



Property Condition Assessment for

1234 Sample Drive

Anytown, FL 12345

September 21, 2021



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Prepared by Global Solution Partners
1234 Sample Drive - Property Condition Assessment

September 21, 2021

Mr. John Smith
Vice President of Operations
Sample Services, Inc.
123 Main Street Suite 300
Anytown, FL 12345

Global Solution Partners is pleased to present to Mr. John Smith and Sample Services, Inc. the requested Property Condition Assessment for 1234 Sample Drive in Anytown, FL. We believe that you will find this report to be thorough and complete. After you have had an opportunity to review the report, please do not hesitate to contact us. We are always happy to answer any questions you may have.

Date of Site Visit

The site visit for the subject property was conducted by Mr. Bill Jones of Global Solution Partners on Friday, September 7, 2021, at 10:00 AM. The weather was overcast and 77°. Access to the property was provided by Mr. John Smith.

Report Prepared by

Cheryl Rorrer, RS
Lead Project Manager
Global Solution Partners

Report Reviewed by

John Smith
Site Specialist
Global Solution Partners

Executive Summary

Global Solution Partners has completed a Property Condition Assessment (PCA) for the commercial property located at 1234 Sample Drive, Anytown, FL 12345 (the subject property). The PCA project goals were achieved by the application of industry-standard research and site inspection protocols for such assessments. Specifically, the project scope was based on the American Society for Testing and Materials (ASTM) Standards of Practice E2018-15 (Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process).

Property Description

The subject property is located approximately 20 miles northeast of Orlando in Orange County, FL on a 2.78-acre parcel of property located within the Sample Industrial Park. The subject property is improved with one standalone building that is mostly single story with a second story at the northwest section of the building with approximately 69,030 square feet of interior area. The nearest cross street is Main Street and First Road to the north. The building was constructed circa 1978.

Property Observations

- The asphalt parking lots are in poor condition; recommend replacement.
- The Heating, Ventilation, and Air Conditioning System (HVAC)/RoofTop Units (RTUs) are nearing the end of their expected useful life; recommend evaluation by a qualified contractor to assess condition. Anticipate replacement in the short term.
- The roof's Thermoplastic Polyolefin membrane (TPO) covering appeared to be in fair condition. Some ponding was observed and evidence of recent localized patching was noted. Replacement may be necessary in the next five years.
- A section of chain link fence gate at the loading dock is damaged; recommend replacement. A sliding chain link gate is present at the rear parking lot. The gate is in fair condition; the sliding gate hardware was rusted.
- Vegetation was observed growing on the building's northwest corner; recommend removing vegetation from the exterior of the building. Vegetation growth is an indicator of possible water penetration; recommend removing vegetation and evaluating the building's waterproofing system.
- The exterior metal doors were difficult to open; recommend replacement.
- Cracking was observed at the loading dock CMU wall; recommend properly sealing the cracks.
- The metal egress stairs are in poor condition; recommend replacement. The rear concrete steps at the building were cracked and should be repaired.
- The building's scuppers appear to be holding water. Recommend clearing the scuppers to allow for proper drainage.
- The roll-up overhead doors at the warehouse area appeared outdated; consideration should be given to upgrading to newer remote-operated doors.
- Cracking was observed in the concrete slab flooring of the warehouse area; recommend repairing/sealing cracks.
- Some ceiling tiles were stained and carpet is damaged/stained in various locations; recommend replacement of the stained tiles and carpet. Overall, the interior finishes and fixtures are in fair condition.

Our survey revealed an overall fair condition of the property.

Project Scope and Limitations

The purpose of this Property Condition Assessment (PCA) was to provide an opinion of the condition of the subject property to a potential purchaser. Our work did not include calculations or evaluation of the adequacy of the existing facility or components. Our services were accomplished utilizing one engineer with generalized knowledge and experience in evaluation of the components included in our scope of services. Our engineer does not have an in-depth knowledge of all building systems. Our scope of services does not include any form of building or life safety code compliance review.

The assessment is not intended to identify minor, inexpensive repairs or components typically covered under standard maintenance, unless those items demonstrate neglect or other need of immediate correction.

