

CERTIFIED

INSPECTORS

Property Condition Report

Palomino Farms, LLC

Property Address:

8087 Palomino Dr
Wellington FL 33467



4/10/2026

Certified Inspectors, LLC

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Angelo Menezes

Digitally signed by Angelo
Menezes

Date: 2026.04.30 10:45:16 -04'00'

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General Info

Property Address

8087 Palomino Dr
Wellington FL 33467

Date of Inspection

4/10/2026

Report ID

20260416-8087-Palomino-Dr

Customer(s)

Palomino Farms, LLC

Time of Inspection

11:30 AM

Real Estate Agent

Jessica Lodispoto
Marder Business Group

Inspection Details

Building Use:

Farm/agricultural

Construction Type:

Metal

Number of floors/stories:

1- Story

Approximate building size:

6000+ square feet

Approximate lot size:

4.36 acres

Age Of building:

Over 40 years

Apparent occupancy status:

100%

Client Is Present:

No

Weather:

Clear

Rain in last 3 days:

No

Temperature:

Over 76

Comment Key & Definitions

General Information

This is a Property Condition Report "PCR" using the ASTM E2018 as a standard guideline to describe the condition of building or buildings for the property inspected. This process involves observation of the property by a person or entity. It can include interviews of sources, and reviews of available documentation for the purpose of developing an opinion and preparing a PCR of a commercial real estate's current physical condition. At the option of the user, a PCA may include a higher level of inquiry and due diligence than the baseline scope described within this guide or, at the user's option, it may include a lower level of inquiry or due diligence than the baseline scope described in this guide. If there are such deviations from this guide's scope it should be disclosed here on this page. A PCR is a written report, prepared in accordance with the recommendations contained in this guide, that outlines the consultant's observations, opinions as to the subject property's condition, and opinions of probable costs to remedy any material physical deficiencies observed.

In defining good commercial and customary practice for conducting a baseline PCA, the goal is to identify and communicate physical deficiencies to a user. The term physical deficiencies means the presence of conspicuous defects or material deferred maintenance of a subject property's material systems, components, or equipment as observed during the field observer's walk-through survey. This definition specifically excludes deficiencies that may be remedied with routine maintenance, miscellaneous minor repairs, normal operating maintenance, etc., and excludes de minimis conditions that generally do not present material physical deficiencies of the subject property. A walk-through survey, conducted during the field observer's site visit of the subject property, that consists of nonintrusive visual observations, survey of readily accessible, easily visible components and systems of the subject property. Concealed physical deficiencies are excluded. It is the intent of this guide that such a survey should not be considered technically exhaustive. It excludes the operation of equipment by the field observer and is to be conducted without the aid of special protective clothing, exploratory probing, removal of materials, testing, or the use of equipment, such as scaffolding, metering/testing equipment, or devices of any kind, etc. It is literally the field observer's visual observations while walking through the subject property.

This report will include short-term cost estimates, opinions of probable costs to remedy physical deficiencies, such as deferred maintenance, that may not warrant immediate attention, but require repairs or replacements that should be undertaken on a priority basis in addition to routine preventive maintenance. In addition, the report also include a CapEx Plan and Reserve Allocation to aid on your decision making and planing process.

Sample Report

1. Cover Letter**Items**

1.0 Cover Letter

December 22, 2025

Palomino Farms, LLC

Att: Brandon Arnold

Subject: Property Condition Report for 8087 Palomino Dr, Wellington, FL

Dear Mr. Arnold,

Certified Inspectors, LLC is pleased to deliver the results of the Property Condition Assessment performed at the property referenced above. This assessment was performed in conformance with the scope and limitations as set forth by ASTM E2018-15 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process.

The purpose of this assessment is to provide sufficient information to evaluate the condition of the real property to facilitate completion of due diligence as part of a commercial real estate transaction. This report may be used in evaluating the subject property as collateral for a mortgage. The task is accomplished by describing the primary systems and components of the subject property, identifying visible defects or material deferred maintenance, and presenting an opinion of cost to repair the observed conditions.

In addition, this report identifies systems or components that are anticipated to reach the end of their expected useful life during the specified evaluation period and includes an opinion of cost for future capital replacements.

We appreciate the opportunity to provide this assessment services. If you have any questions concerning this report, or if we can assist you in any other matter, please contact Angelo Menezes at 561-570-6311 or angelo@certifiedinspectors.us

Sincerely,

Angelo Menezes, CEO

CERTIFIED INSPECTORS, LLC

2. Executive Summary

Certified Inspectors, LLC has performed a property condition assessment (PCA) of the parcel and improvements defined the subject property. The assessment was performed in accordance with ASTM E2018-15 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process. The purpose of this PCA was to observe and document readily visible materials and building system defects that might significantly affect the value of the subject property, and determine if conditions exist which may have a significant impact on the continued operation of the facility during the evaluation period.

Items

2.0 Executive CapEx Summary

Based on observed conditions, the property requires both immediate corrective capital and planned long-term reinvestment. Major systems (roof, electrical, HVAC, doors, life safety) are at or near end of life.

Estimated Total Capital Needs:

- Immediate (0–1 Years): \$47,000 – \$138,000
- Short-Term (1–3 Years): \$140,000 – \$362,000
- Mid-Term (3–7 Years): \$48,000 – \$210,000
- Long-Term (7–10 Years): \$35,000 – \$83,000

Total 10-Year CapEx Projection: \$270,000 – \$793,000

2.1 Immediate Risk Items

The following should be addressed immediately due to safety, operational, or liability concerns:

- Roof system (active deterioration)
- Electrical service and panels (corrosion risk)
- HVAC system (non-functional)
- Overhead doors (6/7 non-operational)
- Fire alarm and emergency lighting (life safety deficiency)
- Septic system (unknown condition)

2.2 Capital Expenditure Plan – 10 Year Reserve & Summary

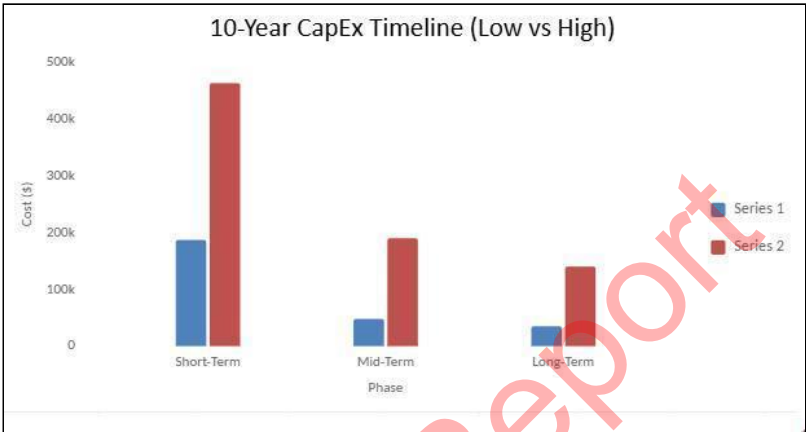
(1) *10-Year Capital Reserve Schedule

Phase	Year Range	Category	Scope	Low (\$)	High (\$)
Short-Term	0-1	Electrical	Service + panel replacement	\$ 8,000	\$ 20,000
Short-Term	0-1	HVAC	Full replacement	\$ 8,000	\$ 18,000
Short-Term	0-1	Life Safety	Fire alarm + emergency lighting	\$ 5,000	\$ 15,000
Short-Term	0-1	Doors	Replace overhead doors	\$ 25,000	\$ 70,000
Short-Term	0-1	Septic	Inspect / repair allowance	\$ 1,000	\$ 15,000
Short-Term	2-3	Roofing	Full replacement	\$ 120,000	\$ 250,000
Short-Term	2-3	Lighting	LED upgrades	\$ 10,000	\$ 35,000
Short-Term	2-3	Drainage/Site	Regrading improvements	\$ 10,000	\$ 40,000
Mid-Term	4-5	Driveways	Regrade / partial paving	\$ 20,000	\$ 80,000
Mid-Term	4-5	Fencing	Repair/replace sections	\$ 10,000	\$ 40,000
Mid-Term	4-5	Plumbing	Water heater + upgrades	\$ 3,000	\$ 10,000
Mid-Term	6-7	Exterior	Wall coating / façade	\$ 15,000	\$ 60,000
Long-Term	8-10	Site Upgrades	Full paving (optional)	\$ 25,000	\$ 100,000
Long-Term	8-10	Interior	Ceilings / finishes	\$ 10,000	\$ 40,000

(2) Phase Summary

Phase	Low Total (\$)	High Total (\$)
Short-Term	\$ 187,000	\$ 463,000
Mid-Term	\$ 48,000	\$ 190,000
Long-Term	\$ 35,000	\$ 140,000
TOTAL	\$ 270,000	\$ 793,000

(3) Quick View



2.3 Annualized Reserve Allocation

To stabilize ownership planning, recommended reserve contributions:

Annual Reserve Target:

- Low Range: \$30,000/year
- High Range: \$70,000/year

Per SF Estimate: \$3 – \$7 per SF annually

2.4 Investor Level Summary

This asset should be classified as:

“Value-Add Industrial / Deferred Maintenance Asset”

Key characteristics:

- High initial CapEx requirement
- Strong upside after stabilization
- Functional but outdated infrastructure

2.5 Conclusion

The property remains functional but requires significant reinvestment to meet modern standards. A structured capital plan with front-loaded improvements is essential to:

- Reduce operational risk
- Improve property usability
- Enhance long-term asset value

3. General Purpose, Scope & Limitations

The purpose of this assessment is to provide sufficient information to evaluate the condition of the real property to facilitate completion of due diligence as a secured lender.

This report is intended for use in evaluating the subject property as collateral for a mortgage loan. The task is accomplished by describing the primary systems and components of the subject property, identifying visible defects or material deferred maintenance, and presenting an opinion of cost to remedy the observed conditions.

Items

3.0 Scope of Work

The assessment was conducted in accordance with American Society for Testing and Materials (ASTM) Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process E 2018-15 and generally accepted industry standards.

The specific scope of work included the following:

Document Review and Interviews - Efforts were made to review records or documents, if readily available, to specifically identify, or assist in the identification of, physical deficiencies, as well as any preceding or ongoing efforts, or costs to investigate or remediate the physical deficiencies, or a combination thereof. Records or documents provided are included as part of the report as attachments.

Only such record information that is reasonably ascertainable from standard sources was reviewed. Any information not practically reviewable or not provided to Certified Inspectors, LLC in a reasonable time to formulate an opinion and complete the PCA, will be stated in the PCA, and Certified Inspectors will have no further obligation of retrieving such documentation or reviewing it if it is subsequently provided. The inspection does not include a regulatory or code compliance audit of the facility.

Certified Inspectors, LLC provided the owner or owner's representative, or both, with a pre-survey questionnaire. In addition, Certified Inspectors, LLC made attempts to review the following documents and information that may have been in the possession of or provided by the owner, owner's representative, user, or combination thereof, as appropriate: appraisal, Certificate of Occupancy, safety inspection records, warranty information (roofs, boilers, chillers, cooling towers, etc.), records indicating the age of material building systems such as roofing, paving, plumbing, heating, air conditioning, electrical, etc., historical costs incurred for repairs, improvements, recurring replacements, etc., pending proposals or executed contracts for material repairs or improvements and descriptions of future work planned, outstanding citations for building, fire and zoning code violations, any ADA survey and status of any improvements implemented to effect physical compliance, previously prepared property condition reports or studies pertaining to any aspect of the subject property's physical condition, records indicating building occupancy percentage, records indicating building turnover percentage, building rent roll, leasing literature, listing for sale, marketing/promotional literature such as photographs, descriptive information, reduced floor plans, etc., and drawings and specifications (as-built or construction). Unfortunately only the documents attached to this survey were readily available.

Certified Inspectors, LLC requested that the owner or user identify a person or persons knowledgeable of the physical characteristics, maintenance, and repair of the property. Certified Inspectors, LLC may have interviewed the property manager or agent of the owner so as to inquire about the subject property's historical repairs and replacements and their costs, level of preventive maintenance exercised, pending repairs and improvements, and frequency of repairs and replacements related to subject property's physical condition.

Walk-Through Survey - The report is based on observations made during the property "walk-through." Observations were limited to "representative" property improvements including exterior surfaces and open spaces, accessible areas of the roof, representative units, and mechanical, staff, vacant and common areas. No inspection or investigation behind walls, inside plenums or in any other generally inaccessible areas was performed. The investigation of the building facade was performed from street and/or balcony level. The riding of scaffolding equipment was not part of the scope of Certified Inspectors, LLC services. No physical tests were made nor were any samples for engineering analysis collected. As such, Certified Inspectors, LLC makes no warranties regarding EIFS systems, curtain walls or other

building skin conditions that would not be readily observable and would, therefore, be considered outside the scope of this assignment. Reliance was placed on the accuracy and disclosure of property representatives.

Property/Site Features - Observations were conducted at the property as to the type, condition and adequacy of the following items: general topography, storm water drainage, ingress and egress, paving, curbing and parking, flatwork, landscaping and appurtenances, recreational facilities, amenities and ancillary structures, and utilities.

Building Frame and Envelope - Observations were conducted at the property as to the type, condition and adequacy of the following items: substructure, superstructure, facade, and roofing.

Interior Elements - Observations were conducted at the property as to the type, condition and adequacy of the following items: interior finishes, fixtures, appliances, and furnishings.

Plumbing, Mechanical and Electrical - Observations were conducted at the property as to the type, condition and adequacy of the following items: plumbing, heating, ventilation and air conditioning, electrical, and elevators/escalators.

This Property Condition Assessment does not include Americans with Disabilities Act (ADA) since it was excluded from the scope of the agreement.

Life Safety/Fire Protection- Observations were conducted at the property as to the type, condition and adequacy of the life safety and fire protection systems.

3.1 Cost Evaluation Methodology

Opinions of costs presented within this report are based on construction costs developed by construction resources such as Marshall & Swift, RS Means, consultant experience with past costs for similar projects, city cost indexes, consultations with local specialty contractors, client-provided information, and assumptions regarding future economic conditions. Actual cost estimates are determined by many factors including but not limited to: choice and availability of materials, choice and availability of a qualified contractor, regional climate zone, quality of existing materials, site compatibility, and access to the subject property and buildings. In addition, opinions of costs are based solely on material replacement and do not account for soft costs.

3.2 Limitations

Certified Inspectors, LLC has performed the services and prepared this report in accordance with generally accepted consulting practices, and makes no other warranties, either expressed or implied, as to the character and nature of such services or product.

Certified Inspectors, LLC, its officers, and its employees have no present or contemplated interest in the property. Our employment and compensation for preparing this report are not contingent upon our observations or conclusions.

Information in this report, concerning equipment operation, condition of spaces and concealed areas not observed or viewable and for the disclosure of known problems, if any, is from sources deemed to be reliable, including, but not limited to property managers and maintenance personnel; however, no representation or warranty is made as to the accuracy thereof.

No PCA can wholly eliminate the uncertainty regarding the presence of physical deficiencies and the performance of a subject property's building systems. Preparation of a PCA in accordance with the ASTM guide is intended to reduce, but not eliminate, the uncertainty regarding the potential for component or system failure and to reduce the potential that such component or system may not be initially observed. ASTM also recognizes the inherent subjective nature of a consultant's opinions as to such issues as workmanship, quality of original installation, and estimating the Remaining Useful Life (RUL) of any given component or system. ASTM recognizes a consultant's suggested remedy may be determined under time constraints, formed without the aid of engineering calculations, testing, exploratory probing, the removal of materials, or design. Furthermore, there may be other alternate or more appropriate schemes or methods to remedy the physical deficiency.

Due to time and budgetary constraints of the scope of work, this report does not reflect the investigative effort and detailed evaluation required to adequately address the risks associated with the purchase or operations of the subject property. Additionally, this report may contain conclusions and recommendations that reflect the stated or implied risk tolerances of the client. Opinions provided in the report are conceptual in nature and may be affected by the availability of information, concealed conditions, the objectives and scope of work as communicated by the addressee, management and maintenance activities, and other considerations.

The findings of this report are intended to be used in support of securing the debt created through the prospective financing for which the subject property serves as collateral.

In addition, this report identifies systems or components that are anticipated to reach the end of their expected useful life during the specified evaluation period and includes an opinion of cost for future capital replacements.

This report may not be used for any other purpose, including, without limitation, use by owner, borrower, or tenant for the purpose of evaluating specific building components and systems, or as an instrument in negotiations related to the acquisition or disposition of the property. This report may not be used for any purpose other than that described herein.

4. Introduction

Certified Inspectors, LLC has performed a property condition assessment (PCA) of the parcel and improvements defined in the following table (the subject property). The assessment was performed in accordance with ASTM E2018-15 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process. The purpose of this PCA was to observe and document readily visible materials and building system defects that might significantly affect the value of the subject property, and determine if conditions exist which may have a significant impact on the continued operation of the facility during the evaluation period.

Items

4.0 Property Description

The subject property is a single-story, pre-engineered metal building reportedly constructed in 1983, located in Lake Worth, Palm Beach County, Florida. The structure appears to be primarily utilized for light industrial and/or warehouse purposes, with associated office or support areas as typical for this asset class. The building is constructed with a steel frame and metal panel exterior walls, and is presumed to be supported on a concrete slab-on-grade foundation. Based on available records and visual observations, a majority of the primary building systems and components appear to be original or have reached an advanced stage of their service life. The property reflects typical characteristics of buildings of similar age and construction in the South Florida market, including exposure to a humid, coastal climate with potential impacts from corrosion, ultraviolet degradation, and severe weather events.

4.1 Property Details

Certified Inspectors, LLC has performed a Property Condition Assessment performed of the property in conformance with the scope and limitations as set forth by ASTM E2018-15 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process. The purpose of this assessment is to observe and document the readily visible materials and building system defects that might significantly affect the value of the subject property, and determine if conditions exist which may have a significant impact on the continued operation of the facility.

1. Property Name: Palomino Farms
2. PCN: 00-42-43-27-05-024-0151
3. Address: 8087 Palomino Dr.
4. City, State and Zip Code: Wellington, Florida 33467
5. Property Use: Industrial - Agricultural
6. Land Acreage: 4.36 Acres
7. Number of Buildings: 1
8. Number of Floors: One
9. Year Built: 1983
10. Gross Building Area (SQF): 6,000 SQF
11. Net Rentable Area (SQF): 6,000 SQF
12. Number of Tenant Spaces: 1
13. Foundation / Substructure: Shallow Foundation with Concrete slab-on-grade and pad footings
14. Superstructure: Heavy gauge PEMB
15. Façade: Metal
16. Roof type: Low slope commercial grade metal panels
17. Clear Ceiling Height: 14-15'
18. Parking Area: Dirt/Gravel
19. HVAC system: One split unit
20. Water Supply: Copper Piping
21. Sewer: Septic Tank
22. Sewer Lines: Cast Iron and PVC
23. Electrical Branch Wiring: Copper
24. Fire Suppression Systems: Fire Extinguishers
25. Fire Alarm: Yes

4.2 General Physical Conditions

Based on the systems and components observed during the site visit, the subject property appears to be in poor condition. The overall level of preventive maintenance appeared to be severely deferred. The detailed observations of reviewed systems are presented in the following Sections of this report, with opinions of cost presented in the Summary.

