INSPECTORS INC
COMMERCIAL + RESIDENTIAL + MOLD

941-761-8503
INSPECTORSINC.COM
2805 61ST STREET • SARASOTA FL 34242
INSPECTOR LICENSE #HI1456 • MOLD ASSESSOR #MRSA2128

11/23/2015

RE:

Dear:

At your request, a visual, PCA- Property Condition Assessment of the above referenced property was conducted on *11/12/2015*. The PCR- Property Condition Report reflects the visual conditions of the property at the time of Assessment only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service. If protection against future functional issues is desired, the purchase of a warrantee through an independent warrantee company is advised.

An earnest effort was made on your behalf to discover all visible defects however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, expressed as a result of the inspection. Please take the time to review the limitations contained in the inspection agreement and inspection report.

REPORT SUMMARY

Overall, the building and subject units were constructed in a workmanlike manner and appear to be consistent with the local building trades and codes in effect at the time of construction. The building has had typical maintenance and some minor deferred over the years. The following items noted in Section 1100 are items needing immediately attention and should be addressed in accordance with the prevailing local Real Estate purchase agreements.

SECTION 140 - OPINIONS OF PROBABLE COSTS - summarize the total costs of immediate repairs needed as well as major projected expenses expected for the next 5 years.

There were no identified mold risks within the building with the exception of several air conditioning systems which have microbial growth inside the air handlers and the wall below the exterior widow at UNIT R.

The Infrared thermal imaging did not identify any significant water penetration issues however, minor water penetrations are noted in the body of the report.

Thank you for selecting our firm to conduct your pre-purchase Property Condition Assessment. If you have any questions regarding the Property Condition Report or the building, please feel free to contact me.

Sincerely,
Inspectors inc.

Anthony Gimenez
Certified Residential Building Inspector *ICC 8000987-B1
State of Florida Licensed Home Inspector *HI1456
State of Florida Licensed Mold Assessor *MRSA2128

enclosure

Inspection Report

Report #: 6972

Prepared by: Inspectors Inc.
2805 61st Street
Sarasota, Florida 34243
941-761-8503 Fax: 941-776-8632

Report Table of Contents

100 EXECUTIVE SUMMARY

110 INTRODUCTION

At your request, we have performed a limited visual survey of specific construction components of the property located at 2902 59th Street West Bradenton FL. The date of the survey was 11/12/2015. Please see Section 200 of this report for a description of specific components which were assessed, and also Section 1200 for exclusions of this assessment.

Negative comments throughout the body of this report are underlined

As provided by our Agreement, we entered and inspected a representative sampling of components of the commercial building. We have used extrapolation to determine the estimated number of repairs needed for these interior components. EXAMPLE: If we inspected 50% of the HVAC systems, and found two that are in need of replacement, we assume that two more will need replacement, for a total of four. This system is not fool-proof, but is usually an effective way to estimate the needed repairs when budget or time prevents inspecting every component. The higher the percentage of components actually inspected, the higher the level of accuracy. 33% or more is usually considered acceptable.

120 GENERAL DESCRIPTION

121 General Description	The subject property is a single building office complex currently housing 14 office spaces.
122 Wall Construction	Brick/frame building.
123 Roof Construction	Flat roof construction wit steel bar joists structure.
124 Foundation Construction	Monolithic concrete slab.

130 GENERAL PHYSICAL CONDITION

The subject property has had typical maintenance over the years and some recently deferred maintenance. The major systems appear to be functioning within typical guidelines considering the age of the structure however, some systems will need attention / corrective actions to prevent deterioration and remove safety hazards.

140 OPINIONS of PROBABLE COSTS

141 Immediate Repairs

Immediate repairs are those repairs which are due to system deficiencies or deferred maintenance and are deemed to be necessary at this time or within the next year. Repairs are included in this category only if the estimated cost-to-cure exceeds $500 for that specific repair or replacement.
Throughout the body of the report, the descriptive text containing information about these conditions will be written in red.

Conditions noted in this report which (in the opinion of the Field Observer) need to be immediately corrected
are in the range of $19,350 - $29,800

See the body of this report or Section 1100 of this report for a more detailed explanation of the "Minor Cost Items" .

142 Major Projected Expenses

Major Projected Expenses are those which are likely to be needed within the next 5 years. These are major component replacements or repairs which are likely to exceed $3,000.

Replace roof covering system = $86,000 - $103,000
Replace water heaters = $5,000 - $8000
Replace HVAC systems = $26,000 - $35,500

TOTAL ESTIMATED MAJOR PROJECTED EXPENSES = $117,000 - $ 137,000.

150 RECOMMENDATIONS for FURTHER EVALUATION

151 Phase 1 Environmental Assessment

If a Phase 1 Environmental Assessment has not been conducted, we recommend a Phase 1 Environmental Assessment be performed on the subject property. Phase 1 Environmental Assessments establish a baseline for the presence of known hazardous contaminants on the property so that you, your realtor and your lender can qualify for protection against future cleanup costs under the Innocent Landowners Defense Act.

152 Mold

A Preliminary Mold Risk Assessment has been included with this Properly Condition Assessment in an effort to determine if the occupied spaces are, or may pose a risk of having a potential mold / IAQ issue. The Preliminary Mold Risk Assessment is not intended to be a comprehensive Mold Assessment or an Indoor Air Quality Assessment. Preliminary Mold Risk Assessment is intended as a general guide to determine if further evaluation and testing is warranted. The Preliminary Mold Risk Assessment may consist of a visual assessment, infrared thermal Imaging, moisture readings and possibly particle counting within the conditioned spaces of the building. If any sampling was conducted the results will be listed in the IAQ ; Indoor Air Quality Schedule near the end of the report body.

160 DEVIATIONS from the ASTM E-2018 GUIDE

Documentation and Other Information:
None of the documents listed below were reviewed in the process of this PCA:

Appraisals, either current or previously prepared.

Certificates 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 cost records, such as those costs incurred for repairs, improvements, recurring replacements, etc.

Pending proposals or executed contracts for material repairs or improvements, or descriptions of future work planned.

Outstanding citations for building, fire and zoning code violations.

ADA surveys or 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 percentages.

Records indicating building turnover percentages.

Building rent rolls.

Leasing literature, listing for sale, marketing/promotional literature such as photographs, descriptive information, reduced floor plans, etc.

Drawings or specifications (as-built or construction).

The following components are excluded from this PCA:

Any and all life safety components or equipment.

Any and all fire protection systems or equipment.

200 PURPOSE and SCOPE

210 PURPOSE

211 Visual Survey

To perform a limited, visual survey of specific components on the subject property and list our observations of items and conditions which indicate the need for immediate repair.

212 Opinions of Probable Costs

To provide opinions of probable costs for the repair or replacement of those components which are found to be in need of immediate repair.
The opinions of probable costs are intended solely as an indication of the approximate nature and scope of repair and cannot be relied upon as indicating actual nature and scope. Further investigation and solicitation of firm bids by appropriate service companies and contractors is required.

213 Projected Major Expenses

To ascertain which of the major components are likely to reach the end of their expected lifespan within the next 5 years, and list those components, along with opinions of probable costs for the replacement of those components.

214 Intent

Our intent is to appraise you of the general condition of the subject property and to provide information to you which will be helpful in your pre purchase considerations as it relates to the condition of the property.

