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Continuing Education Course #539
Florida's SIRS Visual Inspections

1. In which year did the Surfside Condo collapse, killing 98?
 - a. 2020
 - b. 2021
 - c. 2022
 - d. 2023

2. How frequently must SIRS be performed?
 - a. every year
 - b. every 5 years
 - c. every 10 years
 - d. every 30 years

3. Which items were eliminated for SIRS visual inspection under the revised Statute?
 - a. Floors and foundations
 - b. Electrical Systems
 - c. Plumbing
 - d. Exterior Doors

4. Which items need not be visually inspected for the SIRS?
 - a. Swimming pools
 - b. Detached Clubhouse
 - c. Elevators
 - d. All of the above

5. What certification is needed to prepare the SIRS?
 - a. Florida PE license
 - b. Certified Public Accountant
 - c. Board Member position
 - d. None of the above

6. The certifying Florida PE need not physically go to the condo 3 building site.
 - a. True
 - b. False

7. Who may conduct the SIRS visual inspections in Florida?
 - a. PE's or Licensed Architects
 - b. Certified Reserve Specialists
 - c. Professional Reserve Analyst
 - d. all of the above

8. Florida PEs are licensed under which Chapter?

- a. 461
- b. 471
- c. 481
- d. 491

9. Useful documents for the PE to review for a thorough SIRS Visual inspection:

- a. Building plans on file with the local governing entity or Condo 3
- b. Contracts for roof repair, paint, fire monitoring etc.
- c. Insurance appraisal, current reserve funding, annual maintenance budget
- d. All of the above

10. The Manner and Type of Inspection reporting is required for:

- a. Mandatory Milestone Phase 1
- b. The SIRS visual inspection
- c. All FL Engineering reports
- d. No FL Engineering reports

11. If replacing Common 15 year old windows will cost \$10,000, useful life is 20 years, what is the fully funded balance?

- a. \$0
- b. \$5,000
- c. \$7,500
- d. \$10,000

12. How many years of useful life need an item have to have no reserves?

- a. 10 Years
- b. 15 years
- c. 20 years
- d. 25 years

13. Asphalt resurfacing must have Reserve Funding

- a. True
- b. False

14. PEs must visually inspect asphalt pavement resurfacing condition.

- a. True
- b. False

15. The document that assesses roof condition is a:

- a. Mandatory Phase 1 Milestone Inspection
- b. Wind Mitigation Report
- c. Declaration of Condominium
- d. None of the above.

16. Florida insurers request standard roofs to be replaced how often?

- a. Every 10 years
- b. Every 15 years
- c. Every 20 years
- d. Every 25 years

17. The reason for taking level instrument readings is to check for differential foundation soil settlement affecting the structure.
- a. True
 - b. False
18. Fire Resistive non-combustible construction is :
- a. ISO 1
 - b. ISO 5
 - c. ISO 6
 - d. None of the above.
19. How often must a Florida Condo Insurance Appraisal Report be prepared?
- a. Not required
 - b. Each year
 - c. Every two years
 - d. Every three years
20. Water supply shut off valves can be considered part of a building, if located adjacent to the structure:
- a. True
 - b. False
21. Electrical transformers that wear out must be reserve funded by the Condo 3:
- a. True
 - b. False
22. An unsafe circuit breaker box no longer sold was manufactured by:
- a. Federal Pacific
 - b. Ace Hardware
 - c. Paneltronics
 - d. Intelligent Lighting Controls, Inc.
23. An instrument that reads proper voltage is:
- a. Ammeter
 - b. Kill-A-Watt
 - c. Leakage Tester
 - d. Oscilloscope
24. Responsibility for window replacement can be found in the:
- a. Condo Bylaws
 - b. Rules and Regulations
 - c. Declaration of Condominium
 - d. Board Meeting Minutes
25. The SIRS visual inspection portion must include cost estimates:
- a. True
 - b. False
26. Who must receive the Visual Inspection report?
- a. Building Official
 - b. Board of Condo 3 Administrators
 - c. Community Managing Agent
 - d. None of the above

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