The conclusions presented in this assessment are opinions based on the inspector's judgment and that the actual performance of individual components may vary from a reasonably expected standard and be affected by circumstances that occur after the date of the assessment.

The assessment consisted of a visual and non-destructive inspection of accessible areas. Representative samples were evaluated of site components and systems to provide an overall comprehensive perspective of the asset condition and maintenance practices. Latent or otherwise unobserved defects may exist which would not have been identified by the completed scope of work.

- No assessment was made of use specific equipment, such as conveyance systems, production equipment, or security systems.
- No invasive or destructive evaluation methods were used to complete the assessment.
- No opinion is offered or included regarding seismic or geotechnical factors.
- No representation is made as to the status of title, zoning of the property, or legal ownership.
- The status of fire protection systems (where existing) was evaluated through verification of current inspections by qualified service companies and did not incorporate detailed safety inspections.
- The PCA scope did not include the evaluation of specialty electrical systems (e.g. low-voltage telecommunication and security systems).

This report has been prepared solely for the use and benefit of the client in accordance with ASTM guidelines. Global Solution Partners is not responsible for any conclusions, opinions, or recommendations made by any other third parties based on the field information presented in this report.

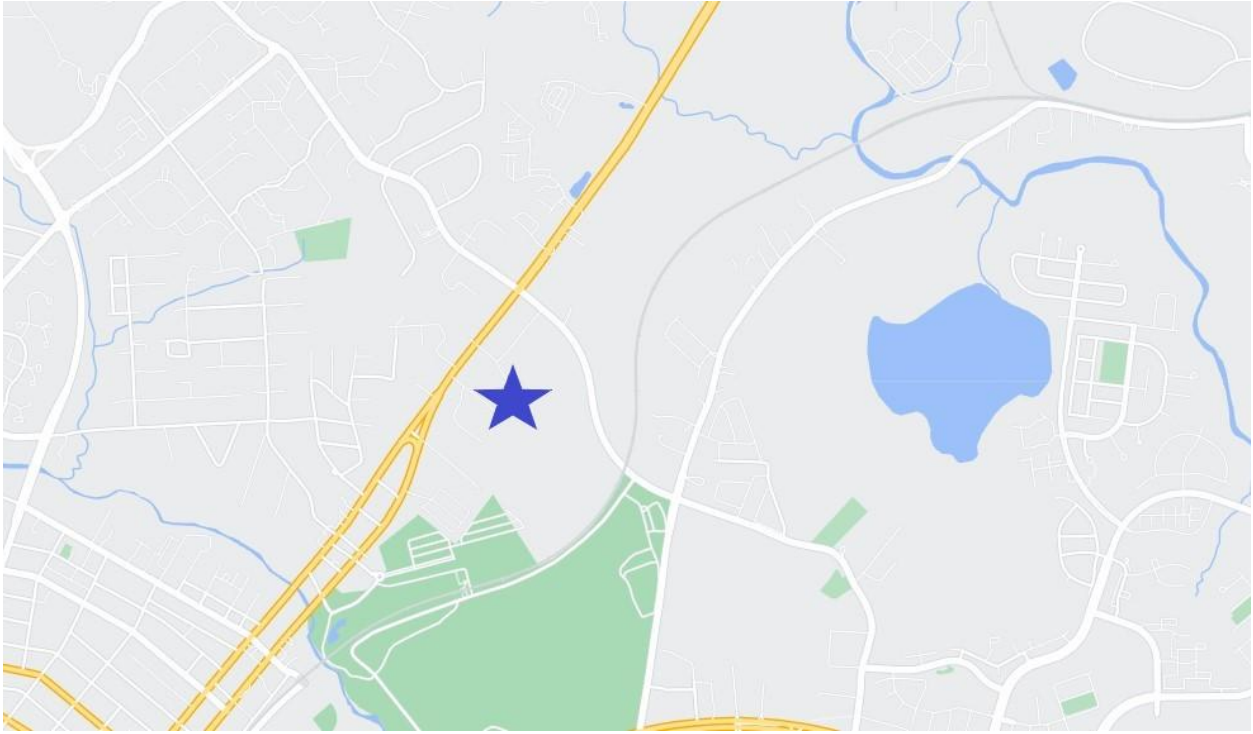
The Property Condition Assessment and this report were performed and prepared in a manner consistent with customary standards of practice used by other industry professionals in performing like services.