220 SCOPE

221 Standards of Practice

The Standards of Practice used for this Property Condition Assessment (PCA) are those of *ASTM E 2018-99, Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process,* which has been prepared by the *American Society for Testing and Materials. ASTM* is currently the only national organization that has produced a written standard for commercial property assessments and reports. Adherence to the *ASTM E 2018-99 Guide* is entirely voluntary. INSPECTORS INC has chosen to incorporate these standards as an integral part of our property assessment process in order to promote a degree of uniformity with regards to commercial real estate transactions.
Every commercial property is different, and every client has different needs, expectations and budgets. Our approach to these varying requirements is to custom tailor each of our property assessments individually according to those differences and needs. As a result, some of the *ASTM E 2018-99* guidelines are not appropriate. Any deviations from the *ASTM Guide* are listed in the EXECUTIVE SUMMARY of the report under Section 160.

222 Inclusions

The scope of our assessment was limited to the following specific visually accessible components: Foundations of the building(s), structural framing (load carrying members only), building exteriors, roof structure and load carrying members of the roof framing, mechanical systems, electrical systems, and plumbing systems.

223 Report is Confidential

Our assessment and this report are intended to be confidential to you, our client, for your exclusive use. They cannot be relied upon by a third party. We make no representation as to the condition of this property other than stated specifically in writing in the text of this narrative report. Further investigation including acquisition of bids by contractors and service companies in respect to any recommendations within this report are required and recommended.

224 Explanation of Report

On the following pages is a discussion of our findings by specific categories of construction as outlined in the Table of Contents at the beginning of this report. Within each category is a brief description of the component or system, some discussion of our observations made during the survey, followed by conclusions, including suggested remedial actions. An opinion of probable costs to indicate the nature and scope of deferred maintenance and immediate repairs are outlined in Section 1100 of this report, (if applicable).

Underlined text indicates conditions which are considered be negative in content, no matter how slight.

Red lettering indicates conditions which are likely to require an investment of $500 or more to correct. (Red lettering may appear to "grayed out" if viewed or printed in black & white).

300 MAPS & DIAGRAMS

The following maps and diagrams are not to scale and do not include details. Interior spaces, rooms and/or closets may have been left out for clarity. Maps and diagrams are merely for your use in understanding the comments in this report with respect to component systems and locations.

310 SITE MAP

A general site map was provided by Ken Hughes, Real Estate Agent, along with general floor plan layouts for each individual unit.

Top of page is approximately South.

400 SITE IMPROVEMENTS

410 SITEWORK

411 Topography

The site where the structure is built is generally flat.

412 Storm Water Drainage

Drainage appears to have been adequately designed, and all indications are that ground water drains away from the structure properly, but only when underground drains are kept clear of soil and debris. We routinely recommend that all drainage grates and underground drainage pipes be cleared of debris to insure proper lot drainage.




413 Access and Egress

Access and egress to the subject property are via driveways from 59th street , 29th Avenue and 31st Avenue. Access and egress both appear adequate and no concerns are noted.




414.0 Paving, Curbing and Parking

All parking surfaces on the lot are paved with asphalt. Paving appears adequate, however, noticeable surface deterioration (cracks and spider-webbing) of the asphalt surface is noted. Re-surfacing of the asphalt will be needed within the nest 5-10 years. Repair / sealing the deteriorated areas of asphalt are needed to prevent damage. **Estimated Cost to Correct $5,000 - $8,000**

414.1 Paving, Curbing and Parking

There are approximately 124 marked parking spaces for the subject property. 6 marked handicapped spaces are also present. A small amount of service parking is noted at the rear, south side of the building. In addition approximately 18 covered parking spaces are noted at the rear of the building. Space marking appears to be adequately visible.

414.3 Paving, Curbing and Parking

Curbs and bumpers consist of concrete, and all appear to be of average condition for its age however, there is damaged curbing in need of repair or replacements. **Estimated cost to correct= $1,600 - $2400 condition.**

415 Site Lighting

Site lighting consists of 5 pole lights around the parking area. In addition there are wall lights attached to the building exterior for sidewalk and entry lighting. Two of the pole lights do not operate possibly due to expired light bulbs and 5 of the wall lights do not operate. Assuming light bulbs are the issue, **Estimated cost to correct $ 300-$650.**

416 Flat Work

All walkways on the site are paved with concrete. Typical cracking of concrete was noted at the sidewalks around the perimeter of the property. Significant settlement cracks are noted at the sidewalks at the front and sides of the building. Significant safety / trip hazards are present. **Estimated Cost to Correct = $2,000 - $3,500.**

417 Landscape & Irrigation — Landscape appears in good to fair condition. Some overgrown landscape is restricting the operation of the site lighting and the irrigation system. **Estimated Cost to Correct = $750 - $1250.**

418 Fencing — Minimum privacy fencing is noted and appears in good condition.

420 UTILITIES

421 Water — Main water service is located at the right side of property near the street. The back flow prevention valve has periodic leaking noted and no valid inspection sticker present. **Estimated Cost to Correct = $350 - $650.**



422.0 Electricity

The main electrical service is underground and located at the rear of the property. The main service box (a 150KVA Pad Mount Transformer) has significant visible deterioration and will need further evaluation by a licensed and insured commercial electrical contractor to determine the condition, operation and remaining useful of the main service transformer. **Estimated Cost to Correct = UNKNOWN- further evaluation needed.**

The electric meter(s) for the individual units and for the common areas is located at the exterior, rear of building and appear in good condition.



422.1 Electricity

An open, damaged electrical panel and junctions boxes are noted at north, east corner of property. No power is present and these components appear to be abandoned. Have a licensed and insured electrical contractor provide further evaluation and removal on abandoned electrical components / hazards. **Estimated Cost to Correct = $300 - $500.**



423 GAS	No gas service is noted.
424 Sanitary Sewer	The subject property appears to be serviced by the public sewer system.
425 Sanitary Lift Station	No lift station identified on site.
426 Storm Drainage System	The subject property appears to be serviced by the public storm drain system and on sited drainage swale / trench at the rear of the property.

500 BUILDING SHELL

510 STRUCTURAL FRAME

511 Foundation	Building is constructed slab-on-grade. The above-ground portions of the perimeter foundation which were visible from the exterior showed no noticeable concerns. Likewise, no concerns were noted at the interior, however, most portions of the slab are covered with floor coverings which may prevent observation of deficiencies.
512 Load Bearing Walls	The load bearing walls appear to be constructed of concrete block. However, only portions of these cavities are available to inspection. As a result, we are unable to verify the condition of the non-visible portion of the load bearing walls. No visible evidence of stress or excessive movement were noted at the visible sections of the load bearing walls.
514 Roof Framing System	Roof framing consists of pre-engineered and pre-assembled metal bar trusses, spanning from one exterior wall to another. All areas which were visible for examination appear to be in good structural condition.
515 Roof Decking System	The roof deck consists of corrugated metal panels and appears in good condition however, past moisture stains are noted indicating leaking has occurred at the following units: Unit A, Unit C/D, These ares should receive periodic inspections and monitoring for possible future leaking.
516 Attic Spaces	Attic spaces are relatively open and easy to access through the ceiling tiles. No discernible inadequacies were found.

