



October 10th, 2025

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

Re: Hardie Board Installation Process and Utility Relocation

To Whom It May Concern.:

This letter is to advise the Board of Directors of Omega Villas Condominium Association regarding the Hardie Board installation process. We appreciate your attention to the details of this project and the thoughtful concerns that have been expressed.

The approved Notice of Acceptance (NOA 24-0221.08) for Hardie Board installation at Omega Villas Condominium Association requires the following procedure:

- Placement of a waterproof barrier over the existing plywood sheathing per (FBC Section 1404.2)
- Installation of (1x4 SPF Wood) furring strips attached to framing members with #10 x 2-1/4" Screws at 6" O.C.
- Reveal Hardie Panel Attached to the furring strips using screws.
- Install Drainage Flashing or Trim.
- Details are shown in the attached NOA 24-0221.08 (Dwg. Sheet 2 of 3 & 3 of 3)

As per the Hardie Board Panel NOA 24-0221.08, the installation of furring strips on the exterior walls results in exterior wall surface extending outward—generally by 1" to 1-1/2". This change directly affects the existing exterior-mounted MEP components such as electrical conduits, outlets, lighting, A/C lines, and water hose bibs. To maintain compliance, these items need to be temporarily removed and repositioned in order for the contractor to install new Hardie Panel as per the NOA requirements resulting in increases of both the scope of work and cost of the project.



It is S&D Engineering and Construction, Inc.'s recommendation that the Association needs to adhere to the installation instructions provided in the Miami Dade NOA, Hardie Board Panel installation details and specifications. This way the installation of the Hardie Board Panel System will not be compromised, and labor & material warranty will stay in effect.

“To avoid any possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the existing bldg. structure and Hardie board panel installation to the exterior surface of the bldgs. To the best of our knowledge and ability, this letter represents an accurate appraisal of the present condition of the building structure and Hardie board panel installation based upon careful evaluation of the observed conditions, review of the Hardie board panel installation specifications 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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