The Property Condition Assessment does not constitute a code inspection nor include a review of outstanding code violations. Interviews are not performed with local municipal authorities.

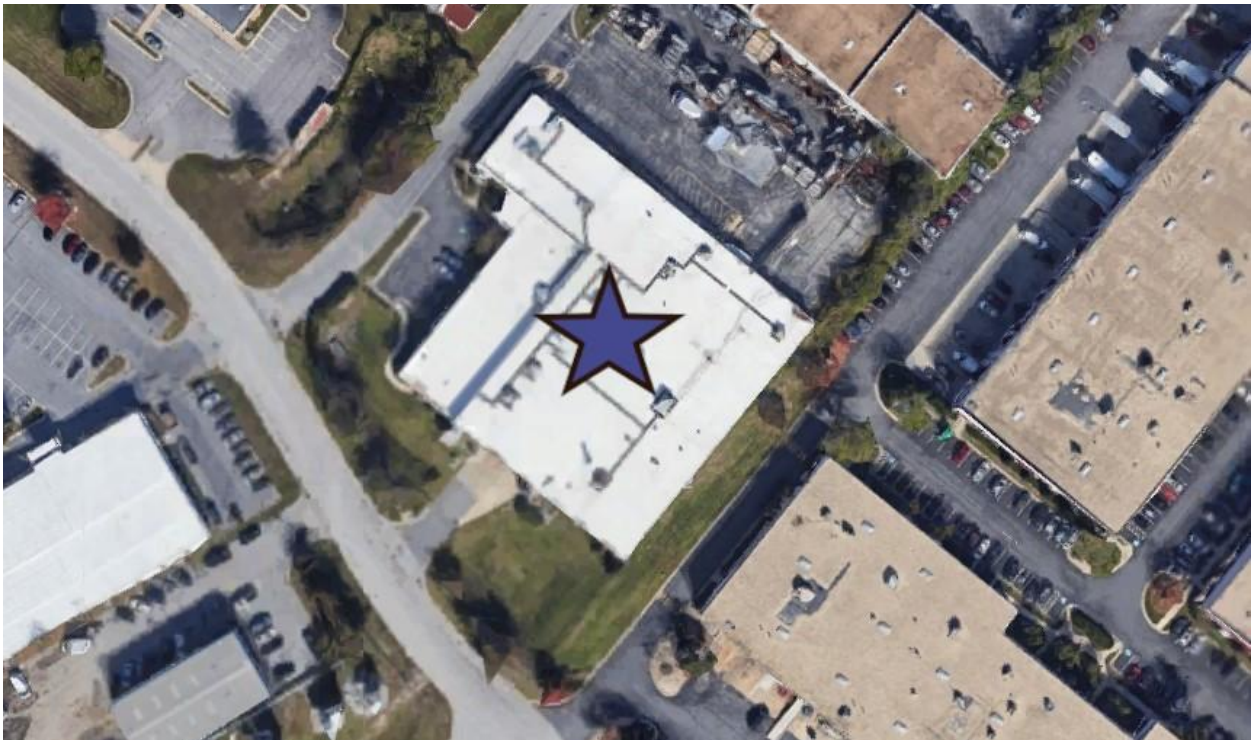
Any information regarding known code violations is obtained via an interview with property management.

Global Solution Partners, its officers, and its employees have no present or future interest in the subject property.

Property Location Map



Aerial View of Property



Bird's Eye View of Property



Property Summary

Property Address	1234 Sample Drive, Anytown, FL 12345
Property Description	Single standalone 1.5 story building - industrial/office use
Construction Date	1978
Exterior	Stucco applied to Concrete Masonry Unit (CMU) and standing seam metal
Roof	TPO
Electrical	Observed to be in proper working order
Mechanical	Observed to be in proper working order - HVAC equipment older
Plumbing	Observed to be in proper working order
Interior	Painted drywall and CMU walls, concrete/Vinyl Composition Tile (VCT)/Carpet flooring

Property and Site Description

Property Description

The subject property is accessible via three points of ingress/egress; the loading dock access along Sample Drive, the public parking area and the gated parking lot are accessible via the service road that runs parallel to the west side of the building. The subject property is improved by a single standalone building and is located within the Sample Industrial Park.