520 BUILDING ENVELOPE

521 Exterior Wall Systems	The majority of sidewall cladding consists of stucco and brick and stucco. There are minor openings noted around the window and exterior walls of UNITS "R" & "A". Water penetration is noted inside the lounge area of UNIT R. Caulk and seal all exterior side of windows as needed. **Estimated Cost to Correct = $500 - $800.**


522 Fenestration System - Doors — The exterior doors consist of glass, commercial store front doors which appear in good operational condition.

523 Fenestration System - Windows — The windows consist of fixed glass and appear in good condition.

524 Weatherproofing — Paint is in fair condition at the stucco surfaces, The brick facade surfaces have been previously sealed however, there are a multitude of open grout lines between the bricks noted throughout the surface. **Estimated Cost to Correct = $850 - $1,500.**



525 Insulation — Fiberglass bat insulation is noted in the ceiling / attic space of a majority of the units. Fiberglass batt insulation present provides R-19 insulative value.

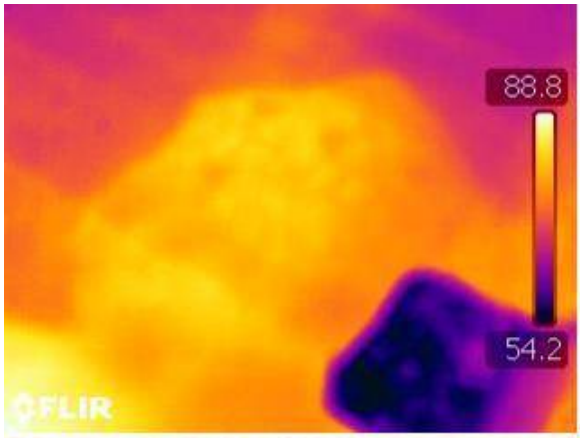
530 ROOFING:

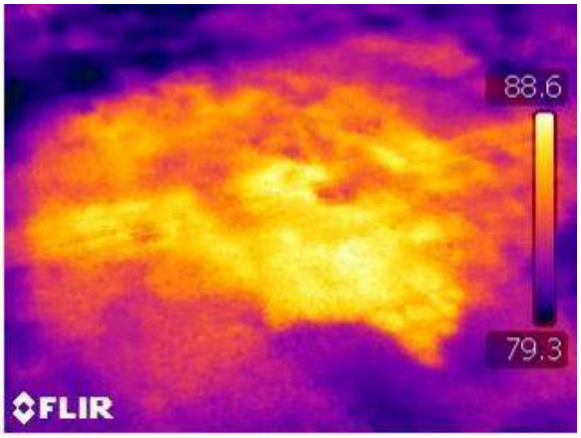
STYLE: — Flat/Low pitch roof with parapet walls.

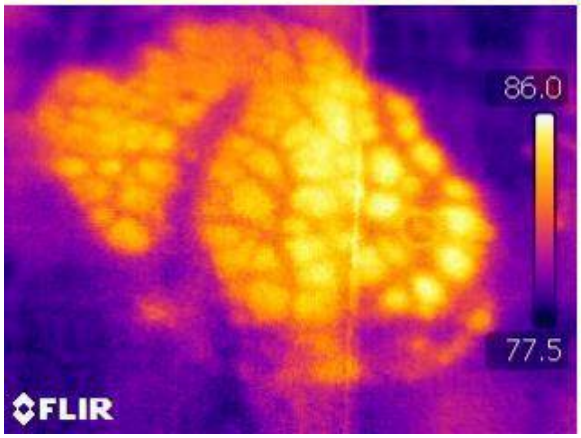
531 Roofing materials: — Rolled asphalt composition.

532 Age & Remaining useful life: — A permit for the existing roof covering indicates the roof covering was installed in the year 2000. This indicates the roof covering is 15 years old. The majority of the seams, joints and flashings have been re-sealed. With ongoing inspections and maintenance the roof covering should provide an estimated 4-6 years of remaining useful life after repairs have been completed. **Estimated Cost to Replace the roof covering = $86,000 - $103,000.**

533 Roof Covering Condition: — The roof covering has recently received a multitude patches and repairs indicating past leaks. The repairs appear to be consistent with quality repairs installed by an experienced commercial roofing contractor. There is thermographic evidence of areas where water has penetrated the roof covering and has been confirmed by moisture meter readings. Trapped moisture is common result of patching a roof having previous leaks. Water has previously penetrated the roof covering and due to patching the moisture is currently sealed under the roof covering. These areas will eventually need to be replace however, since the roof covering has a remaining useful life of approximately 5 years it is recommended to replace these areas when a comprehensive roof replacement is conducted. For additional images and thermography of roof covering refer to the PHOTO SECTION 1800.







534 Roof Vents & Flashings: Majority of the flashings have been repaired / patched over and appear in good condition. Several flashings are in need of re-sealing near the southernmost bank of a/c compressors at the compressor mounts to the roof surface. **Estimated Cost to Correct = $500 -$700.**

535 Parapet Condition: Parapet walls generally appear in good condition however, there are several minor ares where the parapet wall cap flashing has open seams / joists. **Estimated Cost to Correct = $300 - $400.**

537 Skylights:

Two skylights are present had have damaged present which will allow water to penetrate. **Estimated Cost to Correct = $800 - $1200.**

538 Roof Drainage:

Roof drainage is achieved through the use of surface drains and scuppers at the rear parapet walls. Majority of drainage system components appear in good condition however, there are several surface drain strainer caps missing. In addition several past and one current water leak has been identified at the same locations as the surface drains. Have a licensed and insured commercial roofing contractor properly re-seal the surface drains and Install all missing surface drain caps. **Estimated Cost to Correct = $650-$900.**

600 PLUMBING SYSTEM

610 Plumbing System

611 Supply Piping — Supply line plumbing for potable water is copper and PVC at all areas where visible. Adequate flow was noted, and no deficiencies were encountered.

612 Waste System — Waste line plumbing consists of cast iron and PVC pipe at all areas where visible. Functional flow was noted at a representative sampling of fixtures. No leaks were found,

613 Domestic Hot Water Production — Hot water is produced by electric water heaters. For specific notes and comments regarding the water heaters, refer to "Table of Water Heaters" listed below:.

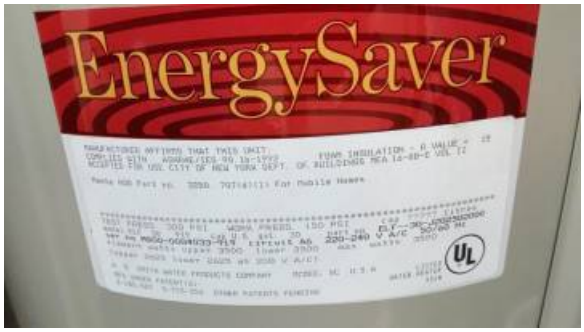
614 Fixtures — A representative survey was performed of the observable plumbing fixtures, and no deficiencies were noted.

620 TABLE OF WATER HEATERS:

620.1 Water Heater #1: — Located in Unit B. Type: Electric. 30 gallon capacity. Estimated age is approximately less than one year as the unit was installed this year. Condition: New and in good operational condition.

620.2 Water Heater #2: — Located in Unit C/D. Estimated age is approximately 10 years. Condition: Good operational condition.