4.3 Reported Capital Expenditure

None Reported

4.4 Utilities & Service Providers

1. Electricity: Florida Power & Light
2. Potable Water: Palm Beach Water Utilities
3. Sanitary Service: Palm Beach Water Utilities
4. Storm Water: South Florida Water Management District
5. Solid Waste: Solid Waste Authority of Palm Beach County (Waste Pro)
6. Janitorial Services: None
7. HVAC Maintenance: Unknown
8. Pest Control: None
9. Fire Alarm: None
10. Fire Extinguishers:
11. Fire Suppression: None
12. Roof Maintenance: None
13. Plumbing Maintenance: Unknown
14. Landscaping: None

Sample Report

5. Site Survey and Document Review

Items

5.0 Property Access

Site Assessor: Angelo Menezes

Date of Walkthroughg: April 15, 2026

Weather Conditions: The weather conditions were clear and sunny with temperatures in the low 80s at the time of the site inspection.

Property Contact: Louis Granteed

Property Questionnaire Sent to: Jessica Lodispoto

Questionnaire Results: A copy of the pre-survey was not returned.

Areas Accessed: Certified Inspectors, LLC observed 100% of the building interior, the building's exteriors, and the subject property grounds.

5.1 Interviews

No one was available to be interviewed.

5.2 Document Review

No documents were volunteered or offered.

Sample Report

6. Site Topography & Drainage

Styles & Materials

General Topography:	Storm Water Drainage:	Access & Egress:
Generally Flat		

Items

6.0 Topography

Sample Report

The subject property appears to be generally level to slightly sloping, consistent with typical South Florida site conditions. The surface is predominantly composed of compacted gravel, crushed limestone, and exposed soil, forming a large open yard suitable for vehicular circulation, equipment storage, and light industrial use. Visual observations indicate minor rutting, uneven grading, and localized depressions throughout the site, particularly in high-traffic areas, which may contribute to intermittent ponding during heavy rainfall events. No significant elevation changes or retaining structures were observed, and the site generally drains toward the perimeter; however, positive drainage does not appear to be uniformly controlled or engineered. Vegetation is limited to perimeter areas, with dense tree lines along the boundaries providing partial screening and wind buffering.

Given the apparent age of the site (circa 1983) and the lack of visible comprehensive resurfacing or regrading, the existing condition reflects long-term wear and incremental maintenance rather than recent site improvements. Typical useful life for gravel/compacted surface systems is approximately 10–20 years with ongoing maintenance; therefore, the current surface condition is considered to be at or beyond its typical service life, though still functional.

Deficiencies / Deferred Maintenance:

Observed deficiencies include surface irregularities, loose aggregate, and evidence of erosion and traffic-related displacement. These conditions may impact drainage performance, create dust, and reduce overall site functionality during wet conditions.

Remaining Useful Life (RUL):

0–5 years (functionally serviceable but fully depreciated)

Capital Expenditure Recommendation:

- Immediate to Short-Term (0–2 years): localized grading, compaction, and addition of new aggregate in high-traffic and low-lying areas to improve drainage and usability.
- Mid-Term (2–5 years): consider full-site regrading and resurfacing, potentially upgrading to a more durable system (e.g., stabilized base, asphalt millings, or partial paving in critical circulation zones).

Budget Range (South Florida):

- Spot grading and aggregate replenishment: \$0.50 – \$1.50/SF (affected areas)
- Full regrading with new aggregate: \$1.50 – \$3.50/SF
- Optional asphalt paving (select areas): \$4.00 – \$8.00/SF

Overall, while the site remains operational, a phased improvement plan is recommended to enhance drainage, reduce maintenance, and improve long-term durability.





6.1 Storm Water Drainage

The subject property appears to utilize a combination of natural grading and perimeter drainage features typical of older industrial sites in South Florida. A drainage canal/swale is present along the property boundary adjacent to the roadway, which appears to function as the primary outfall for stormwater conveyance. The canal contains standing water with visible aquatic vegetation, indicating a relatively low-flow condition and potential sediment accumulation. On-site, drainage is primarily achieved through surface runoff across compacted gravel and soil areas, with limited evidence of formalized stormwater infrastructure such as inlets or subsurface piping, although at least one yard drain structure was observed within the open yard area.

The overall effectiveness of the drainage system appears moderate; however, the relatively flat topography, combined with uneven grading and high-permeability surface materials, suggests that localized ponding is likely during and after heavy rainfall events. The presence of vegetation and organic buildup within the canal may further impede optimal flow, particularly during peak storm conditions. The system appears functional but dated, with performance reliant on ongoing maintenance rather than engineered precision.

Given the property's approximate age of 43 years (circa 1983), any original drainage components—particularly buried piping or yard drains—would typically have a useful life of approximately 25–40 years depending on material and maintenance. As such, these elements should be considered at or beyond their expected service life unless previously replaced.

Deficiencies / Deferred Maintenance:

Observed conditions include potential sedimentation and vegetative overgrowth within the canal, uneven site grading contributing to inconsistent runoff, and limited visible drainage infrastructure across the yard. These factors may reduce drainage efficiency and increase the likelihood of standing water, particularly in high-traffic or low-lying areas.

Remaining Useful Life (RUL):

- Surface drainage (grading-based): Ongoing maintenance required; functionally indefinite with upkeep
- Subsurface components (if original): 0–10 years (assumed near or beyond useful life)

Capital Expenditure Recommendation:

- Immediate (0–1 year): Evaluate and maintain the perimeter canal/swale, including removal of excess vegetation and sediment (subject to local jurisdiction/permit requirements). Regrade localized low areas to promote positive drainage.
- Short-Term (1–3 years): Evaluate and, if necessary, repair or replace existing yard drains and any subsurface piping. Consider adding additional catch basins in ponding-prone areas.
- Mid-Term (3–7 years): Implement a more defined stormwater management plan, which may include re-sloping of the site, installation of additional drainage structures, or partial paving with engineered drainage to improve runoff control.

Budget Range (South Florida):

- Canal cleaning/vegetation removal: \$5,000 – \$20,000 (depending on scope and permitting)
- Regrading and drainage improvements: \$1.50 – \$4.00/SF (affected areas)
- New catch basins and piping: \$3,000 – \$8,000 per structure
- Comprehensive drainage upgrades: \$25,000 – \$100,000+ (site-dependent)

Overall, the drainage system is serviceable but exhibits signs of age and limited infrastructure. Proactive maintenance and phased improvements are recommended to enhance performance and reduce the risk of water-related operational impacts.



6.2 Flood Plain Designation

The subject property, located at 8087 Palomino Drive in Lake Worth, Florida, is situated within FEMA Flood Zone X (unshaded) according to the current Flood Insurance Rate Maps (FIRM) for Palm Beach County, effective October 5, 2017. This designation corresponds to an area of minimal flood risk, lying outside both the 100-year (1% annual chance) and 500-year (0.2% annual chance) floodplains. As such, flood insurance is typically not mandated by federally regulated lenders. Notwithstanding this classification, site observations indicate relatively flat topography and reliance on surface drainage and adjacent canal conveyance, which may contribute to localized ponding during significant rainfall events. Accordingly, while regional flood risk is considered low, minor drainage-related impacts at the site level remain possible.



7. Paving & Curbing

Styles & Materials

Paving Curbing Parking:
Gravel

Number of Parking Levels:
One

Number of Parking Spaces:
None designated

Items

7.0 Ingress & Egress

Sample Report

Access to the subject property at 8087 Palomino Drive is provided via Palomino Drive, which appears to be a local/ industrial roadway serving similar commercial and storage-type uses. The site is accessed through a wide, at-grade entrance suitable for passenger vehicles, light trucks, and larger commercial vehicles, including trailers and equipment. The entry point transitions directly into an expansive, unpaved yard surfaced with compacted gravel and soil, allowing for flexible internal circulation and maneuverability.

Based on visual observations, the ingress/egress configuration is functional and adequate for the property's apparent use; however, the access drive and internal circulation areas exhibit typical wear associated with unpaved surfaces, including loose aggregate, rutting, and uneven grading. These conditions may impact drivability, particularly during wet weather, and could contribute to minor tracking of dirt and debris onto the adjacent roadway. No clearly defined striping, curbing, or formal traffic controls were observed, and site access appears to be informal but unobstructed.

The surrounding roadway network appears to provide reasonable connectivity to nearby arterial routes, including proximity to a major highway corridor, which is beneficial for industrial/logistics use. No significant restrictions to access were observed at the time of inspection.

Deficiencies / Deferred Maintenance:

Unpaved access areas with visible rutting and surface irregularities; lack of defined entry improvements or stabilized apron; potential for reduced usability during heavy rainfall.

Remaining Useful Life (RUL):

Not typically age-defined; condition-based with ongoing maintenance required.

Capital Expenditure Recommendation:

- Immediate to Short-Term (0–2 years): Grade and compact the primary entrance and high-traffic paths; consider installation of a stabilized aggregate or recycled asphalt (millings) apron at the entrance to improve durability and reduce sediment tracking.
- Mid-Term (2–5 years): Evaluate partial paving of the primary ingress/egress drive and key circulation routes to improve long-term performance and reduce maintenance.
- Long-Term (5+ years): Consider full paving and defined traffic flow improvements if property use intensifies or tenant expectations increase.

Budget Range (South Florida):

- Grading and aggregate improvements: \$0.50 – \$1.50/SF
- Stabilized millings/treated base: \$2.00 – \$4.00/SF
- Asphalt paving (drive lanes): \$4.00 – \$8.00/SF

Overall, ingress and egress are considered adequate for current use but would benefit from incremental upgrades to improve durability, safety, and all-weather performance.



7.1 Driveways

The subject property is accessed via unpaved driveway areas consisting primarily of compacted gravel, crushed limestone, and exposed soil. The driveways connect directly from the public roadway to the interior yard and building access points, supporting vehicular circulation, including trucks and equipment typical for this type of industrial use. No asphalt or concrete paved drive lanes were observed.

The driveway surfaces appear aged and utilitarian, likely original or incrementally maintained since the building's construction (circa 1983), making them approximately 40+ years old. Observed conditions include rutting, uneven grading, loose aggregate, and localized depressions, particularly in high-traffic areas. These conditions may contribute to reduced drivability, dust generation during dry conditions, and potential ponding during rainfall events due to inconsistent surface drainage.

Unpaved driveway systems typically require ongoing maintenance and have a functional life of approximately 10–20 years before significant regrading or resurfacing is needed. Based on current observations, the driveway areas are considered fully depreciated but still serviceable, with performance dependent on routine upkeep.

Overall, the driveways are functional but worn, with conditions typical of long-term use without major upgrades.

Deficiencies / Deferred Maintenance:

Rutting and uneven surfaces; loose aggregate; localized depressions; potential for ponding; dust generation; lack of defined drive lanes; absence of paved surfaces; inconsistent drainage performance.

Remaining Useful Life (RUL):

- Unpaved driveway surfaces: 0–5 years (fully depreciated; maintenance-dependent)

Capital Expenditure Recommendation:

- Immediate to Short-Term (0–2 years): Regrade and compact driveway surfaces; add new aggregate to high-traffic and low-lying areas; improve drainage slopes.
- Short-Term (1–3 years): Apply stabilized surface material (e.g., asphalt millings or treated base) to improve durability and reduce maintenance.
- Mid-Term (3–7 years): Consider partial or full paving of primary drive lanes to enhance performance, reduce dust, and improve long-term usability.

Budget Range (South Florida):

- Grading and aggregate replenishment: \$0.50 – \$1.50 per sq. ft.
- Stabilized surface (millings/treated base): \$2.00 – \$4.00 per sq. ft.
- Asphalt paving: \$4.00 – \$8.00 per sq. ft.

In summary, the driveways are unpaved and exhibit typical wear associated with long-term use. While currently functional, they would benefit from regrading, resurfacing, or eventual paving to improve durability, drainage, and overall site performance.



7.2 Parking Areas

Sample Report

The subject property does not include designated or formally improved parking areas; instead, vehicle parking is accommodated informally throughout the open yard on compacted gravel and soil surfaces. This approach is typical for light industrial and yard-use facilities of this vintage; however, no marked stalls, striping, curbing, or ADA-designated accessible parking spaces were observed. While the expansive site provides ample area for vehicle parking and equipment staging, the lack of defined parking layout may result in inefficient use of space, inconsistent circulation patterns, and potential safety concerns. Additionally, the unpaved surface exhibits signs of wear, including rutting and loose aggregate, which may impact usability during wet conditions.

Given the age of the property (circa 1983), the absence of formal parking improvements suggests that parking has remained largely unchanged and should be considered functionally obsolete by modern standards, particularly with respect to accessibility compliance and stormwater control.

Deficiencies / Deferred Maintenance:

Lack of designated parking areas, absence of ADA-compliant accessible spaces, no striping or traffic delineation, and use of unpaved surfaces subject to deterioration and weather-related limitations.

Remaining Useful Life (RUL):

Not applicable (no formal parking infrastructure present); existing condition is fully depreciated from a functional standpoint.

Capital Expenditure Recommendation:

- Immediate (0–1 year): Designate and stabilize a defined parking area near the building entrance, including installation of at least one ADA-compliant accessible space with appropriate signage (subject to jurisdictional requirements).
- Short-Term (1–3 years): Improve surface conditions with compacted aggregate or asphalt millings; establish basic striping and traffic flow patterns if usage warrants.
- Mid-Term (3–7 years): Consider construction of a paved parking area with proper drainage and code-compliant layout, particularly if property use intensifies or changes.

Budget Range (South Florida):

- Stabilized gravel/millings parking area: \$2.00 – \$4.00/SF
- Asphalt paved parking: \$5.00 – \$9.00/SF
- Striping and signage: \$500 – \$2,500 depending on scope
- ADA upgrades (signage, access aisle, minor improvements): \$1,500 – \$5,000

Overall, while the site provides sufficient space for parking, the absence of formal improvements represents a functional limitation and may warrant phased upgrades depending on operational needs and regulatory considerations.



7.3 Curbs, Swales, Others

Sample Report

No continuous curbing was observed at the subject property. The site appears to rely on open, unpaved edges and natural transitions between the gravel yard and adjacent landscaped or vegetated areas. This condition is typical for older, utilitarian industrial properties; however, the absence of curbing reduces the ability to effectively channel stormwater, contain aggregate surfaces, and define vehicular circulation boundaries. As a result, lateral migration of gravel, edge erosion, and inconsistent drainage patterns were observed or are likely over time.

Drainage swales are present primarily along the site perimeter, including a canal/swale feature adjacent to the roadway that serves as the primary stormwater conveyance. These swales appear to be earthen and vegetated, with varying degrees of definition and maintenance. While functional, the swales exhibit characteristics consistent with age and limited formal engineering, including potential sediment buildup, vegetative overgrowth, and irregular side slopes, which may reduce hydraulic efficiency during heavy rainfall events.

Given the property's age (circa 1983), any original site drainage shaping and swale formation would be considered fully depreciated, though still serviceable with maintenance. Earthen swales can have an indefinite life if properly maintained; however, performance is highly dependent on grading integrity and vegetation control.

Deficiencies / Deferred Maintenance:

Absence of curbing; erosion at transitions between yard and perimeter areas; loosely defined swales with potential sedimentation and vegetative overgrowth; limited control of stormwater flow paths.

Remaining Useful Life (RUL):

- Curbs: Not present
- Swales: Indefinite with ongoing maintenance; currently functional but aged

Capital Expenditure Recommendation:

- Immediate to Short-Term (0–2 years): Regrade and reshape existing swales to improve flow consistency; remove excess vegetation and sediment buildup.
- Short-Term (1–3 years): Install selective curbing or edge restraints in high-traffic or critical drainage areas to better define circulation and reduce material migration.
- Mid-Term (3–7 years): Consider enhancing swales with more defined profiles or partial stabilization (e.g., riprap, geotextile reinforcement, or vegetative stabilization) to improve long-term performance.

Budget Range (South Florida):

- Swale regrading and cleaning: \$1.00 – \$3.00/SF (affected areas)
- Concrete curbing installation: \$25 – \$50 per linear foot
- Swale stabilization (riprap/geotextile): \$15 – \$40 per linear foot (depending on design)

Overall, the lack of curbing and the informal nature of the swale system are consistent with the property type and age but limit drainage control and site durability. Targeted improvements would enhance stormwater management and reduce ongoing maintenance demands.



Sample Report

8. Flat Works

Styles & Materials

Sidewalks:

Concrete

Walkways:

Concrete

Items

8.0 Sidewalks & Patios

Sample Report

Limited concrete flatwork was observed at the subject property, primarily consisting of narrow concrete walkways and apron areas immediately adjacent to the building perimeter, particularly at entrances and overhead door locations. These areas appear to function as pedestrian access paths and light-duty work zones rather than formal sidewalks or designated patio spaces. No decorative or recreational patio areas were observed, and the majority of pedestrian and vehicular movement occurs over unpaved gravel and soil surfaces.

The existing concrete flatwork appears to be original or significantly aged (circa 1983), making it approximately 40+ years old. Observed conditions include surface staining, minor cracking, edge deterioration, and localized uneven transitions between concrete and adjacent unpaved areas. Some sections show slight displacement or settlement, which may present minor trip hazards and contribute to drainage toward or along the building perimeter.

Concrete flatwork of this type typically has a service life of 30–40 years depending on use and maintenance. Given the age and observed condition, the sidewalks and apron areas are considered at or beyond their typical service life, though still functional.

Overall, the sidewalks and patios are limited in extent, aged, and utilitarian, with performance dependent on ongoing maintenance.

Deficiencies / Deferred Maintenance:

Aging and weathered concrete; minor cracking and edge deterioration; uneven transitions between slab and adjacent gravel; potential trip hazards; lack of continuous pedestrian pathways; absence of ADA-compliant accessible routes.

Remaining Useful Life (RUL):

- Concrete flatwork: 0–10 years (serviceable but near end of life)

Capital Expenditure Recommendation:

- Immediate to Short-Term (0–2 years): Perform localized repairs including crack sealing, patching, and leveling of uneven sections; improve transitions to reduce trip hazards.
- Short-Term (1–3 years): Extend or define primary pedestrian walk paths near building entrances; address drainage at slab edges.
- Mid-Term (3–7 years): Replace deteriorated sections and consider installation of code-compliant sidewalks, including ADA-accessible routes where required.

Budget Range (South Florida):

- Concrete repair and patching: \$5 – \$12 per sq. ft. (localized areas)
- New concrete sidewalks: \$8 – \$15 per sq. ft.
- ADA improvements: \$2,000 – \$10,000+

In summary, the site contains limited and aging concrete flatwork with no formal patio areas. While currently functional, these elements are near the end of their service life and would benefit from repair, replacement, and potential upgrades to improve safety and accessibility.



9. Landscaping & Appurtenances

Styles & Materials

Irrigation Water:

Well water

Lighting Type:

Wall Mounted

Fencing Type:

Chain Link

Signage:

None

Items

9.0 Landscaping

Sample Report

The landscaping at the subject property is minimal and primarily consists of natural, unmanaged vegetation typical of a light industrial site. Vegetation is concentrated along the property perimeter and includes a mix of mature trees, palms, dense undergrowth, and ground cover. The majority of the site is cleared and utilized for yard/storage purposes, with little to no formal landscaping design, irrigation systems, or maintained planting beds observed. A few palm trees appear to have been intentionally placed along the access drive; however, they are not part of a cohesive landscape plan.

