

July 29<sup>th</sup>, 2025

Omega Villas Condominium  
Phase I, II, III  
1713 NW 72 Ave  
Plantation, FL-33313

**Re: Preliminary Inspection of Lower Windows at Omega Villas Condominium Bldgs.**

**To Whom It May Concern.:**

This letter is being written to clarify the requirements regarding the reinstallation of existing non-impact windows, the parameters under which those requirements will be applied, and the most effective course of action to be taken from an engineering standpoint. The primary requirements, outlined by the City of Plantation Building Department, are as follows: ***“Windows are not mandatory items which need to be replaced unless otherwise they are broken and a safety hazard to the residents. However, if the windows are being replaced, they can be replaced by Hurricane Impact Windows.”***

***Please be advised that this is the result of a preliminary inspection, after the windows are removed a final inspection will be performed by the engineer to determine the mechanical functionality of the windows and if the window needs to be replaced or not.***

Most of the windows to the lower facades of each building envelope were inspected and found to have several common deficiencies:

**➤ Cracked and/or Fogged Glass**

Several windows were observed to have cracked and significantly fogged glass. Moisture and green discoloration were observed at the base of the glass glazing, indicating water intrusion.

**➤ Weathered Frames**

Several window frames were observed to be experiencing weathering, a common occurrence in older window frames in South Florida.

**➤ Poor Sealant Membranes**

Excessive perimeter caulking was observed around several window frames. This condition can be indicative of prior water intrusion into the building envelope in these areas. The exterior caulking beads were also observed to be weathered (dry rotted, delaminated, cracked,

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etc.) and are likely no longer performing their designed function of keeping the window watertight.

## ➤ Mechanical Functionality of the Windows

The windows being evaluated in this letter have yet to be removed and S&D Engineering has not accessed the interior of each Unit in order to observe the functionality of the existing windows. This report can be updated to include relevant information once an inspection of the mechanical functionality of the windows has taken place.

The current Florida Building Code (FBC) requires windows to be impact-resistant or protected with hurricane impact resistant shutters if located within one mile of the coast where the design wind speed is 110 mph or greater. The Omega Villas Condominium buildings are located within the high wind velocity zone, it is for this reason that the Association may consider adopting the position of requiring adherence to the current Florida Building Code requirements and not allowing the reinstallation of the existing windows that may not be up to code requirements due to age, weathering, and general deterioration.

Therefore, for the above-mentioned reasons, S&D Engineering and Construction, Inc. recommends that the Board of Directors of the Omega Villas Condominium disallow the reinstallation of the existing partially compromised windows as they are highly susceptible to future water intrusion. Should this recommended course of action not be adopted by the Board of Directors, S&D Engineering and Construction, Inc. should not be held liable for any costs, repairs, or other such damage that may arise because of the reinstallation of these windows.

“As a routine matter, to avoid any possible misunderstanding, nothing in this letter should be construed directly or indirectly as a guarantee for all existing windows and/or window components at the buildings. To the best of my knowledge and ability, this letter represents an accurate appraisal of the present condition of the windows based upon careful evaluation of observed conditions, to the extent reasonably possible.”

Please call us at the office if you have any questions.

Regards,  
S&D Engineering and Construction, Inc.

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July 29<sup>th</sup>, 2025