620.3 Water Heater #3: — Located in Unit V. Type: Electric. Estimated age is approximately 15 years. Condition: Fair conditions. Unit is operational however, nearing the end of it's useful life. **Cost to Replace $450- $550.**



620.4 Water Heater #4: — Located in Unit T. Type: E, 30 gallon capacity. electric. Estimated age is approximately 11 years. Condition: Good operational condition.

620.5 Water Heater #5: Located in Unit S. Type: Electric. 20 gallon capacity. Estimated age is approximately 26 years. Currently beyond its designed useful life. Expect replacement within the 1-5 years. Condition: Evidence of current leaking is noted the tank. **Cost to Replace $450- $550.**

620.6 Water Heater #6: Located in Unit M. Type: Electric. 30 gallon capacity. Estimated age is approximately 14 years. Condition: Good operational condition.

620.7 Water Heater #7: Located in Unit Q. Type: Electric. 30 gallon capacity. Estimated age is approximately 14 years. Condition: Fair conditions. Unit is operational however, nearing the end of it's useful life.

620.12 Water Heater #12: Located in Unit A. Type: Electric. 30 gallon capacity. Estimated age is approximately 31 years. Currently beyond its designed useful life. Expect replacement within the 1-5 years. Condition: Evidence of current leaking is noted the tank. **Cost to Replace $450- $550.**

620.13 Water Heater #13: Located in Unit E. Type: Electric. 30 gallon capacity. Estimated age is approximately 8 years. Condition: Good operational condition.

620.14 Water Heater #14: Located in Unit R. Type: Electric. 30 gallon capacity. Estimated age is approximately 6 years.

700 HVAC EQUIPMENT SCHEDULE:

701 HVAC SYSTEM #1 - FOR UNIT B:

701.1 System type:: Central split system with compressor located at attic. and air handler located at Roof.

701.2 System age: Estimated age of compressor is approximately 15 years and Estimated age of air handler is 15 years.

701.3 System Condition: Visibly appears in operational condition. Evaporator coils have material build-up present. Temperature drop is approximately 12 degrees.

701.4 System Components: Refrigerant lines, Insulation wrap at suction lines appear in good condition. Ductwork: Visible sections of ductwork appear in good condition. Filters, Filter(s) noted appear clean and appropriately sized. Evaporator Coils, The aluminum fins on the upwind side of the evaporator coils inside air handler are covered with dust and dirt. The coils should be cleaned by a licensed and insured air conditioning contractor to restore adequate air flow through system. **Estimated Cost to Correct = $350 - $500.**

701.5 Heating System: Forced air electric resistant heat strips. This unit appears good operational condition and produced adequate heat.

702 HVAC SYSTEM #2 for UNIT C/D:

702.1 System type:: Central split system with compressor located at attic. and air handler located at Roof.

702.2 System age: Unable to determine age as the serial numbers are not present / readable. Estimated age is 27 years.

702.3 System Condition: Visibly the air handler appears at the end of its life with excessive deterioration. Expect repair or replacements in the not too distant future. **Estimated Cost to Correct: $2000 - $3000.**

702.4 System Components: Refrigerant lines, The insulation wrap on the suction line to the condenser/compressor has deteriorated insulation noted. Properly install the missing insulation on the suction line at condenser / compressor. **Estimated Cost to Correct: $100 - $150**.

702.5 Heating System: Heat pump with forced air electric resistance heat strips as back up heat.

703 HVAC SYSTEM #3 for UNIT C/D:

703.1 System type:: Central split system with compressor located at attic. and air handler located at Roof.

703.2 System age: Estimated age of air handler is approximately 26 years.

703.3 System Condition: Not operational. Visibly the system appears at the end of its life with excessive deterioration Expect repair or replacements in the not too distant future. **Estimated Cost to Correct: $5000- $6500.**

704 HVAC SYSTEM #4 for UNIT C/D:

704.1 System type:: Central split system with compressor located at attic. and air handler located at interior closet.

704.2 System age: Estimated age of compressor is approximately 9 years. and Estimated age of air handler is 9 years..

704.3 System Condition: Temperature drop is approximately 10 degrees.

704.4 System Components: Refrigerant lines, The insulation wrap on the suction line to the condenser/compressor is deteriorated or has missing insulation. Properly repair or replace the missing/damaged insulation on the suction line at condenser / compressor. **Estimated Cost to Correct: $150 - $250**.

704.5 Heating System: Forced air electric resistant heat strips.

705 HVAC SYSTEM #5 for UNIT V:

705.1 System type:: Central split system with compressor located at Roof and air handler located at attic..

705.2 System age: Estimated age of compressor is approximately 3 years. and Estimated age of air handler is 26 years.

705.3 System Condition: Visibly appears in fair condition with minor wear air handler. Visibly appears in operational condition. Temperature drop is approximately 14 degrees. The air handler is older than its designed service life. Expect to replacement in the not too distant future. **Cost to Correct $2000 - $3000.**

720.4 System Components: Evaporator Coils, Evaporator coils inside air handler are covered with dust and a material which appears to be fungal in nature which is currently restricting air flow through system. The evaporator coils should be cleaned by an licensed and insured air conditioning contractor holding a current, NADCA (National Air Duct Cleaners Association) designation. **Cost to Correct = $250- $500.**

720.4.1 System Components: Support assembly for the compressor on the roof are damaged beyond repair and are in need of replacement. **Estimated cost to Correct is $1000- $1600.**

720.5 Heating System: Heat pump with forced air electric resistance heat strips as back up heat. This unit appears good operational condition and produced adequate heat.

721 HVAC SYSTEM #21 for UNIT E:

721.1 System type:: Central split system with compressor located at Roof and air handler located at attic.

721.2 System age: Estimated age of compressor is approximately 26 years. and Estimated age of air handler is and 17 years..

723.3 System Condition: Visibly appears in operational condition.

723.4 System Components: Appear in good condition.

723.5 Heating System: Forced air electric resistant heat strips. This unit appears good operational condition and produced adequate heat.

724 HVAC SYSTEM #24 & 25: Abandoned Units

724.3 System Condition: Two compressors / condensers have been abandoned and left on the roof top. Remove the abandoned units **Cost to Correct $150- $250.**

800 ELECTRICAL SYSTEM

This inspection report is not intended to address the operational condition of electrical system. The condition of non-visible or concealed electrical components can not be ascertained with in the scope of this inspection. Code compliance issues are not within the scope of this Properly Condition Assessment or Report. **It is not possible to visibly inspected every component of the electrical system as the Property condition Assessment is a limited time and limited scope inspection.**

810 SERVICE

811 Incoming Service: Electrical service to the property is via underground conductors from the utility company.

812 Main Disconnect: Main electrical shut offs are located at the rear exterior of the building and one disconnect is present for each unit. For specific notes and comments regarding the water heaters, refer to "Electrical Equipment Schedule" listed in SECTION 1600.

813 Metering: The electric meter(s) is located at the exterior, rear of building and appear in good condition.

820 DISTRIBUTION

821 Panels & Switchboards: For specific notes and comments regarding the Electrical panels and switchboards, refer to "Electrical Equipment Schedule" listed in SECTION 1600.