The landscaping appears functional but largely unmanaged, with overgrowth present in several areas. Dense vegetation along fence lines and site boundaries may provide visual screening but can also obscure site features, contribute to moisture retention, and limit accessibility for maintenance and inspection. No formal irrigation system was observed, and plant health appears dependent on natural rainfall. Organic debris and natural growth patterns indicate limited ongoing landscape maintenance.

Given the building's age (circa 1983), the lack of formal landscaping improvements suggests the site has remained largely unchanged, with vegetation developing naturally over time. While this condition is typical for properties of this type, it does not meet modern commercial landscaping or site presentation standards.

Deficiencies / Deferred Maintenance:

Overgrown vegetation along perimeter and fence lines; lack of formal landscaping design; absence of irrigation system; vegetation encroachment on structures and site features; potential for pest harborage; limited maintenance.

Remaining Useful Life (RUL):

- Landscaping (natural vegetation): Indefinite with maintenance
- Irrigation system: Not present

Capital Expenditure Recommendation:

- Immediate to Short-Term (0–2 years): Trim and clear overgrown vegetation; establish clear zones around building, fencing, and equipment; remove invasive growth and organic debris.
- Short-Term (1–3 years): Implement basic landscape management plan, including periodic trimming and site cleanup; consider selective planting for improved site appearance.
- Mid-Term (3–7 years): Consider installation of formal landscaping and irrigation system if property repositioning or improved curb appeal is desired.

Budget Range (South Florida):

- Vegetation clearing and trimming: \$500 – \$3,000 (site-dependent)
- Ongoing maintenance: \$100 – \$500 per month
- Basic landscaping improvements: \$2,000 – \$10,000+

In summary, the landscaping is minimal and largely unmanaged, consistent with the property's industrial use. While functional, it would benefit from routine maintenance and selective improvements to enhance accessibility, reduce risk, and improve overall site appearance.



9.1 Irrigation/Sprinklers

The property does not appear to have a functional, active irrigation system. Evidence of prior irrigation infrastructure was observed in the form of two abandoned water wells and associated above-ground piping and equipment; however, these components appear to be inactive and not currently in service. The system, if previously utilized, was likely intended to support basic landscape irrigation for perimeter vegetation.

The existing well-related components exhibit significant signs of neglect, including exposed piping, corrosion at fittings, unsecured or open electrical elements, and heavy vegetation overgrowth surrounding portions of the system. One well assembly includes a pressure tank and control components in deteriorated condition, while another consists of a capped vertical pipe located within dense vegetation. No operational pumps, controls, or distribution lines were confirmed to be functional at the time of inspection.

Given the lack of maintenance and apparent abandonment, the irrigation system should be considered non-functional and fully depreciated. Any continued reliance on these components would be unreliable, and the condition may present safety concerns, particularly with exposed or unsecured elements.

Deficiencies / Deferred Maintenance:

Abandoned and non-functional irrigation system; deteriorated well components; exposed and potentially unsafe electrical elements; corrosion at piping and fittings; vegetation overgrowth limiting access; no evidence of active irrigation controls or distribution.

Remaining Useful Life (RUL):

- Irrigation system: 0 years (non-functional; end of life)
- Well components: 0–5 years (likely requires full replacement or decommissioning)

Capital Expenditure Recommendation:

- Immediate to Short-Term (0–2 years): Secure or decommission abandoned well equipment; remove or isolate exposed electrical components; clear vegetation for safe access; evaluate environmental or safety requirements for proper abandonment.
- Short-Term (1–3 years): If irrigation is desired, design and install a new irrigation system (municipal or well-based) with modern controls and backflow protection.
- Mid-Term (3–7 years): Maintain and service new system as part of routine property management.

Budget Range (South Florida):

- Well abandonment/decommissioning: \$1,000 – \$5,000
- Minor cleanup and securing: \$500 – \$2,000
- New irrigation system installation: \$3,000 – \$15,000+ (site-dependent)

In summary, the irrigation system is not operational and appears abandoned, with visible deterioration and safety concerns. Proper decommissioning or replacement is recommended depending on future site use and landscaping needs.



9.2 Exterior Property Lighting

The exterior lighting system consists of wall-mounted fixtures installed at building elevations, including above overhead door openings and at select corners of the structure. The fixtures appear to be basic flood or wall-pack style luminaires typical of older industrial properties. No pole-mounted or site-wide area lighting was observed, and illumination appears to be limited to building-mounted sources.

Based on visual observation, the system appears partially functional and dated. Some fixtures show signs of corrosion, particularly at mounting points and adjacent metal surfaces, consistent with long-term exposure to weather and moisture. Light distribution is likely uneven, with limited coverage across the yard and perimeter areas. The absence of comprehensive site lighting may result in dark zones, particularly along building sides and rear areas, which can impact safety and security.

Fixture type and age suggest that portions of the system may utilize older, less efficient lighting technology (non-LED), contributing to reduced light output and higher operating costs. No motion sensors, photocells, or automated controls were clearly identified. Wiring conditions and internal fixture components were not inspected, and functionality of all fixtures could not be confirmed during daylight conditions.

Overall, the exterior lighting system is functional in limited capacity but largely depreciated, with performance below modern commercial standards.

Deficiencies / Deferred Maintenance:

Limited lighting coverage; absence of pole-mounted/site lighting; corrosion at fixtures and mounting areas; aging and potentially inefficient fixtures; uneven illumination; lack of visible automated controls (photocells/motion sensors); overall dated system.

Remaining Useful Life (RUL):

- Exterior light fixtures: 0–5 years (near end of functional life)
- Electrical components/drivers: 0–5 years (dependent on condition)

Capital Expenditure Recommendation:

- Immediate to Short-Term (0–2 years): Repair or replace non-functional fixtures; address corrosion at mounting points; ensure all entry points and critical areas are adequately illuminated.
- Short-Term (1–3 years): Upgrade to LED wall-pack fixtures with improved lumen output and energy efficiency; install photocells or motion sensors for automatic operation.
- Mid-Term (3–7 years): Consider adding pole-mounted area lighting to improve site-wide coverage, safety, and security.

Budget Range (South Florida):

- LED wall-pack fixture replacement: \$250 – \$700 per fixture installed
- Photocell/motion sensor installation: \$100 – \$300 per unit
- Pole-mounted lighting (installed): \$2,000 – \$5,000+ per pole

In summary, the exterior lighting system provides minimal illumination and is limited in both coverage and performance. Upgrades to modern LED fixtures and expanded site lighting are recommended to improve safety, security, and operational efficiency.



9.3 Fencing/Walls

Sample Report

The property is partially enclosed by a chain-link fencing system with a rolling gate at the primary entrance. The fencing appears to be typical galvanized chain-link construction supported by metal posts, with sections running along portions of the site perimeter. The gate is designed to allow vehicular access into the yard area and is positioned at the main entry point from the roadway.

Based on visual observation, the fencing system is inconsistent and partially compromised. While some sections appear intact, other areas are obscured by dense vegetation or appear incomplete, reducing the effectiveness of the enclosure. The main rolling gate was observed in an open and unsecured position, and overall hardware condition (rollers, track, locking mechanism) could not be fully verified but appears aged. Vegetation encroachment along fence lines further limits visibility and may conceal damage or breaches.

The fencing system appears to be original or significantly aged, with typical wear including minor corrosion at metal components and potential loosening of fabric or posts in some areas. The lack of a continuous, clearly defined perimeter reduces site security and controlled access.

Overall, the fencing and gate system is functionally limited and largely depreciated, with performance affected by age, vegetation, and incomplete enclosure.

Deficiencies / Deferred Maintenance:

Incomplete or obscured perimeter fencing; vegetation overgrowth along fence lines; gate observed open/unsecured; aging hardware and potential corrosion; limited access control; possible hidden breaches or damage.

Remaining Useful Life (RUL):

- Chain-link fencing: 5–10 years (with maintenance)
- Gate and hardware: 3–7 years (condition-dependent)

Capital Expenditure Recommendation:

- Immediate to Short-Term (0–2 years): Clear vegetation along fence lines; inspect entire perimeter for gaps or damage; repair or secure gate and ensure proper locking functionality.
- Short-Term (1–3 years): Replace or reinforce deteriorated fence sections; upgrade gate hardware and improve access control.
- Mid-Term (3–7 years): Consider installation of a continuous, upgraded perimeter fencing system if enhanced security is required.

Budget Range (South Florida):

- Fence repair: \$15 – \$40 per linear foot
- New chain-link fencing: \$25 – \$60 per linear foot
- Gate repair/replacement: \$1,000 – \$5,000+

In summary, the fencing and gate system provides partial enclosure but is inconsistent and affected by deferred maintenance. Repairs, vegetation control, and potential upgrades are recommended to improve site security and functionality.



9.4 Property Signage

No formal property signage was observed at the time of inspection. The site lacks visible identification signs, directional signage, safety warnings, or regulatory postings typically found at commercial or industrial properties. The entrance and perimeter areas appear unmarked, with no clear indication of business identity, access restrictions, or operational guidance.

The absence of signage limits wayfinding, reduces site professionalism, and may impact liability exposure, particularly with respect to unauthorized access or safety communication. No evidence of prior signage installations (e.g., mounting brackets or sign panels) was clearly observed.

Given the building's age (circa 1983) and utilitarian use, it is likely that signage has either never been formally installed or has been removed over time. Current conditions reflect a lack of basic site communication elements.

Overall, signage is not present, and the property lacks essential visual identification and safety communication.

Deficiencies / Deferred Maintenance:

No property identification signage; absence of directional or wayfinding signs; no posted safety or warning signage (e.g., "Private Property," "No Trespassing"); lack of traffic or operational signage; potential liability exposure.

Remaining Useful Life (RUL):

- Signage: Not applicable (none present)

Capital Expenditure Recommendation:

- Immediate to Short-Term (0–2 years): Install basic signage at the entrance and key locations, including property identification, "No Trespassing," and safety warnings as applicable.
- Short-Term (1–3 years): Add directional and operational signage to improve traffic flow and site usability; ensure compliance with local requirements.
- Mid-Term (3–7 years): Upgrade signage as part of branding or property improvements.

Budget Range (South Florida):

- Basic signage (installed): \$200 – \$1,500
- Branded monument or wall sign: \$2,000 – \$10,000+
- Safety and regulatory signage: \$50 – \$300 per sign

In summary, no signage is present at the property. Installation of basic identification and safety signage is recommended to improve functionality, compliance, and overall site presentation.

9.5 Dumpster Enclosures

No dedicated dumpster enclosure was observed at the subject property. There is no visible structure or designated area constructed for the containment and screening of solid waste receptacles, such as a fenced or masonry enclosure with gated access. Any waste handling, if present, appears to be informal and not clearly defined within the site layout.

The absence of a dumpster enclosure is typical of older industrial properties but does not align with current standards for site organization, sanitation, and visual screening. Without a designated enclosure, waste containers (if utilized) may be exposed, contributing to potential issues such as debris accumulation, pest attraction, and reduced site aesthetics. Additionally, lack of containment may allow waste to be displaced by wind, weather, or site activity.

No evidence of drainage provisions, concrete pads, or wash-down areas associated with waste management was observed. The condition suggests that waste handling practices are either minimal or not formally managed.

Overall, a dumpster enclosure is not present, and waste management infrastructure appears limited.

Deficiencies / Deferred Maintenance:

No dumpster enclosure or designated waste area; lack of screening or containment; potential for debris and pest issues; absence of defined waste management infrastructure; possible non-compliance with local ordinances depending on use.

Remaining Useful Life (RUL):

- Dumpster enclosure: Not applicable (none present)

Capital Expenditure Recommendation:

- Immediate to Short-Term (0–2 years): Designate a defined waste collection area; ensure proper placement of dumpsters away from building entrances and drainage paths.
- Short-Term (1–3 years): Construct a code-compliant dumpster enclosure (chain-link with slats or masonry) with gated access and concrete pad.
- Mid-Term (3–7 years): Upgrade enclosure for durability and aesthetics as part of site improvements.

Budget Range (South Florida):

- Basic chain-link enclosure with gate: \$2,000 – \$6,000
- Masonry dumpster enclosure: \$5,000 – \$15,000+
- Concrete pad installation: \$1,500 – \$4,000

In summary, no dumpster enclosure is present at the property. Installation of a designated and enclosed waste area is recommended to improve site organization, sanitation, and compliance with typical commercial standards.

10. Foundation (Substructure)

Styles & Materials

Foundation Type:

Concrete Perimeter Footer and Concrete Slab

Building Type:

Commercial Steel Building

Items

10.0 Substructure (Foundation)

Sample Report

The building foundation consists of a cast-in-place concrete slab-on-grade system, typical for light industrial structures of this type and era. Based on available information and prior references, the property is estimated to have been constructed circa 1983, making the foundation approximately 40+ years old. The slab surfaces observed both at the exterior and interior areas appear generally serviceable, with no clear evidence of major structural failure such as significant differential settlement or large displacement cracking. However, visible conditions include surface wear, minor cracking, edge deterioration, and localized areas of spalling and erosion, particularly along slab perimeters and transitions to exterior paved or gravel areas. These conditions are consistent with age, exposure, and long-term use, especially in a high-moisture South Florida environment where soil movement and drainage variability can impact slab performance over time.

Concrete slab-on-grade foundations can have a service life exceeding 50+ years when properly constructed and maintained. Given the observed condition and age, the remaining useful life (RUL) of the foundation is estimated to be approximately 15–25+ years, assuming no underlying soil instability issues and that ongoing maintenance is performed.

Deficiencies / Deferred Maintenance:

Minor to moderate cracking consistent with age; localized edge deterioration and spalling; surface wear from use and exposure; possible minor erosion at slab perimeters; lack of sealing at joints and transitions allowing moisture intrusion.

Remaining Useful Life (RUL):

- Slab-on-Grade Foundation: 15–25+ years (with maintenance)
- Localized Deteriorated Areas: Reduced; repair recommended as needed

Capital Expenditure Recommendation:

- Immediate to Short-Term (0–2 years): Seal visible cracks and joints to limit water intrusion; patch and repair spalled or deteriorated areas; improve grading at slab edges where minor erosion is present.
- Short-Term (1–3 years): Apply a protective concrete sealer or coating in high-traffic or exposed areas to reduce moisture penetration and surface wear.
- Mid-Term (3–7 years): Monitor for progression of cracking or settlement; perform additional localized repairs as needed, including joint re-sealing and surface rehabilitation.
- Long-Term (7–15+ years): Budget for partial slab replacement or significant rehabilitation in high-wear zones if deterioration accelerates.

Budget Range (South Florida):

- Crack sealing and minor repairs: \$3 – \$8/SF (affected areas)
- Concrete patching/spall repair: \$5 – \$15/SF (localized areas)
- Concrete sealing/coating: \$2 – \$6/SF
- Partial slab replacement: \$10 – \$20/SF

Overall, the foundation appears to be performing its intended function, with observed deficiencies largely consistent with age and use. Continued maintenance and localized repairs should allow the slab system to remain serviceable, though long-term planning should account for incremental rehabilitation as the structure continues to age.





Out of Scope Issues:

Entering of Crawl space or confined areas (however, the field observer should observe conditions to the extent easily visible from the point of access to the crawl or confined space areas), determination of previous substructure flooding or water penetration unless easily visible or if such information is provided.

Roof: Walking on pitched roofs, or any roof areas that appear to be unsafe, or roofs with no built-in access, or determining any roofing design criteria.

Sample Report

11. Framing, Roof Framing, Decking (Superstructure)

Styles & Materials

Roof Structure:

Metal Panels

Items

11.0 Framing System

Sample Report

The building framing consists of a structural steel system with rigid frames, beams, and purlins supporting metal wall and roof panels. Based on construction type and observed conditions, the structure is estimated to have been built circa 1980s–early 2000s, placing its age in the range of approximately 20–40 years. The primary framing members appear generally aligned and functional, with no obvious signs of global structural distress such as significant deflection or deformation. However, moderate to heavy surface corrosion is visible on multiple steel members, particularly at connection points and along horizontal framing elements. Of greater concern are localized areas of advanced corrosion with section loss and visible perforations along a beam line, indicating prolonged moisture exposure and active deterioration. Evidence of water intrusion from the roof system is also present, which is likely accelerating corrosion of the structural components.

Structural steel framing systems typically have a service life of 40–60+ years when properly protected and maintained. Given the observed corrosion and deferred maintenance, the remaining useful life (RUL) of the framing system is estimated to be reduced to approximately 15–30 years, contingent upon timely remediation and implementation of a corrosion control program.

Deficiencies / Deferred Maintenance:

Localized advanced corrosion with section loss and perforation at horizontal framing members; widespread surface rust on primary and secondary steel members; evidence of ongoing moisture intrusion contributing to accelerated deterioration; lack of protective coatings or maintenance program.

Remaining Useful Life (RUL):

- Primary Structural Framing: 15–30 years (with remediation)
- Localized Deteriorated Members: Significantly reduced; repair or replacement recommended

Capital Expenditure Recommendation:

- Immediate to Short-Term (0–2 years): Engage a structural engineer to evaluate compromised members; perform localized steel repairs or reinforcement; remove active rust, treat affected areas, and apply protective coatings; address sources of water intrusion at the roof system.
- Short-Term (1–3 years): Implement a comprehensive corrosion control program, including cleaning, priming, and recoating of all exposed structural steel components.
- Mid-Term (3–7 years): Budget for selective replacement of secondary members (purlins/girts) in areas with recurring corrosion or exposure.
- Long-Term (7–15+ years): Plan for more extensive structural rehabilitation or upgrades if corrosion progresses or maintenance is not consistently performed.

Budget Range (South Florida):

- Structural engineering evaluation: \$3,000 – \$10,000
- Localized steel repair/reinforcement: \$2,500 – \$10,000 per affected area
- Steel cleaning and recoating: \$4 – \$10/SF of steel surface area
- Selective member replacement (purlins/girts): \$50 – \$150 per linear foot

Overall, while the structural framing remains functional, the observed corrosion—particularly areas with section loss—represents a meaningful condition concern. Proactive repair and protective treatment are essential to preserve structural integrity and extend the service life of the system.





11.1 Roof Framing and Decking

The roof structure consists of a structural steel framing system supporting metal roof decking typical of pre-engineered metal buildings. The framing includes primary steel rigid frames with secondary members (purlins) spanning between frames, supporting corrugated metal roof panels. Based on available information, the system is likely original to the building (circa 1983), making it approximately 40+ years old.

The roof framing appears generally intact and functional, with no visible evidence of significant structural deformation or widespread distress from accessible viewpoints. However, moderate surface corrosion was observed on portions of the steel members, particularly at secondary framing elements and connection points. The roof decking (metal panels) shows signs of age, including oxidation and areas of prior repair, consistent with the roofing system condition. Evidence of past or ongoing moisture intrusion from the roof system may be contributing to localized corrosion of framing members.

Metal roof framing systems typically have a service life of 40–60+ years when properly maintained and protected from moisture. Given the age and observed conditions, the roof framing and decking are considered serviceable but aged, with remaining useful life dependent on controlling corrosion and addressing roof leaks.

Overall, the system remains structurally functional, though maintenance and monitoring are important to preserve long-term performance.

