a seasoned association manager, partnering with qualified professionals is essential. We'll discuss the importance of working with experts and provide guidance on selecting the right professionals for both SIRS and Milestone Inspections.

8.1 Selecting Experts for SIRS

A well-executed SIRS requires the expertise of professionals who can assess the structural integrity of your association's buildings and common elements accurately. Here's how to select the right experts:

- **Qualifications and Experience:** Look for professionals with relevant qualifications and extensive experience in reserve studies, engineering, and property assessment.
- **References and Reviews:** Check references and reviews from past clients to gauge the quality and reliability of the professionals you're considering.

- **Comprehensive Services:** Consider professionals who offer comprehensive services, including physical property assessments, financial analysis, and long-term planning.

8.2 Selecting Experts for Milestone Inspections

For Milestone Inspections, it's equally important to choose experts who can effectively assess the property's construction and compliance. Here's how to make the right selection:

- **Construction and Inspection Expertise:** Seek professionals with expertise in construction and inspection processes, particularly in condominium and cooperative settings.
- **Permitting and Compliance Knowledge:** Make sure experts have a deep understanding of permitting requirements and compliance regulations in your area.
- **Transparent Reporting:** Choose professionals who provide transparent and detailed reports, including findings, recommendations, and compliance status.

FINAL THOUGHTS

Structural Integrity Reserve Studies and Milestone Inspections are not just obligations; they are tools to protect your community's well-being and association members' investments. We hope this guide has been a valuable resource in your efforts to safeguard your COA or Co-op's future.

Proper planning and an ongoing commitment to your community can create a resilient and prosperous future for your association.

Thank you for investing your time in this guide, and we wish you success in all your endeavors to maintain the structural integrity of your association.

Schedule Your SIRS or Milestone Inspection Today

Your association's structural integrity and financial well-being are paramount. Don't wait until issues become costly and unmanageable.

Contact Beryl Engineering & Inspection

Our team provides expertise that can support BOTH your SIRS and Milestone Inspection needs. We are ready to assist you every step of the way, from initial assessments to post-inspection actions and long-term planning.

With our years of experience and commitment to excellence, we will help you:

- Understand the true condition of your property.
- Comply with legal requirements and regulations.
- Implement proactive maintenance and repair strategies.

Contact us today to schedule your SIRS or Milestone Inspection and take the first step toward a secure and prosperous future for your condominium association (COA) or cooperative association (Co-op).

Disclaimer

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