822 Conductors: Entrance cables are copper and appear in good condition. Branch wiring consists of copper and appear in good condition. Some branch wiring located in Unit S has exposed wires and open junction boxes noted.. A safety / fire hazard exists. **Estimated cost to Correct = $250 - $500.**

830 SWITCHES, OUTLETS & FIXTURES

831 Switches & Outlets — A random testing was performed on the various outlets and switches, but NOT all were tested. During a typical inspection there are many that are not accessible due to tenant's furnishings, storage, etc. Light switches which do not appear to function are deemed to have a burned out bulb, unless other anomalies are noticed. Outlets and switches were found to be in relatively good condition.

900 OTHER SYSTEMS & COMPONENTS

920 COMMON AREAS

Common areas consist of 4 main hallways and or entry features to each unit. Egress is clearly marked and adequately lit.

930 TENENT SPACES

931 Floor coverings — A variety of floor covering are noted consisting of carpet, vinyl and tile.

932 Wall Coverings — Consists of drywall and generally appear in good condition.

933 Ceilings — Ceilings consist of acoustic tiles which generally appear in good condition.

934 Interior Doors — Most interior doors consist of hollow core wood doors which generally appear in good condition.

940 FIRE PROTECTION

941 Sprinkler System — No fire sprinkler system is present.

942 Fire Extinguishers — Several of the interior units have fire extinguishers present however, most units do not.

943 Smoke Alarms — Smoke alarms were present, not tested in each of the units.

944 Means of Egress — Means of egress appears to be clearly marked with lights exit signs at each of the units and in the common areas as well.

945 Fire Hydrants — Two fire hydrants are present at the perimeter of the property.

1000 DOCUMENT REVIEW & INTERVIEWS

1010 DOCUMENT REVIEW

1011 Construction Documents — Not Present - Not reviewed.

1012 Maintenance Records — Not Present - Not reviewed.

1014 Utility Records — Not Present - Not reviewed.

1020 INTERVIEWS

1021 Building Owner	Not Present - Not interviewed.
1022 Tenant / Occupant	Several tenants were present and were asked about any ongoing or re-occuring issues. Majority had no re-occurring issues with the exception of two occupants who indicated re-occuring roof leaks at unit A and Unit E. The occupant of UNIT V indicated ongoing HVAC drainage issues with on of the HVAC systems present. For specific data regarding the particle counts, refer to "Indoor Air Quality" SECTION 1700.

1100 OPINION of PROBABLE COSTS

The estimated costs in this report have been determined by the use of cost estimating manuals, third party contractors, our company manuals and/or personal construction experience. Opinions of probable costs should only be construed as preliminary budgets. **Actual costs most probably will vary from the consultant's opinions of probable costs** depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, and whether competitive pricing is solicited, etc.

PROBABLE COSTS

414.0	All parking surfaces on the lot are paved with asphalt. Paving appears adequate, however, noticeable surface deterioration (cracks and spider-webbing) of the asphalt surface is noted. Repair / sealing the deteriorated areas of asphalt are needed to prevent damage. **Estimated Cost to Correct $5,000 - $8,000.**
414.3	Curbs and bumpers consist of concrete, and all appear to be of average condition for its age however, there is damaged curbing in need of repair or replacements. **Estimated cost to correct= $1,600 - $2400 condition.**
415	Site lighting consists of 5 pole lights around the parking area. In addition there are wall lights attached to the building exterior for sidewalk and entry lighting. Two of the pole lights do not operate possibly due to expired light bulbs and 5 of the wall lights do not operate. Assuming light bulbs are the issue, **Estimated cost to correct $ 300-$650.**
416	All walkways on the site are paved with concrete. Typical cracking of concrete was noted at the sidewalks around the perimeter of the property. Significant settlement cracks are noted at the sidewalks at the front and sides of the building. Significant safety / trip hazards are present. **Estimated Cost to Correct = $2,000 - $3,500.**
417	Landscape appears in good to fair condition. Some overgrown landscape is restricting the operation of the site lighting and the irrigation system. **Estimated Cost to Correct = $750 - $1250.**
421	Main water service is located at the right side of property near the street. The back flow prevention valve has periodic leaking noted and no valid inspection sticker present. **Estimated Cost to Correct = $350 - $650.**
422.0	The main electrical service is underground and located at the rear of the property. The main service box (a 150KVA Pad Mount Transformer) has significant visible deterioration and will need further evaluation by a licensed and insured commercial electrical contractor to determine the condition, operation and remaining useful of the main service transformer. **Estimated Cost to Correct = UNKNOWN- further evaluation needed.**
422.1	An open, damaged electrical panel and junctions boxes are noted at north, east corner of property. No power is present and these components appear to be abandoned. Have a licensed and insured electrical contractor provide further evaluation and removal on abandoned electrical components / hazards. **Estimated Cost to Correct = $300 - $500.**
521.0	The majority of sidewall cladding consists of stucco and brick and stucco. There are minor openings noted around the window and exterior walls of UNITS "R" & "A". Water penetration is noted inside the lounge area of UNIT R. Caulk and seal all exterior side of windows as needed. **Estimated Cost to Correct = $500 - $800.**
524	Paint is in fair condition at the stucco surfaces, The brick facade surfaces have been previously sealed however, there are a multitude of open grout lines between the bricks noted throughout the surface. **Estimated Cost to Correct = $850 - $1,500.**
534	Majority of the flashings have been repaired / patched over and appear in good condition. Several flashings are in need of re-sealing near the southernmost bank of a/c compressors at the compressor mounts to the roof surface. **Estimated Cost to Correct = $500 -$700.**
535	Parapet walls generally appear in good condition however, there are several minor ares where the parapet wall cap flashing has open seams / joists. **Estimated Cost to Correct = $300 - $400.**
537	Two skylights are present had have damaged present which will allow water to penetrate. **Estimated Cost to Correct = $800 - $1200.**
538	Roof drainage is achieved through the use of surface drains and scuppers at the rear parapet walls. Majority of drainage system components appear in good condition however, there are several surface drain strainer caps missing. In addition several past and one current water leak has been identified at the same locations as the surface drains. Have a licensed and insured commercial roofing contractor properly re-seal the surface drains and Install all missing surface drain caps. **Estimated Cost to Correct = $650-$900.**