Deficiencies / Deferred Maintenance:

Surface corrosion on steel framing members; signs of oxidation at metal decking; evidence of prior moisture intrusion; aging roof panels contributing to ongoing exposure; lack of protective coatings in some areas.

Remaining Useful Life (RUL):

- Structural steel framing: 15–25+ years (with maintenance)
- Metal roof decking: 5–15 years (dependent on roof system condition)

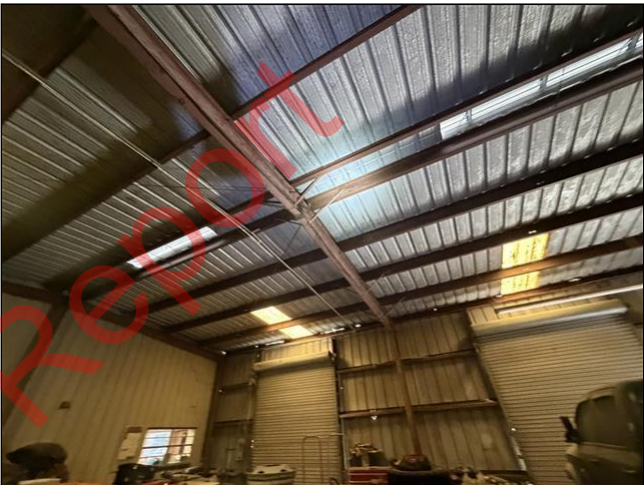
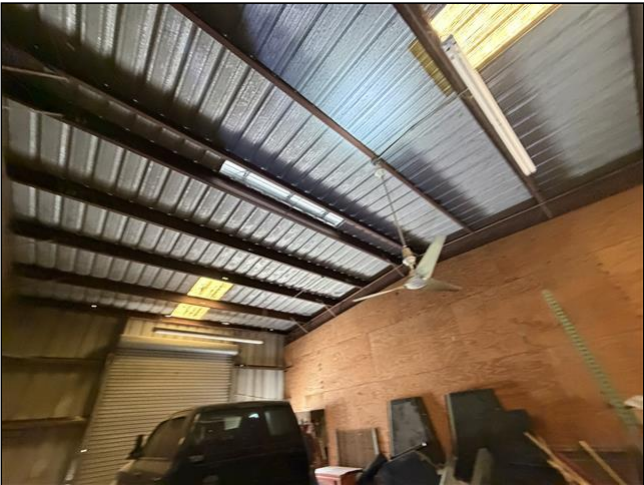
Capital Expenditure Recommendation:

- Immediate to Short-Term (0–2 years): Address active roof leaks to prevent further moisture intrusion; clean and treat corroded steel areas; apply protective coatings where accessible.
- Short-Term (1–3 years): Implement a corrosion control program for exposed framing; coordinate repairs with roof system maintenance.
- Mid-Term (3–7 years): Replace roof decking/panels in conjunction with full roof replacement; evaluate and reinforce any deteriorated secondary members as needed.

Budget Range (South Florida):

- Steel cleaning and coating: \$4 – \$10 per sq. ft. (steel surface area)
- Localized steel repair: \$2,000 – \$8,000 (per area)
- Roof decking replacement (with reroof): \$8 – \$15 per sq. ft. (incremental cost)

In summary, the roof framing and decking are typical for the building type and remain structurally functional, but exhibit age-related corrosion and exposure to moisture. Timely roof repairs and corrosion mitigation are essential to extend the service life of the system.



Sample Report





Sample Report

12. Roofing

Styles & Materials

Roof Age:

Original

Roof Type:

Low Slope

Roof Covering:

Metal Panels

Ventilation:

Ridge Vents

Items

12.0 Roofing

Sample Report

The subject property is improved with a corrugated metal panel roofing system, consistent with light industrial construction typical of the early 1980s. Based on the observed condition, the roof appears to be original or near-original to the building (circa 1983), making it approximately 40+ years old. The roofing panels exhibit widespread signs of age-related deterioration, including oxidation, surface wear, and numerous prior repairs. Evidence of ongoing maintenance is visible in the form of sealant applications at fasteners, seams, and penetrations, as well as isolated panel replacements with newer, mismatched materials. These patchwork repairs indicate a reactive maintenance approach and suggest a history of active leakage.

Panel edges, particularly along the eaves, show advanced corrosion and material loss, which is a critical concern as these areas are more vulnerable to wind uplift and water intrusion. The fastener pattern appears inconsistent, with many exposed fasteners having been sealed over—likely due to fastener back-out or gasket failure. Roof-mounted elements, including vents and raised curb structures, also show heavy sealant buildup, indicating repeated attempts to address flashing failures. Overall, the system is considered to be at or beyond its typical service life expectancy.

For corrugated metal roofing systems of this type, the typical useful life ranges from 25 to 40 years depending on maintenance and environmental exposure. Given the building's age and observed condition, the remaining useful life (RUL) is considered minimal, with a high likelihood of continued leaks and escalating maintenance costs.

Deficiencies / Deferred Maintenance:

Extensive oxidation and corrosion of metal panels, particularly at edges; multiple prior repairs with heavy sealant use; likely fastener fatigue and gasket failure; evidence of active or historical leaks; inconsistent panel replacements; aging and potentially compromised flashing at penetrations and roof transitions.

Remaining Useful Life (RUL):

- Metal Roofing System: 0–3 years (functionally at end of life)

Capital Expenditure Recommendation:

- Immediate to Short-Term (0–1 year): Continue active leak management as needed (sealant, fastener replacement) to maintain short-term functionality, particularly if ownership horizon is limited.
- Short-Term (1–3 years): Budget and plan for full roof replacement. Interim coating systems may be considered, but only as a temporary measure and if substrate conditions are verified as suitable.
- Replacement Scope: Removal of existing panels (or retrofit over existing, if structurally appropriate), installation of new code-compliant metal roofing system with concealed fasteners or improved exposed fastener system, upgraded underlayment, and new flashing details at all penetrations and transitions.

Budget Range (South Florida):

- Full metal roof replacement: \$12 – \$20 per SF
- Roof coating system (temporary life extension): \$4 – \$8 per SF
- Fastener replacement / localized repairs: \$1.50 – \$3.50 per SF (as interim measure)

Overall, the roofing system is in a heavily aged and patched condition, with deferred replacement likely increasing the risk of interior damage and higher lifecycle costs. Proactive replacement planning is strongly recommended to stabilize the asset and reduce ongoing maintenance exposure.





12.1 Drainage

The building utilizes a simple gravity drainage system typical of low-slope industrial structures, consisting primarily of perimeter drip edges with limited formal collection or conveyance components. No continuous gutter system was observed along the eaves, and stormwater appears to discharge directly off the roof edges to the surrounding grade. Downspouts were observed at select locations; however, their presence is limited and does not represent a fully integrated roof drainage system. As a result, runoff is largely unmanaged, relying on site grading and adjacent ground surfaces for dispersal.

The roof surface shows signs of age and ongoing maintenance, including multiple patched areas, sealant applications at seams, and localized repairs around penetrations and transitions. These conditions, combined with the absence of a controlled drainage system, contribute to uneven water shedding and increase the likelihood of concentrated discharge zones along the perimeter. Evidence of staining, edge deterioration, and localized corrosion at the eaves suggests prolonged exposure to uncontrolled runoff. Additionally, the lack of positive drainage components such as internal drains or scuppers may allow for minor ponding in low areas, particularly given the age of the structure (circa 1983) and the potential for deflection or settlement over time.

Given the building's age and construction type, the existing drainage approach would be considered functionally basic and largely depreciated. While it may continue to perform under normal conditions, it lacks the efficiency and control of modern systems designed to direct water away from the structure and reduce long-term wear.

Deficiencies / Deferred Maintenance:

Absence of continuous gutter system; limited and inconsistent downspout placement; uncontrolled roof runoff; signs of edge deterioration and corrosion at eaves; evidence of patching and aging roof surfaces; potential for localized ponding due to minimal positive drainage design.

Remaining Useful Life (RUL):

- Drainage system (overall): 0–5 years (functionally limited and near end of typical service life expectations for performance standards)
- Downspouts (localized): 3–7 years (where present, assuming maintenance)

Capital Expenditure Recommendation:

- Immediate to Short-Term (0–2 years): Address active drainage concerns by improving discharge control at key areas; extend downspouts where present to direct water away from the foundation; seal and reinforce vulnerable edge conditions.
- Short-Term (1–3 years): Install a more comprehensive gutter and downspout system along primary roof edges to better manage stormwater and reduce perimeter erosion.
- Mid-Term (3–7 years): Evaluate incorporation of enhanced drainage improvements in conjunction with future roof replacement, such as tapered insulation for positive slope, additional scuppers, or upgraded collection systems.

Budget Range (South Florida):

- Gutter and downspout installation: \$20 – \$45 per linear foot
- Downspout extensions and drainage improvements: \$500 – \$2,500 per location
- Roof slope correction (tapered insulation, during reroof): \$3 – \$7 per SF (incremental cost)

Overall, the existing roof drainage approach is minimal and typical for older industrial buildings but results in limited control of stormwater runoff. Strategic upgrades would significantly improve water management, reduce localized deterioration, and extend the service life of both the roof system and adjacent building components.



12.2 Roof Penetrations

Multiple roof penetrations were observed throughout the low-slope metal roof system, including vent stacks, mechanical curbs, and miscellaneous utility penetrations. These penetrations appear to have been installed at different times, as evidenced by varying materials, patching methods, and sealant applications. The majority of penetrations rely on field-applied sealants and flashing repairs rather than uniform, factory-integrated flashing systems. This condition is typical for older industrial buildings that have undergone incremental modifications; however, it introduces variability in performance and long-term watertightness.

Visible conditions include aging and deteriorated sealant, inconsistent flashing details, and localized patching around penetrations. Several areas exhibit excessive or layered sealant application, suggesting prior leakage or ongoing maintenance efforts. Transitions between original roofing panels and patched sections appear particularly vulnerable to water intrusion, especially under wind-driven rain conditions common in South Florida. While no active leaks were confirmed at the time of inspection, these conditions are considered high-risk due to the reliance on maintenance-based waterproofing rather than durable flashing assemblies.

Given the building's age (circa 1983) and the cumulative nature of repairs, the penetration detailing would be considered functionally aged and approaching the end of its reliable service life. Continued performance will depend heavily on ongoing maintenance and periodic resealing.

Deficiencies / Deferred Maintenance:

Aging and deteriorated sealant at penetrations; inconsistent and non-uniform flashing methods; evidence of repeated patching and repairs; potential vulnerability to water intrusion at seams and transitions; reliance on sealant rather than integrated flashing systems.

Remaining Useful Life (RUL):

- Penetration flashing and sealants: 0–3 years (maintenance-dependent; near end of reliable performance window)

Capital Expenditure Recommendation:

- Immediate to Short-Term (0–2 years): Inspect and reseal all roof penetrations using compatible, high-quality roofing sealants; remove and replace failing or excessive patching where necessary to establish uniform detailing.
- Short-Term (1–3 years): Upgrade critical penetrations with improved flashing assemblies (e.g., prefabricated boots, reinforced curbs) to reduce reliance on sealants alone.
- Mid-Term (3–7 years): Coordinate full penetration flashing upgrades with future roof replacement to implement a fully integrated, long-term watertight system.

Budget Range (South Florida):

- Sealant repair and penetration maintenance: \$250 – \$750 per penetration
- Installation of prefabricated flashing/boots: \$500 – \$1,500 per penetration
- Full upgrade during reroof (integrated flashing systems): \$2 – \$5 per SF (incremental cost)

Overall, the roof penetrations reflect a history of ongoing modifications and maintenance, with performance currently dependent on aging sealants and patchwork repairs. Proactive upgrades and improved flashing methods would significantly reduce the risk of future leaks and enhance the overall reliability of the roofing system.



12.3 Roof Access

Sample Report

Access to the roof appears to be limited and informal, with no permanently installed exterior ladder, roof hatch, or dedicated access system observed. Based on the building configuration, roof access is likely achieved via portable ladders or temporary means, which is typical for older industrial buildings of this type (circa 1983). No guardrails, fall protection anchors, or designated access points were identified.

The absence of a fixed roof access system reduces safe and convenient access for maintenance, inspection, and emergency purposes. This condition may also limit routine upkeep of roof-mounted equipment, drainage components, and penetrations, potentially contributing to deferred maintenance. Additionally, lack of fall protection features presents a safety concern for personnel accessing the roof.

Modern commercial standards typically include fixed ladders, roof hatches, or interior access points, along with appropriate fall protection measures, particularly for buildings requiring regular roof servicing.

Overall, roof access is not formally provided and is considered inadequate by current safety and maintenance standards.

Deficiencies / Deferred Maintenance:

No permanent roof access system; reliance on portable ladders; absence of guardrails or fall protection; limited safe access for maintenance; potential safety risk for personnel.

Remaining Useful Life (RUL):

- Roof access system: Not applicable (none present)

Capital Expenditure Recommendation:

- Immediate to Short-Term (0–2 years): Implement safe temporary access procedures; restrict unauthorized roof access; evaluate need for permanent access system.
- Short-Term (1–3 years): Install code-compliant roof access, such as a fixed exterior ladder or interior roof hatch; incorporate fall protection measures (e.g., ladder cages, tie-off points).
- Mid-Term (3–7 years): Upgrade access system as part of broader roof replacement or building improvements.

Budget Range (South Florida):

- Fixed exterior ladder (installed): \$1,500 – \$4,000
- Roof hatch installation: \$2,500 – \$6,000+
- Fall protection anchors/systems: \$500 – \$2,000

In summary, no formal roof access system is present, and access is likely achieved through temporary means. Installation of a permanent, code-compliant access solution is recommended to improve safety and facilitate proper maintenance.

13. Facade (Exterior Walls)

Styles & Materials

Exterior Doors:

MetaL Doors

Window Types:

Aluminum Louver

Siding Style:

Metal

Siding Material:

Metal

Items

13.0 Exterior Walls

Sample Report

The exterior walls consist of corrugated metal panel siding typical of pre-engineered metal buildings, likely original or partially retrofitted given the building's approximate age (circa 1983). The panels are vertically oriented and mounted to a metal frame system, with exposed fasteners and overlapping seams. The overall façade presents as functional and consistent with the building type; however, it exhibits signs of age, wear, and localized damage. Observed conditions include minor panel deformation, surface staining, and areas of patching or repair, particularly around openings and previous modifications.

At multiple locations, the lower wall sections show signs of impact damage, corrosion at panel edges, and deterioration near grade level. Vegetation growth, debris accumulation, and organic material buildup were observed along portions of the perimeter, which can accelerate moisture retention and corrosion over time. Additionally, some wall penetrations (electrical, mechanical, and drainage components) appear loosely sealed or inconsistently flashed, increasing the potential for moisture intrusion. The interface between wall panels and adjacent elements (doors, windows, and roll-up openings) shows signs of aging sealants and irregular detailing.

The façade system appears to be serviceable but largely depreciated, with performance dependent on ongoing maintenance. While no widespread structural failure was observed, the cumulative effect of deferred maintenance and environmental exposure (sun, moisture, and coastal conditions typical of South Florida) is evident.

Deficiencies / Deferred Maintenance:

Localized corrosion at panel bases and edges; minor panel deformation and impact damage; vegetation and debris accumulation at wall perimeters; aging and deteriorated sealants at joints and penetrations; inconsistent flashing at openings; evidence of previous patchwork repairs.

Remaining Useful Life (RUL):

- Metal wall panels: 10–20 years (structurally serviceable but cosmetically and functionally aged)
- Sealants and flashing: 2–5 years (maintenance-dependent; approaching end of effective life)

Capital Expenditure Recommendation:

- Immediate to Short-Term (0–2 years): Remove vegetation and debris at building perimeter; clean and treat areas of minor corrosion; reseal wall penetrations, joints, and transitions; repair damaged panels where necessary.
- Short-Term (1–3 years): Implement a more uniform sealing and weatherproofing program, including replacement of aged sealants and improved flashing at openings.
- Mid-Term (3–7 years): Consider partial panel replacement or recoating (protective paint system) to extend service life and improve durability and appearance.

Budget Range (South Florida):

- Sealant replacement and minor repairs: \$3 – \$8 per SF (affected areas)
- Panel repair/replacement: \$15 – \$35 per SF
- Protective coating system (metal panels): \$4 – \$10 per SF

Overall, the exterior wall system is typical for the building type and remains functional, but exhibits age-related wear and deferred maintenance. Targeted repairs and protective measures would improve weather resistance, extend service life, and reduce the likelihood of progressive deterioration.





13.1 Fascia, Soffits, Trim

Sample Report

The building features minimal architectural trim components, consistent with a pre-engineered metal structure. A metal fascia is present along the roof perimeter, forming a simple edge termination for the corrugated roof panels. Traditional soffits are largely absent, as the structure does not utilize enclosed overhangs; instead, the roof system terminates directly at the wall plane with exposed or minimally detailed transitions. Trim elements are limited to metal flashings at corners, door and window openings, and roof-to-wall intersections.

Observed conditions indicate that the fascia and trim components are functional but exhibit age-related wear. Localized corrosion, paint deterioration, and staining were noted along the roof edge, particularly where uncontrolled roof runoff discharges directly off the eaves. Some sections show minor misalignment or waviness, likely due to long-term exposure and fastening fatigue. At transitions and terminations, sealants appear aged and inconsistent, with evidence of prior repairs. The absence of soffits reduces concealed moisture concerns but leaves framing transitions more exposed to weather and pests.

Given the building's age (circa 1983) and the basic nature of these components, the fascia and trim are considered largely depreciated but still serviceable with maintenance. Their performance is closely tied to overall roof drainage behavior and ongoing upkeep.

Deficiencies / Deferred Maintenance:

Localized corrosion and paint deterioration at fascia; staining from uncontrolled roof runoff; aging and inconsistent sealants at trim joints and transitions; minor misalignment of metal trim components; limited detailing at roof edge due to absence of soffits.

Remaining Useful Life (RUL):

- Fascia and metal trim: 5–10 years (serviceable with maintenance)
- Sealants at joints and transitions: 2–4 years (approaching end of effective life)

Capital Expenditure Recommendation:

- Immediate to Short-Term (0–2 years): Clean and treat corroded areas; reseal joints and transitions; secure or re-fasten any loose or misaligned trim sections.
- Short-Term (1–3 years): Repaint or apply protective coating to fascia and trim to reduce further corrosion and extend service life.
- Mid-Term (3–7 years): Coordinate replacement or upgrade of fascia/edge metal in conjunction with future roof improvements, potentially incorporating enhanced edge detailing for better water control.

Budget Range (South Florida):

- Sealant and minor trim repairs: \$10 – \$25 per linear foot
- Repainting / protective coating: \$15 – \$35 per linear foot
- Fascia/edge metal replacement: \$40 – \$85 per linear foot

Overall, the fascia and trim system is basic and typical for this type of structure, with no soffit system present. While currently functional, these components show signs of aging and would benefit from targeted maintenance and integration with improved roof drainage measures.



13.2 Entrances, Doors, Windows

Sample Report

The building is equipped with multiple overhead (roll-up) garage doors, standard man doors, and a limited number of exterior windows, all typical of pre-engineered metal buildings of this type and approximate age. The overhead doors are metal slat roll-up assemblies installed within framed wall openings, with exposed guides, tracks, and operating components. The windows appear to be older aluminum-framed units with single-pane glazing, set within metal panel wall sections. Overall, these opening components appear aged and inconsistently maintained.

