

SNG Engineering Services

A Division of SNG Infotech LLC

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Established in 1990, SNG Engineering provides expert consulting engineering services for single-family, multi-family, and commercial construction projects across 12 states.

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1 Services Provided by SNG Engineering

1.1 Structural Integrity Reserve Study (SIRS)

SNG Engineering's Structural Integrity Reserve Study (SIRS) ensures the safety and longevity of Florida condominiums and cooperatives (3+ stories). Our licensed engineers conduct thorough visual inspections of critical building components, including roof, load-bearing elements, fireproofing, plumbing, electrical, waterproofing, windows, and other elements identified in association governing documents.

Key Benefits:

- Ensures compliance with Florida regulations for structural safety.
- Identifies immediate and long-term maintenance needs to prevent costly repairs.
- Provides clear, actionable reports for property managers and boards.
- Supports budgeting and reserve planning for future structural integrity.

Our SIRS service is tailored to meet the needs of property owners, community associations, and managers, ensuring peace of mind and regulatory compliance.

1.2 Milestone Inspections

SNG Engineering's Milestone Inspections are designed for buildings 30 years or older (25 in coastal areas) to identify substantial structural deterioration. Our Phase One and Phase Two inspections involve a comprehensive review by licensed engineers to assess structural integrity and safety.

Key Benefits:

- Meets Florida's mandatory inspection requirements for aging buildings.
- Identifies structural issues early to prevent safety hazards.
- Provides detailed reports with recommendations for remediation.
- Ensures compliance with local building codes and standards.

Our inspections help property owners and associations maintain safe, compliant buildings, avoiding costly repairs and legal issues.

1.3 30 Year Capital Reserve Analysis

SNG Engineering's 30 Year Capital Reserve Analysis assists associations in budgeting for future repairs and replacements of common elements. Conducted by CAI-designated Reserve Specialists, the analysis includes a thorough property review with input from board members, property managers, and maintenance supervisors.

Key Benefits:

- Provides a strategic roadmap for long-term financial planning.
- Identifies funding needs for major repairs and replacements.
- Ensures transparency with detailed, actionable reports.
- Supports community associations in avoiding financial shortfalls.

This service equips property managers and boards with the tools to plan effectively for the future.

1.4 Transitional Study (Developer Turnover)

SNG Engineering's Transitional Study, or Developer Turnover Report, is conducted during the handover from a developer to a homeowner's association. Our professional engineers perform a thorough inspection of common elements, documenting design, construction, building code, or condition defects, along with remediation recommendations and cost estimates.

Key Benefits:

- Ensures transparency during the transition process.
- Identifies defects early to prevent future issues.
- Strengthens negotiations with developers for remediation or settlements.
- Provides independent expert opinions to avoid costly litigation.

This study supports associations in achieving a fair and smooth transition.

1.5 Property Condition Assessment

SNG Engineering's Property Condition Assessment determines the present physical condition of a project and its improvements, identifying potential financial risks or liabilities. Our process includes a visual walk-through, review of construction documentation, public records, and budgets, and detailed reporting.

Key Benefits:

- Provides a comprehensive property description, including site and building improvements.
- Identifies issues in site improvements, building systems, and accessibility (ADA).
- Offers actionable insights for repairs or further detailed reviews.
- Supports strategic planning for property owners and managers.

Our assessments equip stakeholders with the knowledge to make informed decisions about property management.

1.6 Structural & Civil Design

SNG Engineering's Structural & Civil Design services deliver innovative solutions for structural restoration and new construction. Our licensed engineers produce detailed design plans, monitor restoration work, and certify compliance with codes and standards.

Key Benefits:

- Combines creativity and engineering expertise for tailored design solutions.
- Ensures code compliance and structural integrity.
- Addresses concerns like settlement, deck issues, roof leaks, and drainage.
- Collaborates with architects and contractors for seamless project execution.

Our services cater to property owners, developers, and community associations seeking safe and innovative designs.

1.7 Forensic Engineering / Expert Testimony

SNG Engineering's Forensic Engineering service investigates materials, products, or structures that fail, causing injury or damage. With over 30 years of experience, our engineers provide unbiased analysis and expert testimony for dispute resolution, including mediation, arbitration, and court proceedings.

Key Benefits:

- Uncovers root causes of structural failures through accident reconstruction and materials analysis.
- Provides credible, objective expert testimony for legal proceedings.
- Assesses code compliance and material performance.
- Supports property owners, legal professionals, and insurers in resolving disputes.

Our expertise ensures clarity and fairness in complex engineering disputes.

1.8 Construction Monitoring

SNG Engineering's Construction Monitoring service ensures projects adhere to plans, specifications, and regulations. Our licensed engineers conduct pre-construction analysis, periodic site inspections, and final inspections, providing detailed reports and compliance certification.

Key Benefits:

- Ensures compliance with Department of Community Affairs (DCA) requirements.
- Monitors construction progress to prevent costly errors.
- Provides cost analysis and plan reviews for budget assurance.
- Delivers a letter of acceptance upon project completion.

Our services support developers and property owners in achieving safe, compliant projects.

1.9 Physical Needs Assessment

SNG Engineering's Physical Needs Assessment identifies immediate and long-term repair needs for commercial and residential properties. Our evaluations provide cost estimates for maintenance, replacements, and deferred maintenance, supporting strategic planning.

Key Benefits:

- Identifies immediate repairs and future maintenance needs.
- Pinpoints deferred maintenance to protect property value.
- Enables accurate budgeting for repairs and upgrades.
- Provides clear, comprehensive reports for informed decision-making.

Our assessments help property owners and managers plan effectively for property maintenance.