701.4	Refrigerant lines, Insulation wrap at suction lines appear in good condition. Ductwork: Visible sections of ductwork appear in good condition. Filters, Filter(s) noted appear clean and appropriately sized. Evaporator Coils, The aluminum fins on the upwind side of the evaporator coils inside air handler are covered with dust and dirt. The coils should be cleaned by a licensed and insured air conditioning contractor to restore adequate air flow through system. **Estimated Cost to Correct = $350 - $500.**
702.4	Refrigerant lines, The insulation wrap on the suction line to the condenser/compressor has deteriorated insulation noted. Properly install the missing insulation on the suction line at condenser / compressor. **Estimated Cost to Correct: $100 - $150**.
704.4	Refrigerant lines, The insulation wrap on the suction line to the condenser/compressor is deteriorated or has missing insulation. Properly repair or replace the missing/damaged insulation on the suction line at condenser / compressor. **Estimated Cost to Correct: $150 - $250**.
706.3	Compressor mounting structure For all compressors in this bank are rusted / deteriorated and in need of repairs or replacements. **Cost to Correct =** $1000- $1600.
706.4	Evaporator Coils, Evaporator coils inside air handler are covered with dust and a material which appears to be fungal in nature which is currently restricting air flow through system. The evaporator coils should be cleaned by an licensed and insured air conditioning contractor holding a current, NADCA (National Air Duct Cleaners Association) designation. **Estimated Cost to Correct = $250- $500.**
707.3	Compressor mounting structure is rusted / deteriorated and in need of repairs or replacements. **Cost to Correct =** $400- $600.
708.4	Condensate drain line has leaking noted. Water from air handler is leaking into drain pan. Properly repair the condensate drain line to prevent further leaking and repair any water damaged components. Have a licensed and insured HVAC contractor provide further evaluation and appropriate repairs. Immediate repair needed. **Cost to Correct= $200- $300.**
709.4	Refrigerant lines, The insulation wrap on the suction line to the condenser/compressor has deteriorated insulation noted. Properly install the missing insulation on the suction line at condenser / compressor. **Estimated Cost to Correct: $100 - $150**.
712.4	Condensate drain line has leaking noted. Water from air handler is leaking into drain pan. Properly repair the condensate drain line to prevent further leaking and repair any water damaged components. Have a licensed and insured HVAC contractor provide further evaluation and appropriate repairs. Immediate repair needed. **Cost to Correct= $200- $300.**
714.4	Evaporator coils inside air handler are covered with dust and a material which appears to be fungal in nature which is currently restricting air flow through system. The evaporator coils should be cleaned by an licensed and insured air conditioning contractor holding a current, NADCA (National Air Duct Cleaners Association) designation. **Estimated Cost to Correct: $250 - $500.**
716.4	Evaporator coils inside air handler are covered with dust and a material which appears to be fungal in nature which is currently restricting air flow through system. The evaporator coils should be cleaned by an licensed and insured air conditioning contractor holding a current, NADCA (National Air Duct Cleaners Association) designation. **Cost to Correct $250- $500.**
716.4.1	Evaporator coils inside air handler are covered with dust and a material which appears to be fungal in nature which is currently restricting air flow through system. The evaporator coils should be cleaned by an licensed and insured air conditioning contractor holding a current, NADCA (National Air Duct Cleaners Association) designation. **Cost to Correct $250- $500.**
718.4	The insulation wrap on the suction line to the condenser/compressor has deteriorated insulation noted. Properly install the missing insulation on the suction line at condenser / compressor. **Estimated Cost to Correct: $100 - $150**.
720.4	Evaporator coils inside air handler are covered with dust and a material which appears to be fungal in nature which is currently restricting air flow through system. The evaporator coils should be cleaned by an licensed and insured air conditioning contractor holding a current, NADCA (National Air Duct Cleaners Association) designation**. Cost to Correct = $250- $500.**
720.4.1	Support assembly for the compressor on the roof are damaged beyond repair and are in need of replacement. **Estimated cost to Correct is $1000- $1600.**
822	Some branch wiring located in Unit S has exposed wires and open junction boxes noted.. A safety / fire hazard exists. **Estimated cost to Correct = $250 - $500.**
1600: F & G	No Main disconnect is noted. A main service disconnect is required. **Cost to Correct $350-$500.**

1200 OUT of SCOPE CONSIDERATIONS

The activities listed below generally are excluded from or otherwise represent limitations to the scope of a PCA prepared in accordance with the *ASTM E 2018-99 Guide.* These should not be construed as all-inclusive or imply that any exclusion not specifically identified is a PCA requirement under the *ASTM Guide.*

1211 Moving Personal Items

Removing or relocating materials, furniture, storage containers, personal effects, debris material or finishes; conducting exploratory probing or testing; dismantling or operating of equipment or appliances; disturbing personal items or property that obstructs access or visibility.

1212 Calculations

Preparing engineering calculations (civil, structural, mechanical, electrical, etc.) to determine any system's, component's, or equipment' s adequacy or compliance with any specific or commonly accepted design requirements or building codes,

or preparing designs or specifications to remedy and physical deficiency.

1213 Measurements

Taking measurements or quantities to establish or confirm any information or representations provided by the owner or user, such as size and dimensions of the subject property or subject building; any legal encumbrances, such as easements; dwelling unit count and mix; building property line setbacks or elevations; number and size of parking spaces; etc.

1214 Wood Destroying Organisms

Reporting on the presence or absence of pests such as wood damaging organisms, rodents, or insects unless evidence of such presence is readily apparent during the course of the field observer' s walk-through survey or such information is provided to the consultant by the owner, user, property manager, etc. The consultant does not provide a suggested remedy for treatment or remediation, determine the extent of infestation, nor provide opinions of probable costs for treatment or remediation of any deterioration that may have resulted.

1215 Subterranean Conditions

Reporting on the condition of subterranean conditions, such as underground utilities, separate sewage disposal systems, wells; systems that are either considered process related or peculiar to a specific tenancy or use; wastewater treatment plants; or items or systems that are not permanently installed.

1216 Dangerous Conditions

Entering or accessing any area of the premises deemed to pose a threat of dangerous or adverse conditions with respect to the field observer or to perform any procedure, that may damage or impair the physical integrity of the property, any system, or component.

1217 Shutdown Equipment

Providing an opinion on the condition of any system or component, that is shutdown, or whose operation by the field observer may increase significantly the registered electrical demand-load; however, the consultant is to provide an opinion of its physical condition to the extent reasonably possible considering its age, obvious condition, manufacturer, etc.

1218 Acoustical Characteristics

Evaluating acoustical or insulating characteristics of systems or components.

1219 Security Concerns

Providing an opinion on matters regarding security of the subject property and protection of its occupants or users from authorized access.

1220 Time Controlled Equipment

Operating or witnessing the operation of lighting or other systems typically controlled by time clocks or that are normally operated by the building's operation staff or service companies.

1221 Environmental Concerns

Providing an environmental assessment or opinion of the presence of any environmental issues such as asbestos, hazardous wastes, toxic materials, the location and presence of designated wetlands, IAQ, etc.

1220 WARRANTY, GUARANTEE & CODE COMPLIANCE EXCLUSIONS

This inspection reflects the visual conditions of the property at the time of inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

By conducting a PCA and preparing a PCR, the consultant merely is providing an opinion and does not warrant or guarantee the present or future condition of the subject property, nor may the PCA be construed as either a warranty or guarantee of any of the following:

1221 Component's Condition

Any system's or component's physical condition or use, nor is a PCA to be construed as substituting for any system's or equipment' s warranty transfer inspection.

1222 Compliance with Governing Authorities

Compliance with any federal, state, or local statute, ordinance, rule or regulation including, but not limited to, building codes, safety codes, environmental regulations, health codes or zoning ordinances or compliance with trade/design standards or the standards developed by the insurance industry; however, should there be any conspicuous material violations observed or reported based upon actual knowledge of the field observer or the PCR reviewer, they shall be identified in the PCR.

1223 Other Compliance

Compliance of any material, equipment, or system with any certificates or actuation rate program, vendor's or manufacturer's warranty provisions, or provisions established by any standards that are related to insurance industry acceptance/approval, such as FM, State Board of Fire Underwriters, etc.