At the time of inspection, only one (1) of the seven (7) overhead doors was operational, with the remaining doors observed to be non-functional. Observed conditions include corrosion at door panels and hardware, misalignment of tracks, deterioration of guide components, and general wear consistent with prolonged use and deferred maintenance. Several door openings show irregular framing interfaces and aging or failed sealants, which may allow for air and moisture intrusion. The inoperable doors limit functional access and present both operational and security concerns.

The man doors observed appear generally serviceable; however, typical age-related wear was noted, including minor surface deterioration, aging hardware, and sealant deficiencies at door perimeters. Threshold transitions and adjacent slab areas show signs of wear, which may impact weather resistance at the base of the openings.

The windows appear to be original or older installations and exhibit signs of age and wear. Observed conditions include weathered frames, deteriorated sealants, and minor corrosion at metal components. Some units show evidence of patching or inconsistent integration with the surrounding wall panels. While no broken glazing was clearly observed, the overall condition suggests reduced energy efficiency and increased potential for moisture or air infiltration at the perimeter seals.

Overall, the door and window systems are functional in limited capacity but are largely depreciated, with performance dependent on repair and ongoing maintenance. The extent of inoperability among the overhead doors and the aging condition of the windows indicate the need for comprehensive evaluation and likely repair or replacement.

Deficiencies / Deferred Maintenance:

Six (6) of seven (7) overhead doors non-functional; corrosion at door panels and hardware; misaligned or deteriorated tracks and guides; aging and failed sealants at door and window perimeters; weathered and deteriorated window frames; irregular detailing at wall-to-opening interfaces; evidence of prior patchwork repairs; general wear and deferred maintenance.

Remaining Useful Life (RUL):

- Overhead doors: 0–5 years (most units at or near end of functional life)
- Man doors: 5–10 years (serviceable with maintenance)
- Windows: 5–10 years (aged; performance dependent on sealing and condition)

Capital Expenditure Recommendation:

- Immediate to Short-Term (0–2 years): Repair or replace non-functional overhead doors; service tracks, rollers, and hardware; reseal all door and window perimeters; address localized corrosion and weatherproofing deficiencies.
- Short-Term (1–3 years): Replace deteriorated window units or refurbish frames and seals; standardize door systems where feasible; improve flashing and sealing at all openings.
- Mid-Term (3–7 years): Plan for phased replacement of remaining door and window systems to improve functionality, energy performance, and durability.

Budget Range (South Florida):

- Overhead door repair: \$1,500 – \$4,000 per door

- Overhead door replacement: \$4,000 – \$12,000+ per door (depending on size and type)
- Man door replacement: \$800 – \$2,500 per door
- Window replacement (commercial aluminum): \$500 – \$1,200 per unit
- Sealants and weatherproofing: \$10 – \$25 per LF

Overall, the door and window systems are typical for the building type but exhibit significant age-related deterioration and functional deficiencies. Repair and replacement—particularly of the overhead doors—should be considered a priority to restore usability, improve security, and reduce the potential for moisture intrusion at wall openings.





14. Plumbing System

Styles & Materials

Plumbing Water Supply (Into the building):	Plumbing Water Distribution (Inside the building):	Plumbing Waste:
Copper	Copper	PVC
Water Heater Power Source:	Water Heater Capacity:	Water Heater Manufacturer:
Electric	Unknown	NOT VISIBLE
Water Heater Location:		
Warehouse		

Items

14.0 Supply Piping

Sample Report

The domestic water supply system serving the subject property appears to be limited in scope, providing water to a single interior restroom and select exterior hose bibs/faucets. The supply piping observed is primarily copper, which is consistent with typical construction practices for buildings of this age (circa 1983). Exposed piping at the restroom fixtures and visible connections appear functional, with no immediate evidence of active leakage at the time of inspection. The system configuration is simple and appears to have been minimally modified over time.

The restroom includes a toilet and lavatory served by exposed or partially concealed copper supply lines. Connections at shut-off valves and fixture interfaces appear generally intact; however, minor signs of age were observed, including surface oxidation at fittings, dated valve components, and limited insulation or protection of exposed piping. The exterior hose bibs appear to be directly tied into the same supply system, with typical above-grade exposure and no apparent backflow prevention devices observed at the time of inspection.

Given the limited extent of the plumbing system, overall demand on the supply piping is low; however, the system's age suggests it is approaching the latter portion of its functional lifespan. Long-term performance will depend on water quality, maintenance of valves and fittings, and protection from corrosion, particularly in South Florida's humid and potentially corrosive environment.

Deficiencies / Deferred Maintenance:

Aging shut-off valves and fittings; minor surface oxidation at exposed copper piping; lack of insulation/protection at exposed sections; limited system redundancy; absence of visible backflow prevention at exterior hose bibs; overall dated plumbing configuration.

Remaining Useful Life (RUL):

- Copper supply piping: 10–20 years (condition-dependent; currently serviceable)
- Valves and fittings: 3–7 years (approaching end of typical service life)

Capital Expenditure Recommendation:

- Immediate to Short-Term (0–2 years): Replace or service aging shut-off valves; inspect all visible connections for leaks; install hose bib vacuum breakers/backflow preventers; secure and support exposed piping where needed.
- Short-Term (1–3 years): Upgrade older fixture connections and consider partial replacement of accessible fittings showing corrosion; improve protection of exterior piping.
- Mid-Term (3–7 years): Plan for phased upgrades to plumbing components (valves, fittings, and sections of piping) as failures occur or as part of broader building improvements.

Budget Range (South Florida):

- Valve replacement (per fixture): \$150 – \$400
- Minor plumbing repairs/upgrades: \$500 – \$2,500 (allowance)
- Backflow preventers (hose bib): \$50 – \$150 per unit
- Partial copper piping replacement: \$15 – \$30 per LF

Overall, the plumbing supply system is simple and currently functional but limited in extent and reflective of its age. Targeted upgrades to valves, fittings, and protective components would improve reliability, extend service life, and reduce the likelihood of leaks or failures.



14.1 Plumbing Drain, Waste and Vent Systems

Sample Report

The drain, waste, and vent (DWV) system serving the subject property appears limited in scope, consistent with the building's minimal plumbing demand. The system primarily serves a single interior restroom (toilet, lavatory, and shower) and discharges to an underground sanitary line. Based on visible conditions and typical construction practices for buildings of this age (circa 1983), the DWV piping likely consists of a combination of PVC and/or cast iron materials, with vertical vent piping extending through the roof system. Only limited portions of the system were visible at the time of inspection.

Observed interior fixtures appear to drain adequately, with no active backups or leaks noted during the inspection. The toilet and lavatory connections appear functional, and no signs of ongoing leakage were observed at fixture interfaces. However, given the age of the building and the limited visibility of concealed piping, the condition of underground and in-wall drain lines cannot be fully verified. Venting appears to be present via roof penetrations; however, flashing and sealing at these penetrations (as noted in the roofing section) show signs of aging and patching, which may impact long-term watertightness.

The overall DWV system appears serviceable but aged, with performance largely dependent on the condition of concealed piping and continued maintenance. Given the limited use of the plumbing system, wear may be less than typical; however, age-related deterioration, particularly in older cast iron components (if present), should be anticipated.

Deficiencies / Deferred Maintenance:

Limited visibility of concealed and underground piping; aging vent pipe flashings at roof penetrations; potential for internal corrosion or scaling (if cast iron is present); lack of cleanout accessibility verification; dated system configuration.

Remaining Useful Life (RUL):

- PVC DWV piping: 20–30+ years (if present; condition-dependent)
- Cast iron DWV piping (if present): 0–15 years (age-dependent; may be near end of life)
- Vent flashing/seals: 2–5 years (maintenance-dependent; currently aged)

Capital Expenditure Recommendation:

- Immediate to Short-Term (0–2 years): Inspect and reseal vent pipe roof penetrations; verify proper drainage at all fixtures; locate and confirm accessibility of cleanouts.
- Short-Term (1–3 years): Conduct camera scoping of underground sanitary lines to assess condition, particularly prior to purchase or major investment.
- Mid-Term (3–7 years): Plan for localized repair or replacement of deteriorated sections of piping (especially if cast iron is present); upgrade vent flashing systems in conjunction with future roofing work.

Budget Range (South Florida):

- Drain line camera inspection: \$300 – \$800 per line
- Minor DWV repairs: \$500 – \$3,000 (allowance)
- Vent flashing replacement: \$300 – \$1,000 per penetration
- Underground drain line replacement: \$50 – \$150 per LF (depending on access and depth)

Overall, the DWV system is functional and adequate for the building's limited plumbing demand but is likely original or partially original and therefore aged. Proactive inspection and targeted maintenance—particularly of vent penetrations and concealed piping—are recommended to mitigate the risk of future failures.



14.2 Domestic hot water production

Sample Report

The domestic hot water system consists of a tank-type electric water heater located within an upper/loft mechanical area of the building. The unit appears to be a standard vertical storage tank installation, connected to the building's limited plumbing fixtures (primarily a small interior bathroom and select exterior hose bibs). The heater is installed in a concealed or semi-accessible space above the main occupied area, with distribution piping routed downward.

The water heater appears to be older based on visible condition and installation context, though exact age and capacity could not be confirmed from available labeling. The unit is installed in an area without a visible drain pan or secondary containment system, which is typically recommended—especially in overhead installations—to mitigate potential water damage in the event of leakage or tank failure. No clearly visible temperature and pressure (T&P) relief discharge piping termination was confirmed from the observed vantage point, and its configuration should be verified for proper installation.

The surrounding area shows a basic installation with exposed piping and limited service clearance. Given the location and environmental conditions (heat, dust, and limited access), long-term serviceability and leak detection may be compromised. No active leaks were observed at the time of inspection; however, visibility was limited.

Overall, the system appears functional but dated, with installation deficiencies that increase risk exposure, particularly due to its elevated location.

Deficiencies / Deferred Maintenance:

Older tank-type water heater (age unknown); lack of visible drain pan/secondary containment; T&P relief valve discharge configuration not verified; limited service access/clearance; overhead installation increases risk of concealed leakage and interior damage; general aging of components.

Remaining Useful Life (RUL):

- Tank-type water heater: 3–8 years (typical life 8–12 years; subject to actual age and maintenance)
- Associated piping and valves: 5–10 years (maintenance-dependent)

Capital Expenditure Recommendation:

- Immediate to Short-Term (0–2 years): Verify proper installation of T&P relief valve and discharge piping; install drain pan with appropriate drainage or leak detection system; evaluate structural support and accessibility; service unit (flush tank, inspect anode rod if accessible).
- Short-Term (1–3 years): Plan for replacement with a new, energy-efficient unit; consider adding leak detection shutoff device due to overhead location.
- Mid-Term (3–7 years): Replace water heater if not already upgraded; consider relocating to a more accessible and protected area if feasible.

Budget Range (South Florida):

- New electric water heater (installed): \$1,200 – \$3,000
- Drain pan and piping improvements: \$300 – \$800
- Leak detection/shutoff system: \$300 – \$1,000

Overall, the domestic hot water system is present and appears operational; however, it is aging and lacks key protective features appropriate for its installation location. Proactive upgrades and safety improvements are recommended to reduce the risk of failure and associated water damage.



14.3 Septic & Waste Water Treatment

The subject property is reportedly served by an on-site septic system; however, no documentation, service records, or permits were provided at the time of inspection to verify the system's design, capacity, age, or current condition. It was reported that the septic tank has not been serviced and may not be functional. No visible access to the tank, drain field, or cleanouts was identified during the inspection, and the system is assumed to be buried. Given the limited plumbing demand of the building (single restroom), the system may have experienced relatively low historical loading; however, lack of maintenance over an extended period significantly increases the risk of system failure.

No active sewage backups or surface effluent discharge were observed at the time of inspection; however, this does not confirm proper functionality. Without pumping, inspection, and testing, the condition of the tank, baffles, and drain field cannot be determined. Long-term neglect can lead to sludge accumulation, baffle deterioration, drain field clogging, and potential environmental or health concerns. Additionally, older systems (circa 1980s) may not meet current regulatory standards and could require upgrade or replacement depending on condition and local jurisdiction requirements.

Given the uncertainty and reported lack of maintenance, the septic system should be considered a high-risk component requiring immediate evaluation by a licensed septic contractor.

Deficiencies / Deferred Maintenance:

No service history; reported lack of maintenance; unknown system condition; no visible access points; potential for tank, baffle, or drain field failure; possible non-compliance with current codes; inability to verify functionality.

Remaining Useful Life (RUL):

- Septic tank: Unknown (likely near or beyond typical service life without maintenance)
- Drain field: Unknown (high risk of reduced performance or failure)

Capital Expenditure Recommendation:

- Immediate to Short-Term (0–2 years): Locate system components; perform full septic inspection including tank pumping, baffle inspection, and drain field evaluation; obtain any available permits or records.
- Short-Term (1–3 years): Repair or rehabilitate system components as needed based on inspection findings (e.g., baffle replacement, distribution box repair).
- Mid-Term (3–7 years): Plan for potential full system replacement if significant deficiencies or failure are confirmed.

Budget Range (South Florida):

- Septic inspection and pump-out: \$400 – \$1,000
- Minor repairs (baffles, lids, distribution box): \$500 – \$3,000
- Drain field rehabilitation: \$3,000 – \$10,000
- Full septic system replacement: \$8,000 – \$25,000+ (site and permitting dependent)

Overall, the septic system condition is unknown and represents a material risk due to the absence of maintenance and documentation. Immediate professional evaluation is strongly recommended to determine functionality, regulatory compliance, and potential need for repair or replacement.



14.4 Water Meters, Back-Flow Preventers

Sample Report

The potable water service to the subject property is supplied via a municipal connection, with the water meter located in a ground box positioned near the front of the property at the entrance. The meter is housed within a below-grade concrete enclosure with a metal lid, which was observed to be accessible at the time of inspection. The meter and box appear typical for the area and consistent with standard municipal installations. No active leakage was observed within the meter box at the time of inspection; however, minor debris, soil intrusion, and organic material were present within the enclosure. The metal lid shows signs of corrosion consistent with age and exposure.

A backflow prevention assembly was observed downstream of the meter, mounted above grade on exposed piping near the front of the property. The device appears to be a pressure-type backflow preventer (exact type not verified) installed between isolation valves and supported on a metal stand. The assembly is consistent with typical cross-connection control installations; however, it is exposed to the elements and surrounded by overgrown vegetation, which may limit accessibility and long-term reliability. No test tags, certification records, or recent inspection documentation were observed at the time of inspection, and the operational status of the device could not be verified.

The combined water service configuration (meter and backflow device) appears functionally adequate; however, both components show signs of age and deferred maintenance. Proper operation of the backflow preventer is critical to protecting the municipal water supply and is typically subject to annual testing requirements in most South Florida jurisdictions.

Deficiencies / Deferred Maintenance:

Debris and sediment within meter box; corrosion at meter lid; vegetation overgrowth limiting access; exposed backflow assembly subject to weathering; no visible test tags or certification for backflow device; support framing appears utilitarian and may be prone to corrosion.

Remaining Useful Life (RUL):

- Water meter (utility-owned): Maintained by provider (RUL not applicable)
- Meter box and lid: 5–10 years (condition-dependent)
- Backflow preventer: 5–10 years (dependent on maintenance and testing compliance)

Capital Expenditure Recommendation:

- Immediate to Short-Term (0–2 years): Clean out meter box; remove vegetation and ensure clear access; have a licensed plumber or certified technician test and certify the backflow preventer; repair or replace components as required; verify compliance with local utility requirements.
- Short-Term (1–3 years): Replace corroded meter lid if deterioration progresses; consider installing protective enclosure or bollards for backflow assembly if subject to damage.
- Mid-Term (3–7 years): Plan for replacement of backflow preventer assembly as part of routine lifecycle maintenance or if testing indicates failure.

Budget Range (South Florida):

- Meter box cleaning/maintenance: \$100 – \$300
- Replacement meter box lid: \$150 – \$400
- Backflow testing/certification: \$75 – \$200 annually
- Backflow preventer repair: \$200 – \$800

- Backflow preventer replacement: \$800 – \$2,500 installed

Overall, the water service system, including the meter and backflow prevention assembly, is typical and appears functional but exhibits minor deferred maintenance and lacks verification of backflow compliance. Routine maintenance, testing, and improved site conditions would enhance reliability and regulatory compliance.



Out of Scope Issues:

Plumbing: Determining adequate pressure and flow rate, fixture-unit values and counts, verifying pipe sizes, or verifying the point of discharge for underground systems. Observation of flue connections, interiors of chimneys, flues or boiler stacks, or tenant owned or maintained equipment. Removing of electrical panel and device covers, except if removed by building staff, EMF issues, electrical testing, or operating of any electrical devices, or opening on process related equipment or tenant owned equipment. Examining of cables, sheaves, controllers, motors, inspection tags, or entering elevator/escalator pits or shafts.

15. Mechanical System

Styles & Materials

HVAC Equipment Manufacturer: GOODMAN	Cooling Equipment Type: Heat Pump Forced Air (also provides warm air)	Heat Type: Forced Air
Number of Units: One	Energy Source for Heat: Electric	Ductwork: Insulated
Cooling Equipment Energy Source: Electricity	Number of AC Only Units: One	

Items

15.0 Heating & Cooling

Sample Report

The building is served by a split-system HVAC configuration consisting of an indoor air handling unit (AHU) and an exterior condensing unit. The indoor unit appears to be an older, vertical air handler located within an interior utility area, with ductwork distributed above a suspended ceiling system. The exterior condenser is ground-mounted on a concrete pad adjacent to the building. Based on visual observation, the system appears to be of advanced age and consistent with equipment that may be beyond or near the end of its typical service life.

At the time of inspection, the HVAC system was not operational, and functional performance could not be verified. The thermostat was energized; however, no confirmed cooling response or equipment operation was observed. The indoor air handler cabinet shows signs of age, corrosion at the base, and general wear. The condensate drain line consists of PVC piping routed from the unit; installation appears improvised, with limited evidence of proper secondary drainage protection or overflow safeguards. The surrounding area shows signs of moisture exposure and poor housekeeping, which can contribute to premature equipment deterioration.

The ductwork above the ceiling consists of flexible and rigid insulated ducts. Multiple ceiling tiles were missing or displaced, exposing duct runs with damaged or deteriorated insulation. Sections of duct insulation appear torn or missing, and portions of the ceiling grid system are incomplete, which reduces system efficiency and may contribute to condensation, air leakage, and indoor air quality concerns.

The exterior condensing unit appears physically intact but shows typical signs of age and environmental exposure. Vegetation growth was observed around the unit, which may restrict airflow and service access. The unit's operational condition could not be confirmed due to the system being non-functional at the time of inspection.

Overall, the HVAC system appears to be in poor condition and non-operational, with multiple indicators of deferred maintenance and likely end-of-life components. Repair versus replacement feasibility should be evaluated, though full system replacement is likely the most practical and cost-effective solution.

Deficiencies / Deferred Maintenance:

HVAC system non-functional at time of inspection; aging air handler with corrosion and wear; questionable condensate drain configuration with no clearly observed secondary protection; damaged/missing ceiling tiles; exposed and deteriorated duct insulation; potential air leakage at duct connections; vegetation encroachment at condenser; overall lack of maintenance.