Site

The site is moderately sloped. Stormwater is controlled with standard surface drainage that slopes towards the water retention pond at the southwest of the property. The site appears to drain properly with no noticeable signs of drainage issues.



The site landscaping is in overall good condition with recently cut grass; bushes were slightly overgrown. Recommend trimming bushes and trees as part of routine site maintenance.



Chain link fencing is present on site at the retention pond and along Sample Drive, and along the parking lot entrance at the rear of the building. A section of chain link fence gate at the loading dock along Sample Drive is damaged and falling down; recommend replacement. A sliding chain link gate is present at the rear parking lot. The gate is in fair condition; some rusting was observed. Consideration should be given to an aluminum or hot dipped galvanized security gate replacement. There is one automatic gate opener; the opener was not operated; however, the gate was in the open position at the time of the site visit.



Asphalt Parking Area

Approximately 4,200 square feet of asphalt parking is present at the building's primary entrance. There are eight parking spaces in the primary parking lot, of which three are handicap spaces. An additional fenced lot is located at the rear of the property and contains approximately 33,000 square feet of asphalt parking. A concrete and asphalt loading dock is present at the south side of the building along Sample Dr. All asphalt on site is deteriorated, worn, and cracking. Vegetation is grown in through the cracks in the fenced lot. Several concrete parking stops are damaged. Recommend milling and replacing the asphalt surfaces and replacing damaged parking stops prior to placing lots in use. Asphalt surfaces should be resealed on a five-year schedule to provide protection from oxidation due to exposure to the sun and elements, minimize surface cracking, and enhance the aesthetics of the property. An enclosed cell tower is present in the fenced parking lot; it is assumed to be owned and maintained by a third party.



Concrete Flatwork

Concrete walkways are present at the building's primary entrance and along the south side towards the loading dock. Cracking was observed at the concrete walk at the bottom of the metal loading dock steps. A portion of the loading dock is concrete with some cracking, as is the patio off of the loading dock. Additionally, concrete curbing is present at the asphalt parking lots. The concrete flatwork was observed to be in overall fair condition and should be evaluated regularly for trip hazards and upheaval. Repairs should be made as part of routine site maintenance.



Structural, Roofing, and Finishes

Roof Framing

The building's roof framing is constructed using steel beams, steel pipe columns, with "S" series steel joists. The roof sheathing is padded rigid insulation. The roof framing was observed to be in overall good condition with no visible issues noted.



Foundation

The building's foundation is slab on grade concrete. Several stored items were present on the floor and along the CMU walls presenting a full visual evaluation; however, some cracking was observed in the concrete slab on grade. Recommend repairing/filling the cracks.



Exterior Cladding

The building's envelope consists of painted stucco directly applied to CMU and standing seam metal sheathing. Light damage to the stucco was noted at the NE corner of the building; recommend repairing. Vegetation was observed growing on the building's northwest corner; recommend removing vegetation from the exterior of the building. Vegetation growth is an indicator of possible water penetration; recommend removing vegetation and evaluating the building's waterproofing system by a qualified contractor.



Glass and aluminum double doors and fixed glass windows are present at the main entrance. Metal single doors, fixed glass windows, and

building-mounted lights are present on all sides of the building's exterior. The building's exterior cladding and windows appeared to be in overall good condition. The exterior metal doors are most likely original to the date of construction and most were difficult to open; recommend replacement.

There are three roll-up loading dock doors on the south side of the building along Sample Dr. The roll-up doors are outdated; consideration should be given to upgrading to new remote operated doors. Cracking was observed at the loading dock CMU wall; recommend properly sealing the cracks. The metal egress stairs from the warehouse area to the loading dock are in poor condition; recommend replacement. The concrete stairs at the loading dock area are cracked; recommend repairing as part of routine site maintenance.



