

**From:** Ron Leiseca [mailto:ron@rjlassoc.com]  
**Sent:** Wednesday, August 3, 2022 9:54 AM  
**To:** Madani, Mo  
**Subject:** Section 553.899 FS comments RE Recertification

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My apologies for being a bit behind but I was on vacation for two weeks and catching up on emails and other notes during the period.

Having screened the webinar by the Workgroup in mind-July, I jotted a few observations and notes for possible consideration as far as suggestions to the Legislature as well as to the Commission with regards to added items to the Code under Chapter 1 .

They are:

- FBC to create a standard fillable form for Phase I inspections for use by the licensed professional retained which would include
  - Name of the Condo or Coop entity along with contact information
  - Name and contact information of the licensed individual(s) conducting the survey
  - Provision for signature and seal of the licensed individual conducting the survey
  - Specific areas detailing observations and any recommendations
    - These can be structural, waterproofing and related areas of concern
  - Optional area for other notes and comments
  - Date(s) survey was conducted
  - Date of report
- FBC to create standard fillable form for Phase II inspections for use by the licensed professional retained which would include
  - Name of the Condo or Coop entity along with contact information
  - Name and contact information of the licensed individual(s) conducting the survey
  - Provision for signature and seal of the licensed individual conducting the survey
  - References cited under Phase I report for follow up
  - Area(s) requiring added inspection as well as results of testing deemed necessary
    - Provision for recommended repairs, if needed, as well as definition of extent and identification of such areas
  - Optional area for other notes and comments
  - Graded urgency of each recommended repair
  - Date(s) inspection was conducted
  - Date of report
- Suggested post-repair report to document repairs completed as well as verification of post-work inspection by licensed professional and/or local Building Department if permits were required

Standardized forms serve several useful functions:

- They outline the needed information and expectations and serve as checklist
- Allow for ease of review and conformance to the requirements to all users
- Provide uniform format for comparison especially for owners and prospective buyers of properties affected
- Minimize any confusion regarding compliance with requirements under the Statute

By providing this fillable form format, it makes compliance simple, and gives a tool for the local Departments required to confirm compliance, as well as serve as a minimum guide for the entities requesting such surveys from licensed professionals.

By including this as part of the voluntary Chapter 1 under the Code, it gives the option for adoption to the local jurisdictions more quickly and allow for less confusion in the near future as this process kicks in for the buildings involved. Note that Miami-Dade and Broward have current forms that they have shared which can be an excellent starting point for such use and can be adapted as a generic sample for local customizing.

Regards,

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