Remaining Useful Life (RUL):

- Air handler: 0–3 years (functionality not confirmed; likely near or at end of life)
- Condensing unit: 0–5 years (non-operational; condition suggests limited remaining life)
- Ductwork: 5–10 years (with repairs; insulation and sealing deficiencies present)

Capital Expenditure Recommendation:

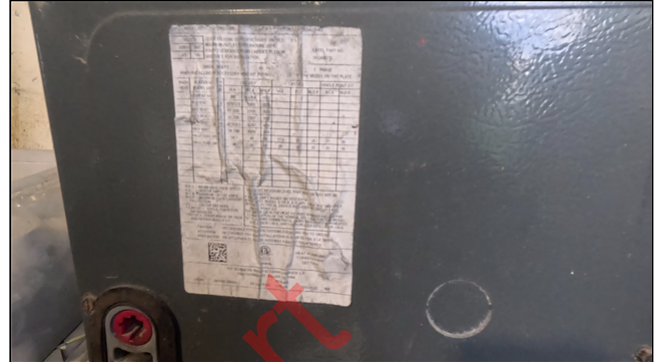
- Immediate to Short-Term (0–1 year): Engage a licensed HVAC contractor to fully evaluate the system; likely replacement of entire HVAC system (air handler and condenser); repair or replace damaged duct insulation; install proper condensate management including secondary drain or float switch; clear vegetation around condenser.
- Short-Term (1–3 years): Replace or restore ceiling system to properly enclose ductwork and improve energy efficiency and indoor conditions.
- Mid-Term (3–7 years): Implement routine HVAC maintenance program including filter changes, coil cleaning, and annual servicing.

Budget Range (South Florida):

- HVAC system replacement (small commercial/light industrial): \$8,000 – \$18,000+

- Duct repair and insulation replacement: \$2,000 – \$6,000
- Condensate drain improvements: \$300 – \$1,000

In summary, the mechanical system is currently non-functional and exhibits multiple deficiencies consistent with age and deferred maintenance. System replacement, along with associated duct and drainage improvements, should be anticipated to restore reliable operation and meet typical performance standards.



Out of Scope Issues:

Plumbing: Determining adequate pressure and flow rate, fixture-unit values and counts, verifying pipe sizes, or verifying the point of discharge for underground systems. Observation of flue connections, interiors of chimneys, flues or boiler stacks, or tenant owned or maintained equipment. Removing of electrical panel and device covers, except if removed by building staff, EMF issues, electrical testing, or operating of any electrical devices, or opining on process related equipment or tenant owned equipment. Examining of cables, sheaves, controllers, motors, inspection tags, or entering elevator/escalator pits or shafts.

Sample Report

16. Electrical System

Styles & Materials

Number of Utility Rooms:	Electrical Service Conductors:	Panel capacity:
NA	Overhead service	Adequate
	Copper	
Panel Type:	Electric Panel Manufacturer:	
Circuit breakers		

Items

16.0 Electric Service

Sample Report

The electrical system appears to be served by an exterior-mounted service and distribution assembly consisting of multiple disconnect enclosures and meter/service components mounted on a wood backing panel. The installation includes several labeled disconnects (serving different building areas or equipment), along with an older main service cabinet. The overall configuration is consistent with a small commercial or multi-load distribution setup; however, the system exhibits significant age, weather exposure, and deferred maintenance.

The main service enclosure is heavily corroded, with extensive rust visible on the cabinet door and surrounding components. This level of corrosion suggests prolonged exposure to moisture and may compromise the integrity of the enclosure, including its ability to properly protect internal components. Adjacent disconnect switches and panels show moderate to heavy surface corrosion, particularly at lower sections, conduit entries, and fasteners.

Several disconnect enclosures were observed open or accessible, with missing or compromised closures. Interior observations revealed debris accumulation, corrosion at terminals and lugs, and open knockouts or improperly sealed conduit entries, which may allow moisture intrusion and pest entry. At least one disconnect appears to have missing components (fuse holder or internal hardware), and others show signs of aging and wear inconsistent with reliable long-term operation.

The installation is mounted on a wood backing board, which shows signs of weathering and possible deterioration. Vegetation encroachment and lack of clearance around the electrical equipment were also observed, limiting safe access and contributing to ongoing moisture exposure. The overall installation does not reflect current best practices for weatherproofing, equipment protection, or serviceability.

Given observed conditions, the electrical system should be considered functionally unreliable and potentially unsafe in its current state, pending further evaluation.

Deficiencies / Deferred Maintenance:

Severely corroded main service enclosure; widespread rust on disconnects and electrical components; open or improperly secured panel covers; debris and contamination inside enclosures; open knockouts and unsealed conduit entries; possible missing internal components (fuses/hardware); weathered and deteriorated mounting surface; vegetation encroachment limiting access; overall exposure to moisture and environmental damage.

Remaining Useful Life (RUL):

- Main service equipment: 0–3 years (poor condition; replacement recommended)
- Disconnects/panels: 0–5 years (heavily weathered; unreliable condition)
- Conduit and connections: 3–7 years (dependent on corrosion extent and repairs)

Capital Expenditure Recommendation:

- Immediate to Short-Term (0–1 year): Engage a licensed electrical contractor to perform a comprehensive evaluation; replace severely corroded main service equipment and compromised disconnects; install new weatherproof (NEMA-rated) enclosures; properly seal all conduit entries and penetrations; remove debris and correct internal deficiencies; clear vegetation and restore required working clearances.
- Short-Term (1–3 years): Upgrade distribution layout as needed to meet current code standards; replace remaining aged disconnects and improve labeling and organization.
- Mid-Term (3–7 years): Implement routine inspection and maintenance program to prevent recurrence of corrosion and environmental damage.

Budget Range (South Florida):

- Main service replacement (small commercial): \$5,000 – \$15,000+

- Disconnect/panel replacement: \$1,000 – \$3,500 each
- Electrical repairs and sealing: \$500 – \$2,000
- Vegetation clearing and site prep: \$200 – \$1,000

Overall, the electrical system shows significant deterioration due to age and environmental exposure. The extent of corrosion and observed deficiencies warrants a proactive approach, with near-term replacement of major components recommended to ensure safety, reliability, and compliance with current standards.





16.1 Electric Distribution

Sample Report

The electrical distribution system includes an interior panelboard serving branch circuits within the building. The panel is a flush- to surface-mounted steel enclosure with multiple breakers, likely original or significantly aged based on observed condition. The panelboard is installed in a utility/storage-type area and appears to serve lighting, receptacles, and limited mechanical loads.

The panel enclosure exhibits extensive corrosion throughout, including the door, hinges, and interior components. Rust is visible along the cabinet edges, breaker mounting area, and lower section of the enclosure, indicating prolonged exposure to moisture and a high-humidity environment. The panel door is compromised, with visible deterioration and a damaged latch/closure, preventing proper closure. This condition limits the enclosure's ability to provide adequate protection against contact and environmental exposure.

Interior observation shows multiple breakers installed, with mixed labeling that appears incomplete and inconsistent. Some circuits are handwritten and not clearly identified, reducing usability and increasing the risk during operation or maintenance. The lower portion of the panel shows debris accumulation and possible corrosion at conductor terminations. Conduit entries appear present; however, given the overall condition, proper sealing and bonding/grounding integrity could not be fully verified.

The panel's condition suggests it has exceeded its intended service life and may not reliably perform under normal or fault conditions. The extent of corrosion and physical deterioration raises concern for internal component degradation, including bus bars, breaker connections, and grounding continuity.

Deficiencies / Deferred Maintenance:

Severe corrosion throughout panel enclosure; deteriorated and non-secure door/closure; rust within breaker compartment; debris accumulation inside panel; incomplete and inconsistent circuit labeling; potential moisture intrusion; aging breakers and internal components; overall degraded condition.

Remaining Useful Life (RUL):

- Panelboard enclosure and breakers: 0–3 years (end of service life; replacement recommended)
- Branch circuit wiring: 5–15 years (subject to further evaluation and condition at terminations)

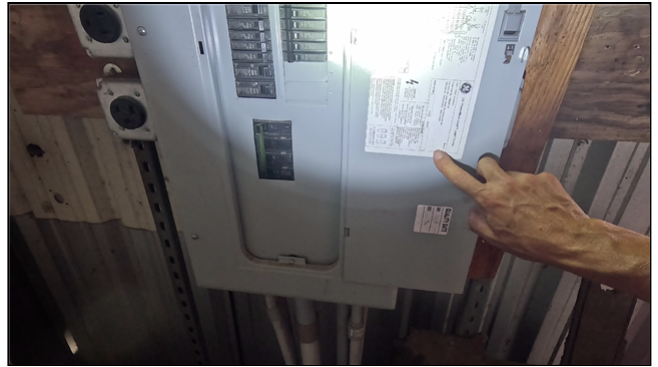
Capital Expenditure Recommendation:

- Immediate to Short-Term (0–1 year): Replace existing panelboard with new code-compliant load center; install new breakers and properly label all circuits; verify grounding and bonding; correct any damaged or corroded conductors; ensure proper enclosure rating for environment (NEMA-rated if applicable).
- Short-Term (1–3 years): Evaluate overall distribution layout and upgrade as needed for capacity, safety, and compliance; organize and standardize circuit identification.
- Mid-Term (3–7 years): Implement routine inspection and maintenance program, particularly due to environmental exposure conditions.

Budget Range (South Florida):

- Panel replacement (small commercial/residential light-use): \$2,500 – \$6,500
- Circuit cleanup, labeling, and minor rewiring: \$500 – \$2,000
- Grounding/bonding upgrades: \$500 – \$1,500

In summary, the electrical distribution panel is in poor, heavily deteriorated condition with significant corrosion and functional concerns. Replacement is recommended in the near term to restore safety, reliability, and compliance with modern electrical standards.



16.2 Electrical Outlets and switches

Sample Report

The electrical outlets and switches serving the building consist of standard duplex receptacles and wall-mounted switches distributed throughout the office and warehouse/shop areas. These devices are connected to the building's electrical distribution system and support general lighting, equipment, and limited appliance loads. The installation appears typical for a light industrial structure of this age, with a combination of exposed and concealed wiring methods.

The outlets and switches appear to be older based on condition and usage, though exact installation dates are unknown. Visible devices exhibit signs of wear, discoloration, and heavy use, particularly in the warehouse/shop environment. Several outlets and switches were observed to be partially obstructed by stored materials and equipment, limiting accessibility and preventing full inspection. GFCI protection was not consistently observed or could not be verified in areas where it is typically required, such as near plumbing fixtures or exterior locations.

The surrounding conditions reflect a utilitarian installation with limited upgrades over time. Some devices appear loosely secured or aged, and labeling or identification of circuits at points of use is minimal. Due to access limitations and the nature of a visual inspection, not all devices were tested, and concealed deficiencies may exist.

Overall, the system appears functional but dated, with installation and maintenance deficiencies that may impact safety and reliability over time.

Deficiencies / Deferred Maintenance:

Aging outlets and switches; signs of wear and heavy use; obstructed access to some devices; inconsistent or unverified GFCI protection; limited device security or mounting in some areas; lack of labeling; general deferred maintenance.

Remaining Useful Life (RUL):

- Outlets and switches: 5–10 years (dependent on condition and usage)
- Associated wiring connections: 10–20 years (subject to environment and maintenance)

Capital Expenditure Recommendation:

- Immediate to Short-Term (0–2 years): Evaluate all outlets and switches; replace worn or damaged devices; ensure all devices are properly secured and accessible; install GFCI protection where required.
- Short-Term (1–3 years): Standardize devices and improve overall installation quality; upgrade high-use areas (warehouse/shop) with more durable, commercial-grade components.
- Mid-Term (3–7 years): Continue phased replacement of aging devices and upgrade system components as part of broader electrical improvements.

Budget Range (South Florida):

- Outlet/switch replacement: \$75 – \$200 per device
- GFCI outlet installation: \$150 – \$350 per location
- Minor electrical upgrades (allowance): \$500 – \$2,000

In summary, the electrical outlets and switches are present and generally functional; however, they exhibit age-related wear, inconsistent accessibility, and limited modernization. Targeted upgrades and improved maintenance are recommended to enhance safety, reliability, and code compliance.

16.3 Lighting

The building lighting system consists of a combination of suspended high-bay fixtures within the warehouse/shop area and recessed lay-in fluorescent/LED panel fixtures within the office spaces. The warehouse lighting is mounted from

the exposed metal roof structure, while the office lighting is installed within a suspended acoustical ceiling grid. The system is powered through the building's electrical distribution and controlled by standard wall-mounted switches.

Within the warehouse, lighting coverage appears inconsistent, with only one side of the space observed to have fully functional illumination. Several fixtures on the opposite side appear non-operational or inadequately illuminated, resulting in uneven light distribution across the workspace. This condition may impact visibility and safety during operations. The fixtures themselves appear older, and some exhibit signs of age and reduced output.

In the office areas, the lighting system is generally functional; however, there are missing or displaced ceiling tiles, exposing ductwork and creating gaps around light fixtures. While most fixtures appear operational, the overall condition reflects deferred maintenance and incomplete ceiling finishes.

No emergency lighting or battery backup units were clearly observed during the inspection, and their presence and functionality should be verified, particularly given the mixed-use nature of the building.

Overall, the lighting system appears partially functional but dated, with deficiencies in coverage, reliability, and maintenance.

Deficiencies / Deferred Maintenance:

Partial lighting outage in warehouse (only one side functional); uneven illumination; aging fixtures with reduced output; missing/displaced ceiling tiles in office areas; exposed ceiling components; lack of clearly visible emergency lighting; general deferred maintenance.

Remaining Useful Life (RUL):

- Warehouse lighting fixtures: 3–7 years (dependent on type and usage)
- Office lighting fixtures: 5–10 years (typical for fluorescent/LED panels)

Capital Expenditure Recommendation:

- Immediate to Short-Term (0–2 years): Repair or replace non-functional warehouse light fixtures; restore full illumination coverage; replace missing ceiling tiles; verify and install emergency lighting as required.
- Short-Term (1–3 years): Upgrade warehouse lighting to energy-efficient LED high-bay fixtures for improved output and reduced operating costs.
- Mid-Term (3–7 years): Continue phased upgrades of office lighting to modern LED systems and address ceiling system improvements.

Budget Range (South Florida):

- LED high-bay fixture replacement: \$300 – \$800 per fixture installed
- Office light fixture replacement: \$150 – \$400 per fixture
- Ceiling tile replacement/repairs: \$5 – \$15 per sq. ft. (localized repairs lower)
- Emergency lighting installation: \$150 – \$500 per unit

In summary, the lighting system is present but exhibits partial failure in the warehouse area and general aging throughout. Repairs and targeted upgrades are recommended to restore full functionality, improve safety, and enhance energy efficiency.



Out of Scope Issues:

Plumbing: Determining adequate pressure and flow rate, fixture-unit values and counts, verifying pipe sizes, or verifying the point of discharge for underground systems. Observation of flue connections, interiors of chimneys, flues or boiler stacks, or tenant owned or maintained equipment. Removing of electrical panel and device covers, except if removed by building staff, EMF issues, electrical testing, or operating of any electrical devices, or opining on process related equipment or tenant owned equipment. Examining of cables, sheaves, controllers, motors, inspection tags, or entering elevator/escalator pits or shafts.

17. Life Safety & Fire Protection Systems

Styles & Materials

Sprinkler system:

None

Standpipes:

Fire Hydrant:

Yes at the street

Fire Alarm system:

No

Items

17.0 Smoke & Heat Detectors

Sample Report

Based on a visual inspection of accessible areas, a limited presence of smoke/heat detection devices was observed. A ceiling-mounted device was noted in the storage/mechanical room; however, overall detector coverage throughout the structure appears incomplete and inconsistent, particularly within the warehouse/shop area and office spaces.

The warehouse portion (high ceiling, open bay, and storage use) did not show clearly identifiable, properly distributed heat or smoke detectors appropriate for the occupancy and ceiling height. In these environments, heat detectors (fixed temperature or rate-of-rise) are typically more appropriate than standard smoke detectors due to dust, debris, and air movement. No clearly defined, code-compliant layout or spacing pattern was evident.

Within the office areas, ceiling-mounted devices were not consistently observed in all rooms. Additionally, portions of the drop ceiling are missing or displaced, exposing ductwork and creating gaps that can impair proper detector performance and smoke migration patterns.

No fire alarm control panel, annunciator, or monitored alarm system components were observed during the inspection. It is unclear whether the existing device(s) are standalone units or part of a larger system. Testing of detectors was not performed, and operational status could not be confirmed.

Deficiencies / Concerns:

Limited and inconsistent detector coverage; lack of clearly appropriate detector types for warehouse conditions; missing/damaged ceiling tiles affecting detection performance; unknown system type (standalone vs monitored); no visible fire alarm panel or system integration; unknown maintenance/testing history.

Recommendations:

A licensed fire alarm contractor should evaluate the entire building to determine required coverage based on occupancy classification and current NFPA 72 standards. Install a properly designed and monitored fire detection system, including:

- Heat detectors in warehouse/shop areas
- Smoke detectors in office and enclosed conditioned spaces
- Audible/visual notification devices as required
- Central monitoring (if applicable to use/occupancy)

Repair/replace missing ceiling tiles to restore proper environmental separation for detection performance.

Priority: Immediate (Life safety concern)

Budget Range (South Florida):

- Basic standalone detectors (limited use): \$300 – \$1,000
- Engineered fire alarm system (small commercial building): \$3,000 – \$10,000+ depending on scope and monitoring requirements

In summary, the current detection setup appears inadequate for the building's use and configuration, and a properly engineered fire alarm/detection system is strongly recommended for life safety and code compliance.



17.1 Fire Extinguishers

Portable fire extinguishers are installed at select locations within the building, including both warehouse/shop areas and office spaces. The units observed are wall-mounted, multi-purpose (ABC-type) extinguishers intended for general fire protection coverage. Placement appears generally appropriate for visibility and access; however, coverage throughout the entire facility could not be fully confirmed.

The extinguishers appear to be in generally serviceable condition, with no visible physical damage noted at the time of inspection. Inspection/service tags are present on at least one unit, indicating prior maintenance; however, tag details and full compliance with annual inspection requirements were not fully verified. Proper mounting height and accessibility appear acceptable, although some units may be located near stored materials, which could impede immediate access in an emergency.

No centralized fire suppression system (e.g., sprinklers) was observed, making reliance on portable extinguishers more critical for initial fire response. Additionally, no documentation was provided confirming routine inspection, servicing, or compliance with NFPA 10 standards.

Overall, the fire extinguishers appear present and generally functional, but verification of proper servicing, placement, and full coverage is recommended.

Deficiencies / Deferred Maintenance:

Limited verification of inspection/service dates; documentation not provided; potential obstructions from stored materials in some areas; full building coverage not confirmed; reliance on portable extinguishers without supplemental suppression system.