Roofing

The building's flat roof is covered with a TPO membrane. Evidence of previous repairs to the roof was noted. The roof slopes towards the rear of the building to drain into scuppers, which appear to be holding water. Recommend clearing the scuppers to allow for proper drainage. Some ponding was observed and evidence of recent localized patching was noted. Roof replacement may be necessary within the next five years. Several older exhaust fans are present on the roof and appear to be inoperable; recommend removing during next roof replacement.



Mechanical Systems

Plumbing System

Water and sewer service is provided by the local utility. Service and supply pipes are copper, and drain piping is PVC. Three 40-gallon electric water heaters were counted on site. No issues noted.



HVAC System

There are 13 rooftop HVAC units (RTUs). There are five compressors, two condensers, and one mini-split system located on the north side of the building. The date of manufacture on all equipment with legible data tags ranges from 1997 to 2004. All units are older; anticipate full replacement of the HVAC system in the short term.



Electrical System

There are two electrical rooms in the warehouse section of the building. The rooms contain the electrical panels, the main disconnect panel (MDP), and transformers. No issues were noted with the electrical system.



Elevator

One hydraulic elevator is present on site. The elevator was operable and functioning as intended at the time of the site visit. The elevator's finishes include VCT tile flooring, elevator wall protection pads/curtains are suspended from the perimeter of the cab's ceiling, with lightning at the ceiling. One ceiling tile/light cover is damaged; recommend replacement



Interior

Interior Finishes - walls and ceilings

The interior finishes consist of painted drywall walls and painted CMU walls. Floor coverings include polished/painted concrete floors, ceramic tile, VCT, and carpet. Ceilings are drop tile or open depending on the location within the building. Some drop tiles are damaged/stained. Recommend replacing the damaged ceiling drop tiles as part of routine site maintenance. Interior doors are in good condition.

A library is present, along with office suites by the main entrance. The carpet appears damaged and discolored in some areas; recommend replacement. There is a warehouse and storage areas.



Kitchen

One kitchen is present in the building. The kitchen consists of VCT flooring, drop tile ceiling with lighting, a small Formica counter with prefab cabinets, two refrigerators, one dishwasher, and one electric cooktop with an over-the-range microwave. An adjoining break room shares the space. The break room has carpet flooring with drop tile ceilings and ceiling lighting. The walls are painted drywall walls. There are four tables with chairs and a television in the break room. The finishes are dated and appliances are mismatched. Anticipate appliance replacement in the short term.



Bathrooms

There are four mens and four womens bathrooms and one single-occupancy bathroom located in various places throughout the building. The single-occupancy bathroom is located in the library and consists of a single toilet, a single sink and vanity with a mirror, and a shower stall. Typical bathroom finishes include a Formica counter with multiple sinks, tile floors, tile and painted CMU walls, partitions, toilets, urinals in the men's bathrooms, toilet paper holders, wall-mounted paper towel/trash can combos, and soap dispensers. The finishes are functional but dated. Some soap dispensers were no longer mounted; recommend mounting soap dispensers prior to putting the bathrooms in use.



Life Safety

Fire Sprinkler System

The building is equipped with a fire sprinkler system. The smoke detectors are battery operated. Fire extinguishers are present throughout the building.



Site Utilities

Utility Provider	Address	Website
Anytown Gas & Electric	123 Electric Ave. Anytown, FL 12345 800.123.4567	www.age.com
Anytown Sanitary Commission	123 Water Way Anytown, FL 12345 800.123.4567	www.anytownwater.com

Equipment Tables

Unit	Type	Condition	Comment
Water Heaters	Brands: State Size: 40 Gallons	Fair	
HVAC Systems	Brands: Carrier, York, Trane, Liebert	Poor	Older units range from 1997 - 2004

Property Condition Photos



Front of building



Main entrance



Typical condition of asphalt - front lot



Typical condition of asphalt - rear lot



Cell tower at rear lot



Exterior surfaces

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Cracking at loading dock



Metal stairs at side of building



Typical RTU



TPO roofing membrane



Damage to stucco finish at NE corner of the building



Warehouse area

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Reception area



Typical bathroom finishes



Library



Warehouse area



Common area finishes



Kitchen