1300 QUALIFICATIONS

1310 PCR FIELD OBSERVER

1311 Definition	The PCR Field Observers are the individuals designated by INSPECTORSinc who conducts the walk-through survey at the subject property.
1312 Identification	The field observers for this property condition assessment were Mr. Anthony Gimenez, Daniel Weinstein and Brad Reeves.

Education & Employment History:
1981 - Graduate High School, Manatee, Florida
1983 - A.A. degree in Education, Manatee Community Collage.
1987 - Associate of Science degree in Architecture, St. Petersburg Community Collage.
1992 - Bachelor of Science degree in Architecture, School of Architecture, Florida A&M University

Employment:
1992-1996 Architecture Alliance Inc. - Architecture Intern. Coordinate design of commercial and residential building. Supervise creation of Construction Documents, facilitate permits, inspect construction in progress.
1944-1996 City of Homestead, Department of Community Development - Commercial & Residential Rehabilitation Specialist. Assess Life Health and Safety Conditions of hurricane damaged buildings. Write construction repair specifications for contract bids.
Coordinate federally funded constructions projects
1996-2014 Professional Building Inspectors, inc. - Principal. Inspect Commercial and residential buildings for Real Estate purchases.
2014-Present Inspectors inc. - Principal. Inspect Commercial and residential buildings for Real Estate purchases.

Credentials:
State of Florida - Licensed Mold Assessor Lic# MRSA2128
State of Florida - Licensed Home Inspector Lic# HI 1456
ICC Certified Residential Building Inspector Lic#: 8000987-B1 - International Code Council

1320 PCR REVIEWER

1321 Definition	The PCR Reviewer is the individual who is designated by INSPECTORS inc to exercise reasonable control over the field observer and to review the report.
1322 Identification	The PCR Reviewer for this assessment was Mr. Anthony Gimenez.

1400 LIMITING CONDITIONS

1400 LIMITING CONDITIONS

This field observations were limited to visual observations only with the exception of Infrared thermal imaging conducted internally and on the roof surface. In addition particle counting was conducted on each unit observed. There were not elevated particle counts within the interior of the building.

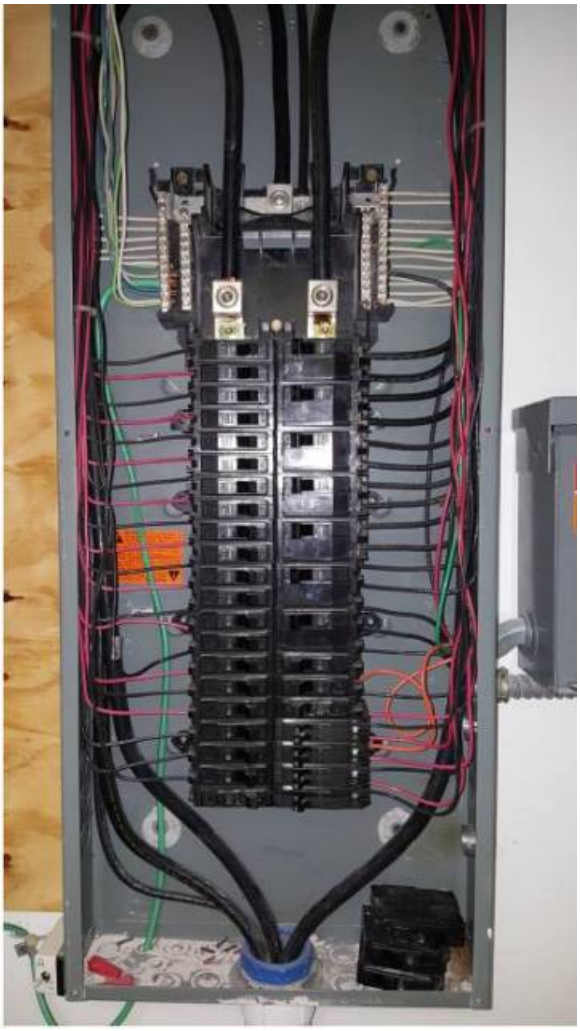
1600 ELECTRICAL EQUIPMENT SCHEDULE

TABLE OF ELECTRICAL PANELS & SWITCHBOARDS:

UNIT A:

SERVICE TYPE AND CONDITION:	Service is underground, appears in good condition.
SERVICE DISCONNECT:	Located at exterior, rear of building. 200 Amps.

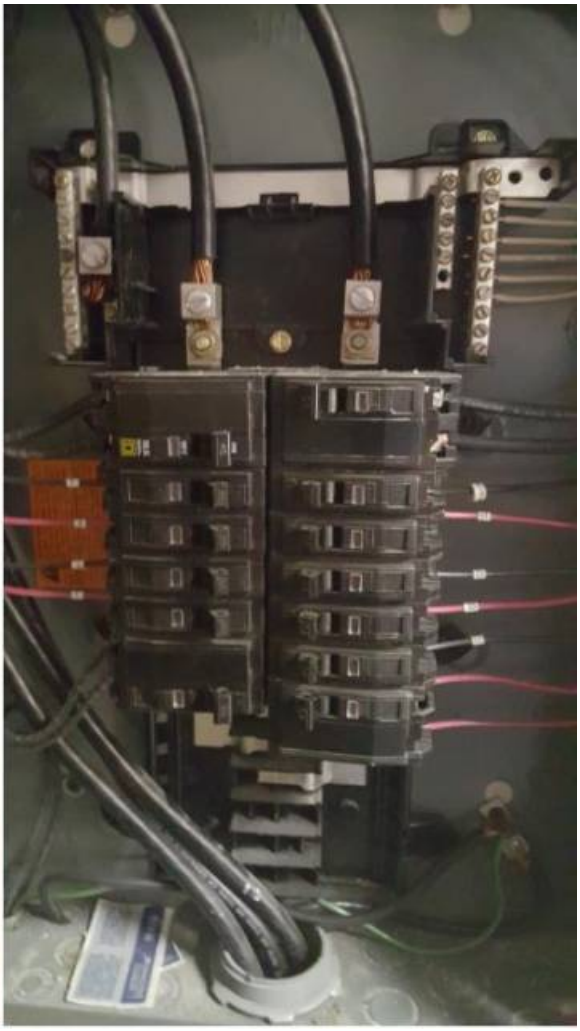
SUB PANEL: Circuit and wire sizing correct so far as visible, Grounding system is present.
Circuit and wire sizing correct so far as visible, Grounding system is present.