Remaining Useful Life (RUL):

- Fire extinguishers (typical lifespan): 10–12 years (with required periodic servicing and hydrostatic testing)
- Service/inspection interval: Annual servicing required; internal maintenance and hydrostatic testing per NFPA 10 schedule

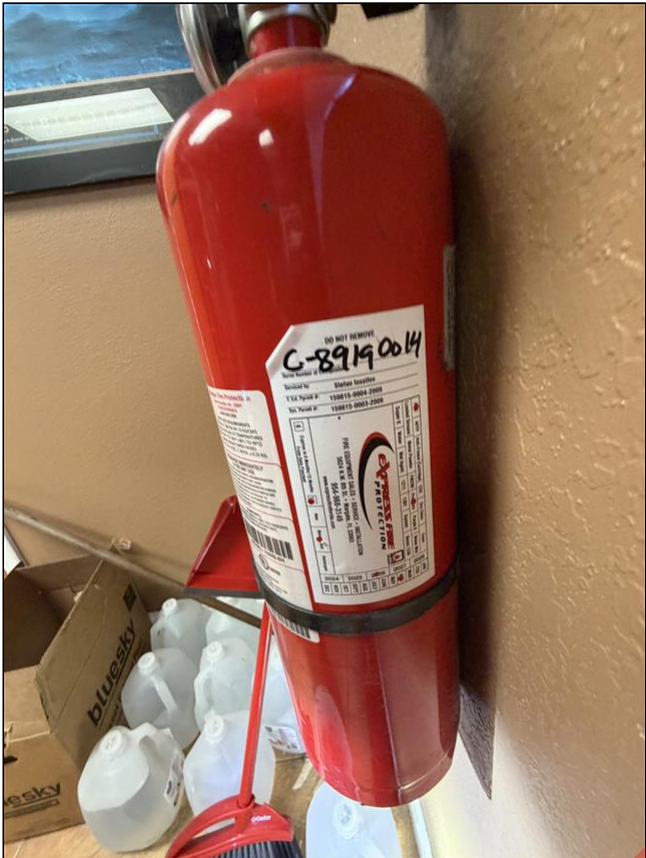
Capital Expenditure Recommendation:

- Immediate to Short-Term (0–1 year): Verify all extinguishers are within current inspection/service dates; ensure proper mounting, visibility, and accessibility; replace or service any non-compliant units.
- Short-Term (1–3 years): Evaluate building coverage to confirm adequate distribution per NFPA guidelines; add units where necessary.
- Mid-Term (3–7 years): Replace aging units approaching end of service life; maintain ongoing inspection and compliance program.

Budget Range (South Florida):

- New ABC fire extinguisher (5–10 lb): \$50 – \$150 per unit
- Annual inspection/service: \$15 – \$40 per unit
- Replacement or recharge: \$30 – \$100 per unit

In summary, fire extinguishers are installed and appear generally serviceable; however, verification of inspection compliance, accessibility, and overall coverage is recommended to ensure adequate fire protection throughout the facility.



17.2 Alarm System

No fire alarm system was observed at the time of inspection. There was no evidence of a centralized fire alarm control panel, monitoring equipment, or interconnected detection/notification system within the building.

The absence of a fire alarm system limits early detection and occupant notification in the event of a fire, particularly given the mixed-use nature of the property (office and warehouse/shop areas).

Implications:

Buildings of this type and use typically require a properly designed fire alarm/detection system in accordance with local jurisdiction requirements and NFPA standards. Lack of such a system may present life safety concerns and potential compliance issues.

Recommendations:

A licensed fire alarm contractor should evaluate the property to determine requirements based on occupancy classification and local code. Installation of a code-compliant fire alarm system is recommended, which may include:

- Smoke and/or heat detectors as appropriate
- Audible and visual notification devices
- Central monitoring (if required)
- Manual pull stations (as applicable)

Priority: High (Life safety)

Summary:

No fire alarm system is present. Evaluation and installation of a code-compliant system is strongly recommended.

17.3 Emergency lights & Exit Signs

Emergency lighting and illuminated exit signage were not clearly observed during the inspection within the warehouse, office areas, or ancillary spaces. Based on observations, the building appears to rely primarily on standard lighting systems, with no readily visible battery backup units or illuminated egress indicators to support safe evacuation in the event of a power outage.

In buildings of this type and occupancy, emergency lighting and exit signage are typically required to provide illumination along egress paths and clearly identify exits during loss of normal power. The absence—or lack of clearly identifiable—units raises concerns regarding life safety compliance and occupant protection.

Due to the layout of the building, including enclosed office areas, storage rooms, and a large open warehouse space, properly distributed emergency lighting and marked exits are critical to ensure safe and efficient evacuation under emergency conditions. No testing of emergency backup functionality was possible, and no documentation was provided confirming installation, maintenance, or code compliance.

Overall, emergency lighting and exit signage appear not observed or potentially absent, representing a significant life safety concern pending further verification.

Deficiencies / Deferred Maintenance:

No clearly visible emergency lighting units; no illuminated exit signage observed; lack of verified battery backup systems; no documentation of testing or maintenance; potential non-compliance with life safety and egress requirements.

Remaining Useful Life (RUL):

- Emergency lighting units (typical lifespan): 5–10 years
- Exit signs (LED type): 10–15 years
- Battery backup components: 3–5 years (typical replacement cycle)

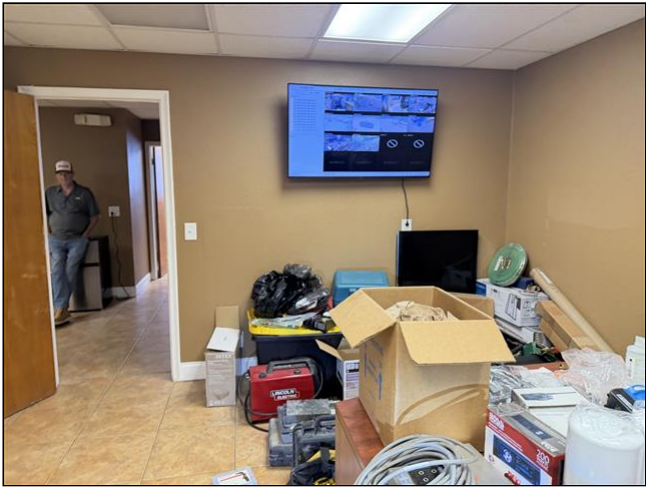
Capital Expenditure Recommendation:

- Immediate to Short-Term (0–1 year): Install code-compliant emergency lighting units and illuminated exit signs at all required egress locations; ensure proper placement along exit pathways and at doors; perform initial testing and documentation.
- Short-Term (1–3 years): Implement routine inspection and testing program (monthly/annual per NFPA Life Safety Code); replace any failed batteries or components.
- Mid-Term (3–7 years): Replace aging units and upgrade to energy-efficient LED exit signage with reliable battery backup systems.

Budget Range (South Florida):

- Emergency lighting unit (installed): \$150 – \$400 per unit
- Illuminated exit sign (installed): \$150 – \$350 per unit
- Battery replacement/maintenance: \$50 – \$150 per unit

In summary, emergency lighting and exit signage were not observed and may be absent, which poses a notable life safety risk. Installation and verification of compliant systems are strongly recommended to ensure safe egress and adherence to applicable codes.



17.4 Fire Hydrants

Sample Report

A fire hydrant is present on or immediately adjacent to the property, located within a landscaped/grass area near the building. The hydrant appears to be a standard above-ground municipal type, painted red, and positioned to provide fire department access for emergency water supply. The hydrant is in relatively close proximity to the structure, which is favorable for fire protection coverage.

An above-ground backflow prevention assembly and associated piping were observed nearby, likely serving the domestic or irrigation water system. The hydrant itself appears intact with no obvious physical damage noted; however, it is partially surrounded by overgrown vegetation, which may impede quick access and visibility during an emergency response.

No flow testing, operational verification, or documentation of maintenance records was available at the time of inspection. Additionally, it could not be confirmed whether the hydrant meets current fire flow requirements for the specific building occupancy or if it is part of a regularly maintained municipal or private fire protection system.

Overall, the hydrant appears present and in generally serviceable visual condition, but accessibility and maintenance verification should be addressed.

Deficiencies / Deferred Maintenance:

Overgrown vegetation obstructing clear access/visibility; lack of verification of recent inspection, testing, or maintenance; no confirmation of adequate fire flow capacity; unclear ownership/maintenance responsibility (municipal vs. private).

Remaining Useful Life (RUL):

- Fire hydrant (typical lifespan): 30–50+ years (with proper maintenance)
- Backflow prevention assembly: 10–20 years (maintenance-dependent)

Capital Expenditure Recommendation:

- Immediate to Short-Term (0–1 year): Clear vegetation around hydrant to maintain required clearance (typically 3 feet minimum); confirm hydrant is fully accessible and visible; verify recent inspection and flow testing with local authority or utility provider.
- Short-Term (1–3 years): Implement routine inspection/maintenance program if privately owned; test backflow prevention device annually as required.
- Mid-Term (3–7 years): Repair or replace components as needed based on testing results and condition.

Budget Range (South Florida):

- Vegetation clearing/landscaping: \$100 – \$500
- Hydrant flow test (if private system): \$300 – \$1,000
- Backflow testing/certification: \$75 – \$200 per test
- Hydrant repair/replacement (if required): \$2,000 – \$5,000+

In summary, a fire hydrant is located near the building and appears serviceable; however, vegetation clearance and verification of testing, maintenance, and fire flow capacity are recommended to ensure reliable emergency use.



Out of Scope Issues

Determining NFPA hazard classifications, classifying, or testing fire rating of assemblies.

Sample Report

18. Interior Elements

Styles & Materials

Ceiling Materials:	Wall Materials:	Indoor Doors:
Suspended Ceiling Tile	Offices Gypsum Board	conventional, stained, hollow core doors

Items

18.0 Walls

Sample Report

The interior wall systems within the office areas consist primarily of painted gypsum board (drywall) assemblies mounted on wood or metal framing. The walls are finished with a uniform painted surface and include interior glazing panels (office-to-warehouse viewing window), standard door openings, and typical trim elements. Overall, the wall construction appears consistent with light commercial office build-out.

The walls are generally in fair to good condition, with no major structural concerns observed. Finishes appear intact with typical minor scuffs and wear consistent with normal use. The interior glazing panel between the office and warehouse is intact and provides visibility into the adjacent space; however, it shows signs of dirt and surface wear, reducing clarity.

In certain areas, the walls are adjacent to ceiling sections with missing or displaced ceiling tiles, exposing ductwork above. While this is primarily a ceiling-related issue, it may contribute to dust accumulation and aesthetic impact along the upper wall areas. No significant moisture staining or active damage was clearly observed on the wall surfaces at the time of inspection.

Overall, the wall systems appear functional with minor cosmetic wear, though surrounding conditions (ceiling deficiencies and general clutter) affect the overall presentation.

Deficiencies / Deferred Maintenance:

Minor surface wear and scuffing; dirty or hazy interior glazing panel; adjacent ceiling tile displacement exposing upper wall areas; general cosmetic aging.

Remaining Useful Life (RUL):

- Interior drywall and finishes: 10–20+ years (with routine maintenance and repainting)
- Interior glazing systems: 15–25 years (dependent on condition and upkeep)

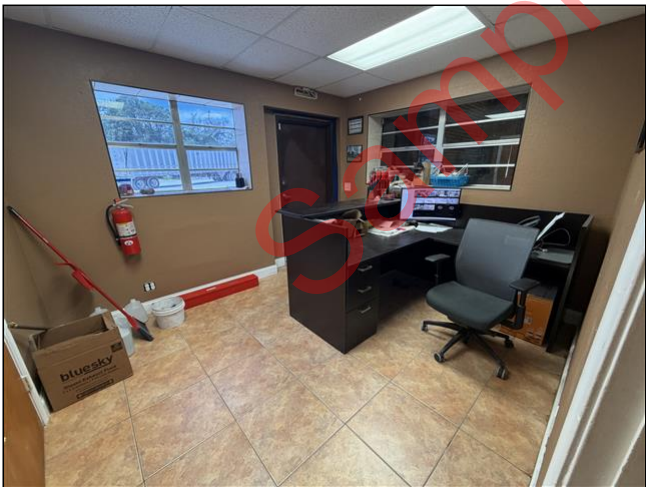
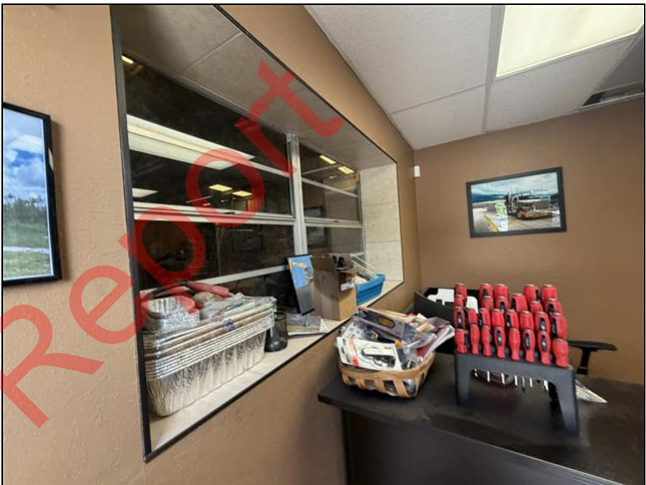
Capital Expenditure Recommendation:

- Immediate to Short-Term (0–2 years): Clean interior glazing for improved visibility; repair/replace missing ceiling tiles to protect wall finishes; perform minor patching and touch-up painting as needed.
- Short-Term (1–3 years): Repaint high-traffic areas to maintain appearance; address any minor damage from use.
- Mid-Term (3–7 years): Plan for periodic repainting and finish upgrades as part of routine interior maintenance.

Budget Range (South Florida):

- Interior painting: \$2 – \$5 per sq. ft.
- Minor drywall repairs: \$200 – \$800 (localized)
- Glass cleaning/replacement (if needed): \$100 – \$500+

In summary, the office wall systems are in generally serviceable condition with minor cosmetic wear. Routine maintenance and coordination with ceiling repairs are recommended to maintain appearance and overall interior condition.





18.1 Ceilings

Sample Report

The building contains two primary ceiling types: exposed structure ceilings within the warehouse/shop areas and suspended acoustical (drop) ceilings within the office spaces. The warehouse ceilings consist of open steel framing and metal roof decking with visible mechanical, electrical, and lighting components. The office areas utilize a lay-in ceiling grid with acoustical tiles and recessed lighting fixtures.

In the warehouse, the ceiling structure appears functional and typical for this type of building, with no obvious structural distress observed from accessible viewpoints. Mechanical ductwork and lighting are surface-mounted and exposed, consistent with an industrial environment.

In the office areas, the suspended ceiling system shows notable deficiencies, including multiple missing, displaced, or damaged ceiling tiles. These openings expose ductwork, insulation, and building systems above, which can contribute to dust infiltration, reduced energy efficiency, and a diminished interior appearance. Some tiles appear stained or aged, and the grid system may have minor misalignment in areas. Lighting fixtures are integrated within the ceiling grid, and while generally operational, they are affected by the missing tile sections.

No active water intrusion was definitively observed at the time of inspection; however, the condition of some ceiling tiles and openings limits the ability to fully rule out past or intermittent moisture issues. The exposed insulation and ductwork indicate deferred maintenance and incomplete ceiling restoration.

Overall, the ceiling systems are partially functional, with warehouse ceilings performing as intended and office ceilings requiring repair and maintenance.

Deficiencies / Deferred Maintenance:

Missing, displaced, or damaged ceiling tiles in office areas; exposed ductwork and insulation; potential for dust/debris intrusion; aging/stained ceiling tiles; minor grid misalignment; incomplete ceiling finishes.

Remaining Useful Life (RUL):

- Suspended ceiling system (grid and tiles): 10–20 years (tiles may require earlier replacement)
- Warehouse exposed ceiling structure: 25+ years (structural steel and decking, maintenance-dependent)

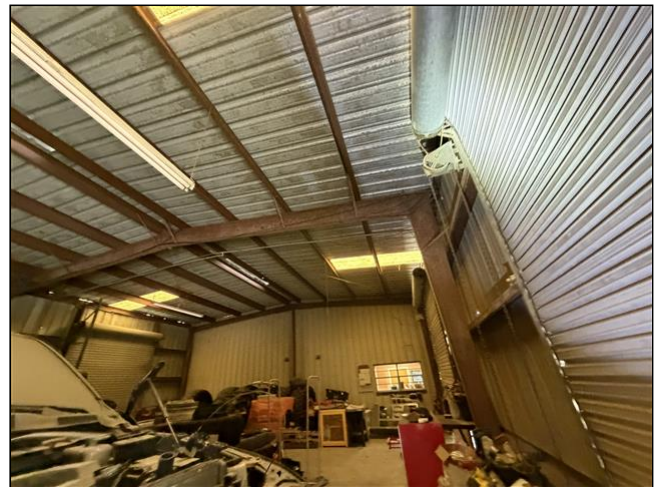
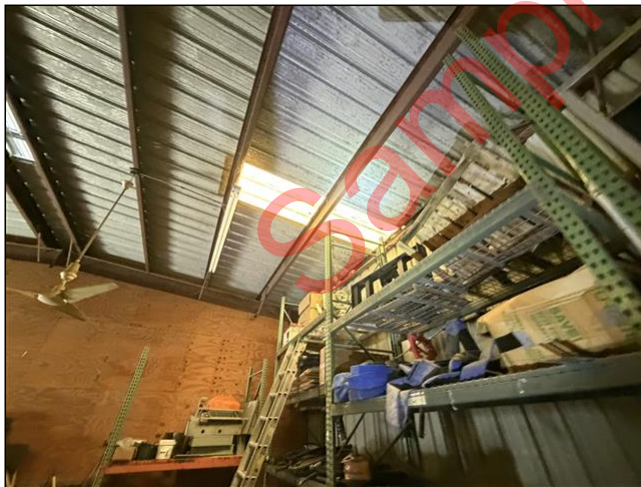
Capital Expenditure Recommendation:

- Immediate to Short-Term (0–2 years): Replace missing and damaged ceiling tiles; realign and secure ceiling grid as needed; inspect above-ceiling areas for any moisture or mechanical issues prior to closure.
- Short-Term (1–3 years): Replace stained or aging tiles for uniform appearance; consider upgrading to higher-quality or moisture-resistant tiles in office areas.
- Mid-Term (3–7 years): Continue periodic tile replacement and maintenance; evaluate potential ceiling upgrades if office renovations are planned.

Budget Range (South Florida):

- Ceiling tile replacement: \$5 – \$15 per sq. ft. (localized repairs typically lower)
- Grid repair/adjustment: \$200 – \$1,000 (localized)
- Full ceiling replacement (if needed): \$10 – \$25 per sq. ft.

In summary, the warehouse ceiling is typical and serviceable, while the office suspended ceiling system exhibits visible deficiencies and deferred maintenance. Repairs and tile replacement are recommended to restore functionality, appearance, and protection of above-ceiling systems.



18.2 Flooring

The building contains a combination of concrete slab flooring in the warehouse/shop areas and finished tile flooring in the office spaces. The warehouse flooring consists of a sealed or previously coated concrete slab-on-grade, while the office areas are finished with ceramic or porcelain tile over a concrete substrate.

In the warehouse areas, the concrete slab appears structurally sound and typical for industrial use, with no major cracking or displacement observed from visible areas. However, the surface shows moderate wear, including staining, discoloration, and areas of surface deterioration consistent with long-term use, vehicle traffic, and possible chemical exposure. The finish appears worn in several locations, and localized patching or resurfacing may be beneficial to

improve durability and appearance. No significant trip hazards were clearly observed, though visibility was somewhat limited.

