

A POMPANO BEACH GUIDE

CONDO DUE DILIGENCE

Milestone inspections, SIRS reserves, assessments, insurance and financing. What to review on any Pompano Beach building before the view.

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CHAPTER ONE

MILESTONE INSPECTIONS

01

Before the view, read the building. Five areas to review on any Pompano Beach condo, and the documents that answer them. The first is structure.

Florida requires a structural inspection by a licensed architect or engineer for residential condominium buildings three or more habitable stories tall. Along the A1A corridor and the Intracoastal, many buildings are already well past the first deadline.

I

Phase 1

A visual review of the building's habitable and non-habitable areas, including its major structural components.

II

Phase 2

Required if Phase 1 finds substantial structural deterioration. Testing and a repair plan follow, and repairs must begin within 365 days of the Phase 2 report.

25

Broward County timing

The state baseline is 30 years, then every 10. Broward's Building Safety Inspection Program, which covers Pompano Beach, begins at 25 years.

ASK FOR

- [ ] Inspector-prepared milestone summary
- [ ] Full Phase 1 and any Phase 2 report
- [ ] Repair schedule, contractor and permits
- [ ] City confirmation the report is on file

WATCH FOR

- Phase 2 repairs not yet started
- An overdue inspection, or uncertainty about whether one applies
- Recommended repairs with no funding plan

CHAPTER TWO

THE RESERVE STUDY (SIRS)

02

A great view is not a reserve plan. The SIRS shows whether a building is planning for its future or deferring it.

A Structural Integrity Reserve Study is required at least every 10 years for buildings three or more habitable stories tall. It estimates the remaining life and replacement cost of critical components and sets the reserves the association must fund. Owners can no longer vote to waive those reserves. Associations may fund them through assessments, a loan or line of credit, or a limited pause after a milestone inspection, with owner approval.

WHAT A SIRS COVERS

- Roof
- Structure and load-bearing walls
- Fireproofing and fire protection
- Plumbing and electrical
- Waterproofing and exterior paint
- Windows and exterior doors
- Other items over the state cost threshold

WHY IT MATTERS TO A BUYER

An underfunded reserve does not disappear. It usually returns as higher dues, a special assessment or association debt, and it can affect whether a lender will approve the building.

ASK FOR

- [ ] The most recent SIRS
- [ ] Current budget vs. the SIRS funding plan
- [ ] Any reserve loan or line of credit, and terms
- [ ] Any reserve pause, and when it ends

WATCH FOR

- No SIRS, or a statement that one is not complete
- A budget that funds less than the SIRS recommends
- Major components near end of life with little set aside

CHAPTER THREE

KNOW THE TRUE COST BEFORE YOU COMMIT

Special assessments

Boards may levy assessments for milestone and SIRS repairs without a prior owner vote. Most are discussed long before they are voted.

- [ ] Approved assessments, in writing
- [ ] 12–24 months of board minutes
- [ ] Estoppel certificate

Master policy vs. HO-6

The master policy insures the building; your HO-6 covers the interior, personal property, liability and loss assessments. Flood is usually separate.

- [ ] Declarations page and deductibles
- [ ] Replacement-cost appraisal (36 months)
- [ ] Your own HO-6 and flood quotes

Financing

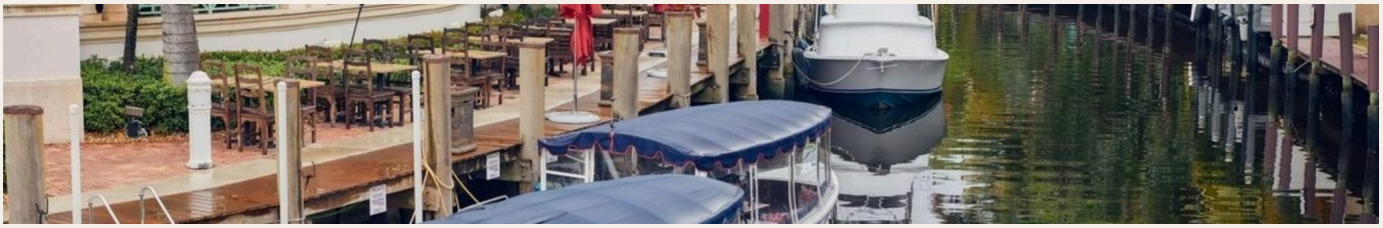
Conventional lenders review the building as well as the buyer. Unresolved critical repairs, weak reserves or insurance gaps can make a building ineligible.

- [ ] Lender confirms the building, early
- [ ] Association lender questionnaire
- [ ] Any pending litigation

Your review window

Resale buyers generally have seven days, excluding weekends and holidays, after receiving the condo documents to cancel. Plan your lender and insurance checks inside it.

- [ ] Request documents early
- [ ] Put the deadline on your calendar



WATCH FOR

Minutes that mention engineering reports, concrete or roof work without a funding decision. A steep premium increase or carrier change at the last renewal. Listings marked cash only without explanation.

CHECKLISTS

BUYERS READ FIRST. OWNERS PREPARE FIRST.

Print this page and work through it building by building. Each box is a document or an answer you should have in hand before committing.

BUYER CHECKLIST

- [ ] Milestone summary, full reports and repair status
- [ ] Most recent SIRS and current budget, side by side
- [ ] Current and approved special assessments, in writing
- [ ] Board minutes from the past 12–24 months
- [ ] Master policy declarations page and deductibles
- [ ] Your own HO-6 and flood insurance quotes
- [ ] Lender confirmation that the building qualifies
- [ ] Rental rules: minimum lease terms and approvals
- [ ] Estoppel certificate and pending litigation
- [ ] Seven-day review deadline on the calendar

OWNER CHECKLIST

- [ ] Disclosure package gathered before listing
- [ ] Status of every milestone repair and its funding
- [ ] Current and approved assessments confirmed
- [ ] A plan for addressing assessments in the contract
- [ ] Master policy declarations page ready for buyers
- [ ] Building's conventional financing eligibility checked
- [ ] Pricing set against recent sales in your building
- [ ] Strengths documented: current inspection, funded SIRS, clean insurance history

FROM EXPERIENCE

As someone who owns and operates a vacation rental in Pompano Beach, I've learned that the unit is only part of the decision. The association, its documents and its rules do the rest.



NEXT STEP

WEIGHING A SPECIFIC BUILDING?

I'm happy to walk through its documents with you, from the inspection reports to the reserve study and the insurance. No cost, and no expectation that you do anything afterwards.

SCHEDULE A CALL →

Pick a time that suits you. Bring the building name and anything the association has sent.

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