In the office areas, the tile flooring appears generally functional and in fair condition, with typical wear consistent with light commercial use. Some areas show minor dirt accumulation, scuffing, and clutter that limited full visibility. No widespread cracking or loose tiles were readily apparent at the time of inspection; however, edges and transitions should be periodically monitored for integrity.

Overall, the flooring systems are functional, with the warehouse slab showing cosmetic wear and the office tile performing as intended.

Deficiencies / Deferred Maintenance:

Surface staining and discoloration at warehouse slab; worn or deteriorated floor coating/sealant; potential minor surface irregularities; general cosmetic wear; limited visibility in some office areas due to storage/clutter.

Remaining Useful Life (RUL):

- Concrete slab (structural): 25+ years (typical long-term service life)
- Concrete surface coating/sealant: 0–5 years (reapplication recommended)
- Tile flooring (office areas): 10–20 years (maintenance-dependent)

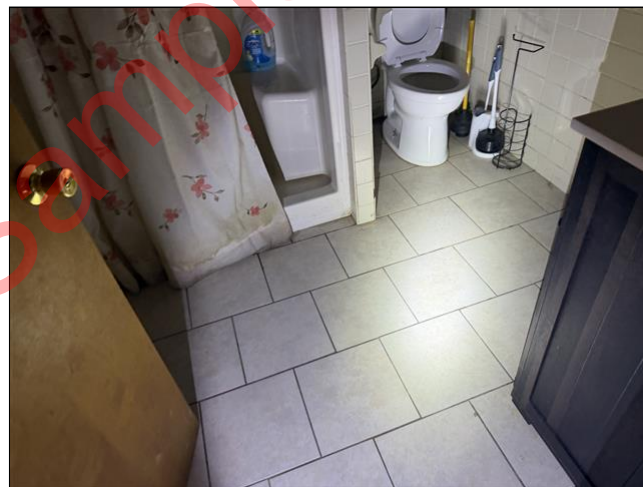
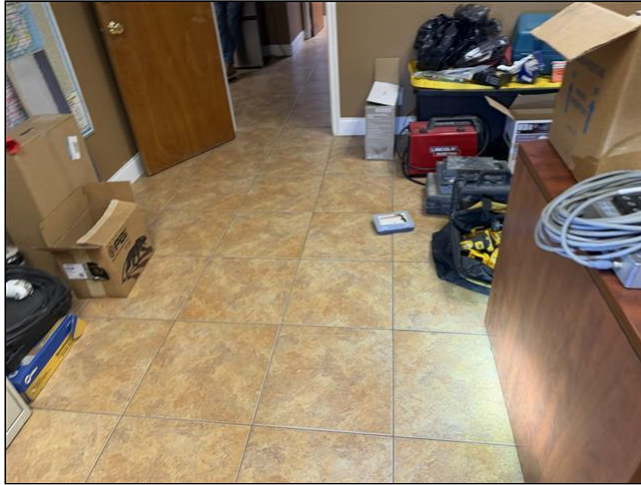
Capital Expenditure Recommendation:

- Immediate to Short-Term (0–2 years): Clean and degrease warehouse slab; evaluate and reapply protective coating or sealant; address any localized surface deterioration or minor trip hazards.
- Short-Term (1–3 years): Perform minor tile repairs if any loose or damaged tiles are identified; regrout or reseal tile joints as needed.
- Mid-Term (3–7 years): Consider resurfacing or recoating warehouse slab for improved durability and appearance; plan for partial tile replacement in higher-wear office areas if needed.

Budget Range (South Florida):

- Concrete cleaning and sealing/coating: \$2 – \$6 per sq. ft.
- Minor concrete repairs: \$300 – \$2,000 (localized)
- Tile repair/replacement: \$8 – \$20 per sq. ft.

In summary, the flooring systems are serviceable and appropriate for their respective uses. The warehouse slab exhibits expected wear and would benefit from cleaning and recoating, while the office tile flooring remains in generally good, functional condition with routine maintenance recommended.



18.3 Staircase

The building includes a staircase providing access to the mezzanine/storage level within the warehouse area. The stair system appears to be a utilitarian installation consistent with light industrial use, constructed of wood with open or partially enclosed risers.

At the time of inspection, the staircase appeared generally functional, with no obvious structural failure observed from visible areas. However, the installation reflects a basic, non-finished condition, and visibility was partially limited due to stored materials nearby. Handrail provisions were not clearly confirmed along the full run, and guardrail protection at

the mezzanine level should be verified for compliance with current safety standards. Tread uniformity, riser height consistency, and slip resistance could not be fully confirmed.

Given the industrial setting, the staircase may not meet current code requirements for commercial occupancy, particularly with respect to handrails, guardrails, tread geometry, and load capacity, and should be evaluated accordingly if the space is to be regularly occupied.

Overall, the staircase appears serviceable but utilitarian, with potential safety and compliance considerations.

Deficiencies / Deferred Maintenance:

Limited visibility due to storage; handrail presence/continuity not fully verified; guardrail protection at mezzanine not confirmed; unknown compliance with current code (tread/riser dimensions, load capacity); potential lack of slip-resistant surfaces; general wear consistent with use.

Remaining Useful Life (RUL):

- Stair structure: 10–20 years (dependent on material and usage)
- Handrails/guards (if present): 5–15 years (maintenance-dependent)

Capital Expenditure Recommendation:

- Immediate to Short-Term (0–2 years): Clear access to allow full evaluation; verify and install code-compliant handrails and guardrails as needed; improve slip resistance (anti-slip treads or coatings); secure any loose components.
- Short-Term (1–3 years): Upgrade or reinforce stair components if deficiencies are identified; ensure compliance with OSHA and applicable building code requirements for commercial use.
- Mid-Term (3–7 years): Consider replacement or reconstruction if the existing stair system does not meet structural or safety standards for continued use.

Budget Range (South Florida):

- Handrail/guardrail installation or upgrades: \$800 – \$3,000
- Stair repairs/reinforcement: \$1,500 – \$5,000
- Full staircase replacement (industrial type): \$4,000 – \$12,000

In summary, the mezzanine staircase is present and appears functional for basic access; however, its configuration and safety features should be verified and potentially upgraded to meet current standards and reduce risk, particularly if used regularly.



18.4 Interior Doors

Sample Report

The building is equipped with a limited number of interior doors serving the office areas and utility/storage spaces. The doors appear to be standard hollow-core or solid-core wood doors set within painted frames, consistent with light commercial office construction. Door hardware consists of typical knob or lever-style handles, with basic latch and privacy lock functions where applicable.

At the time of inspection, the interior doors appeared generally functional, with no major structural damage observed. Doors were able to open and close; however, some units show cosmetic wear, including scuffing, minor surface damage, and general aging consistent with use. Alignment and latching were not fully tested at all locations, and some doors may require minor adjustment to ensure proper operation.

Clearances at the bottoms of certain doors and transitions between rooms appear typical; however, sealing and air gaps were not specifically evaluated. No fire-rated door assemblies were clearly identified from visible markings, and the presence of rated doors (if required) should be confirmed based on occupancy classification and life-safety requirements.

Overall, the interior doors are serviceable and typical, with minor maintenance recommended.

Deficiencies / Deferred Maintenance:

Cosmetic wear and surface damage; potential minor misalignment or latching issues; hardware wear; fire-rating (if required) not verified; limited testing of all doors.

Remaining Useful Life (RUL):

- Interior wood doors: 10–20 years (depending on use and condition)
- Door hardware: 5–10 years (maintenance-dependent)

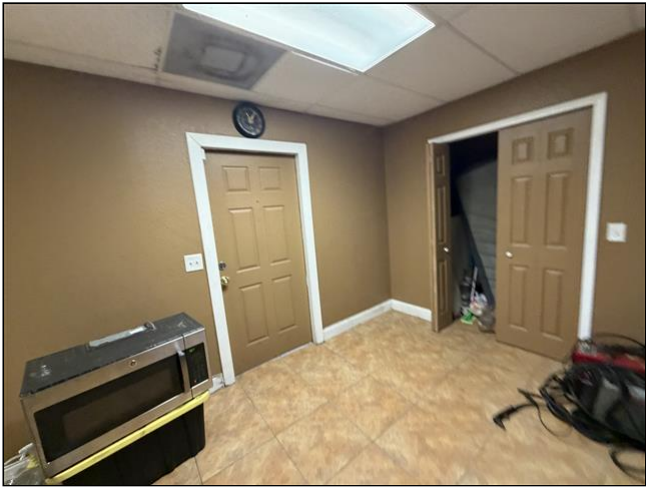
Capital Expenditure Recommendation:

- Immediate to Short-Term (0–2 years): Adjust doors and hardware for proper alignment and latching; repair or replace worn handles/locks; touch-up or repaint damaged surfaces.
- Short-Term (1–3 years): Replace any doors that are damaged, warped, or not functioning properly; verify and install fire-rated doors where required.
- Mid-Term (3–7 years): Plan for gradual replacement of aging doors and hardware as part of ongoing interior upgrades.

Budget Range (South Florida):

- Door hardware repair/replacement: \$100 – \$400 per door
- Interior door replacement (installed): \$250 – \$800 per door
- Fire-rated door assemblies (if required): \$800 – \$2,500+ per door

In summary, the interior doors are functional and typical for the building type, with minor wear observed. Routine maintenance and selective upgrades are recommended to maintain proper operation and ensure compliance with any applicable safety requirements.



18.5 Light Fixtures

Sample Report

The building is equipped with a combination of lighting systems, including suspended high-bay style fixtures in the warehouse area and recessed lay-in troffer fixtures within the office spaces. The warehouse lighting appears to consist of older-style fixtures mounted to the exposed steel framing, while the office lighting consists of standard fluorescent or LED panel fixtures installed within a drop ceiling grid.

At the time of inspection, the office lighting appeared generally functional, providing adequate illumination for typical use. In contrast, the warehouse lighting was observed to be partially functional, with illumination present primarily on one side of the space, while other areas appeared dim or inadequately lit. This condition may be due to inoperative fixtures, disabled circuits, or removed/aging components. Several fixtures appear older and may be nearing the end of their service life.

Additionally, portions of the drop ceiling in the office area are missing or displaced, exposing ductwork and lighting components above. This condition may impact light distribution and indicates prior disturbance or incomplete repairs.

Overall, the lighting system is partially functional, with adequate performance in the office areas and deficiencies noted in the warehouse.

Deficiencies / Deferred Maintenance:

Partial inoperability of warehouse lighting (limited illumination on one side); aging or outdated fixtures; potential failed lamps/ballasts or electrical issues; missing/displaced ceiling tiles affecting office lighting; uneven light distribution; overall system inefficiency.

Remaining Useful Life (RUL):

- Fluorescent/older fixtures: 0–5 years (near end of life)
- LED fixtures (if present): 5–10 years (dependent on type and usage)
- Ballasts/drivers: 0–5 years (as applicable)

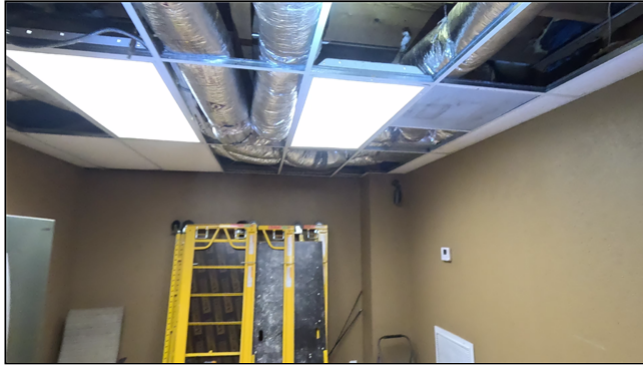
Capital Expenditure Recommendation:

- Immediate to Short-Term (0–2 years): Evaluate and repair non-functioning warehouse fixtures; replace failed lamps, ballasts, or drivers; restore missing ceiling tiles to improve light distribution and safety.
- Short-Term (1–3 years): Upgrade warehouse lighting to energy-efficient LED high-bay fixtures for improved illumination and reduced operating costs.
- Mid-Term (3–7 years): Continue phased replacement of older fixtures throughout the building with LED systems; consider adding additional fixtures to improve uniformity in warehouse areas.

Budget Range (South Florida):

- Fixture repair (lamps/ballasts): \$100 – \$300 per fixture
- LED high-bay fixture replacement (installed): \$300 – \$800 per fixture
- Office LED panel replacement: \$150 – \$400 per fixture

In summary, the lighting system provides adequate illumination in the office areas but is deficient in the warehouse due to partial inoperability and aging components. Repairs and upgrades—particularly conversion to LED—are recommended to improve performance, safety, and efficiency.



18.6 Plumbing Fixtures

Sample Report

The building contains a limited number of plumbing fixtures, primarily associated with a small interior restroom and select utility connections (e.g., hose bibs). Fixtures observed are consistent with light commercial/industrial use and appear to include a toilet, lavatory sink, and basic supply/discharge piping. No specialty plumbing fixtures were noted.

At the time of inspection, the plumbing fixtures appeared generally functional, with no active leaks observed at visible connections. However, the overall installation is basic and utilitarian, and visibility was partially limited in some areas due to storage and access constraints. The age of fixtures could not be confirmed, though condition suggests typical wear consistent with ongoing use.

Finish condition of fixtures appears fair, with minor staining, wear, and possible mineral buildup. Shut-off valves, supply lines, and trap assemblies were not fully tested but appear present. No significant water damage was observed in accessible areas; however, concealed conditions could not be verified.

Overall, the plumbing fixtures are serviceable, though dated and minimally equipped.

Deficiencies / Deferred Maintenance:

Limited number of fixtures; cosmetic wear and staining; age of fixtures unknown; limited access/visibility in some areas; shut-off valves and connections not fully tested; no confirmation of water efficiency or code compliance.

Remaining Useful Life (RUL):

- Toilets and sinks: 10–20 years (depending on condition and usage)
- Supply valves and fittings: 5–10 years (maintenance-dependent)
- Drain components (traps, connections): 10–20 years

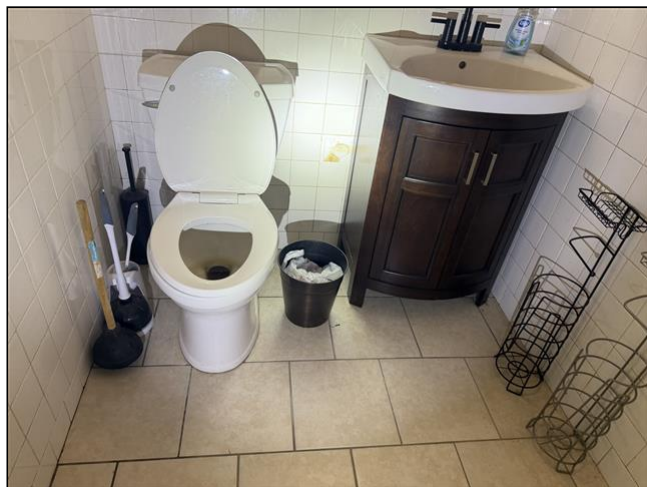
Capital Expenditure Recommendation:

- Immediate to Short-Term (0–2 years): Inspect and service fixtures; replace worn supply lines or shut-off valves as needed; clean and descale fixtures; verify proper operation and drainage.
- Short-Term (1–3 years): Replace aging or inefficient fixtures with water-efficient models; improve accessibility and serviceability where needed.
- Mid-Term (3–7 years): Plan for incremental upgrades to plumbing fixtures as part of broader interior improvements.

Budget Range (South Florida):

- Fixture repair/servicing: \$150 – \$500 per fixture
- Toilet replacement: \$250 – \$800 installed
- Sink/lavatory replacement: \$300 – \$1,000 installed

In summary, the plumbing fixtures are present and appear functional for basic use, though they are limited in number and show typical wear. Routine maintenance and gradual upgrades are recommended to improve reliability, efficiency, and overall condition.



Out of Scope Issues:

Operating appliances or fixtures, determining or reporting STC (Sound Transmission Class) ratings, and flammability issues/regulations

19. Additional Considerations

Items

19.0 Client's Reliance

Consultant was engaged by the Client, or their authorized representative, to perform this assessment. The engagement agreement specifically states the scope and purpose of the assessment, as well as the contractual obligations and limitations of both parties. This report and the information therein are for the exclusive use of the Client. This report has no other purpose and may not be relied upon, or used, by any other person or entity without the written consent of the Consultant. Third parties that obtain this report, or the information therein, shall have no rights of recourse or recovery against Consultant, its officers, employees, vendors, successors or assigns. Any such unauthorized user shall be responsible to protect, indemnify and hold Consultant, the Client and their respective officers, employees, vendors, successors and assigns harmless from any and all claims, damages, losses, liabilities, expenses (including reasonable attorneys' fees) and costs attributable to such use. Unauthorized use of this report shall constitute acceptance of, and commitment to, these responsibilities, which shall be irrevocable and shall apply regardless of the cause of action or legal theory pled or asserted.

Sample Report

20. Personnel Qualifications

Items

20.0 Consultant Qualifications

This property and subsequent building (s) has been inspected by Angelo Menezes. Here is a summary of my qualifications:

1. Certified Master Inspector®
2. Certified Commercial Building Inspector (InterNACHI)
3. Certified Commercial Building Inspector (CCPIA) Member
4. State Licensed Building Inspector License # HI9467
5. State Licensed Mold Assessor License # MRSA2346
6. State Licensed Mold Remediator License # MRSR235
7. Certified Indoor Environmentalist by the American Council for Accredited Certification (ACAC) #1312008
8. International Association of Certified Indoor Air Consultants (IAC2) #IAC2-04-4471
9. Certified Home Inspector (InterNACHI)
10. Certified in Wood Destroying Organisms Inspection (InterNACHI)
11. Certified 11 Month or Builder's Warranty Inspector (InterNACHI)
12. Certified in Building Sciences and InfraRed (InterNACHI)
13. Certified COVID-19 Safety Guidelines (InterNACHI)
14. Certified Plumbing Inspector (InterNACHI)
15. Certified Residential Electrical Inspector (InterNACHI)
16. Certified Advanced Electrical Inspector (InterNACHI)
17. Certified Roof Inspector (InterNACHI)
18. Certified Attic Insulation and Ventilation Inspector (InterNACHI)
19. Certified HVAC (Air Conditioning) Inspector (InterNACHI)
20. Certified Wind Mitigation Inspector (InterNACHI)
21. Certified Tile Roofing Inspector (InterNACHI)
22. Certified Asphalt Shingles Roof Inspector (InterNACHI)
23. Certified Structural Inspector (InterNACHI)
24. Certified Exterior Inspector (InterNACHI)
25. Certified Foundation Wall & Pier Inspector (InterNACHI)
26. Certified Septic Tank Inspector (InterNACHI)
27. Certified Swimming Pool Inspector (InterNACHI)
28. Certified Wood Deck Inspector (InterNACHI)
29. Certified Appliance Inspector (InterNACHI)
30. Certified Fireplace & Chimney Inspector (InterNACHI)
31. Certified Advanced Crawlspace Inspector (InterNACHI)
32. Certified Moisture Intrusion Inspector (InterNACHI)

CERTIFIED



INSPECTORS

Certified Inspectors, LLC

Angelo Menezes

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