UNIT B:

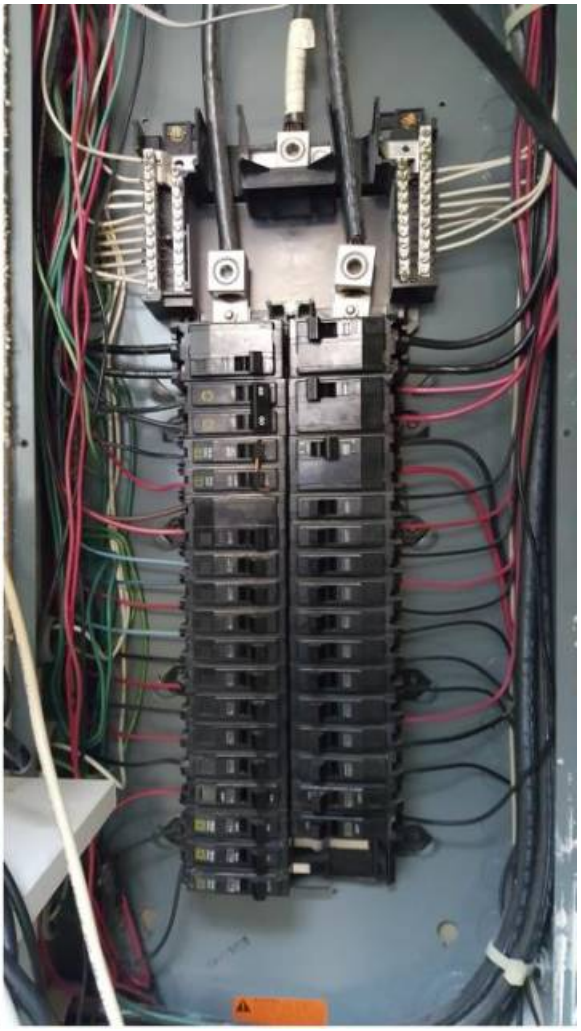
SERVICE TYPE AND CONDITION:	Service is underground, and appears in good condition.
SERVICE DISCONNECT:	Located at exterior, rear of building. 200 Amps.


SUB PANEL: Located at interior closet. Panel consists of circuit breakers. Circuit and wire sizing correct so far as visible. Grounding system is present.



UNIT C:

SERVICE TYPE AND CONDITION:	Service is underground, and appears in good condition.
SERVICE DISCONNECT:	Located at exterior, rear of building. 125 Amps.

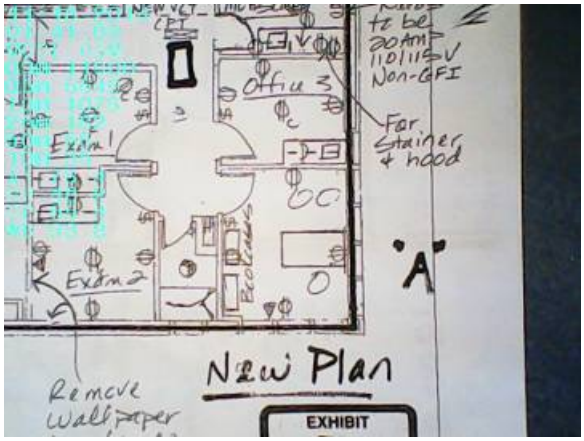


1700 (IAQ) AIR QUALITY SCHEDULE

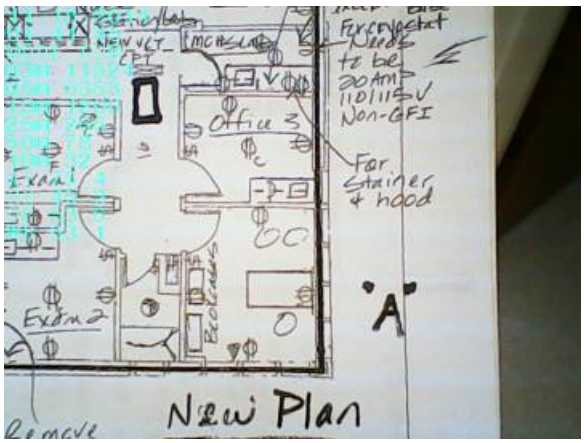
NOTE: Sampling is similar to a photograph as it is a snapshot of the air in time. Conditions can vary and change significantly due to conditions which chang e over time.
The following is a list of spaces and the samples taken in each space:

UNIT A:

Particle Count Sampling: Two particle counts conducted.



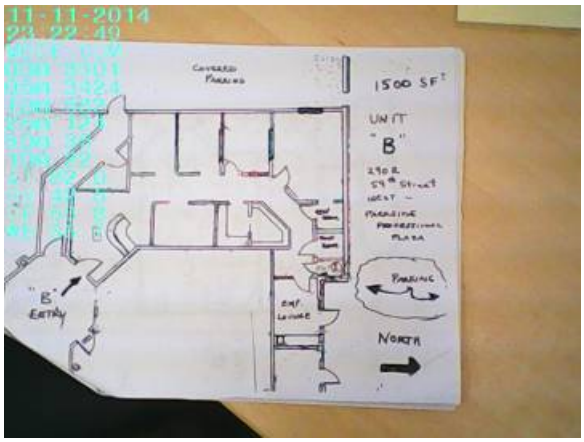
Particle Count Sampling #2:



Mold Sampling: No mold sampling conducted.

UNIT B:

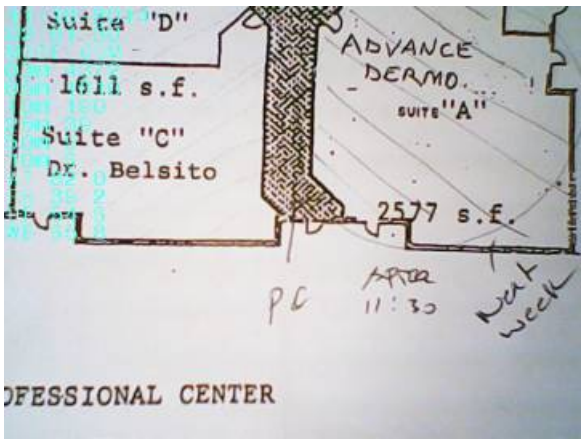
Particle Count Sampling: One particle count conducted.



Mold Sampling: No mold sampling conducted.

UNIT C:

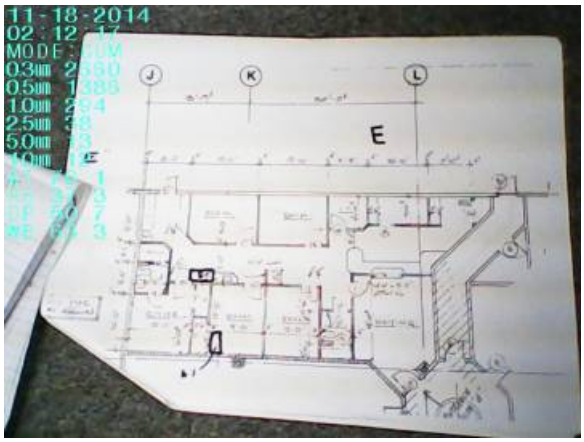
Particle Count Sampling: One particle count conducted.



Mold Sampling: No mold sampling conducted.

UNIT D:

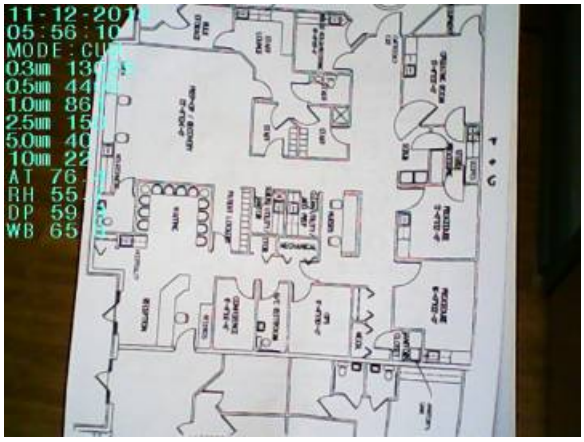
Particle Count Sampling:



Mold Sampling: No mold sampling conducted.

UNIT F & G:

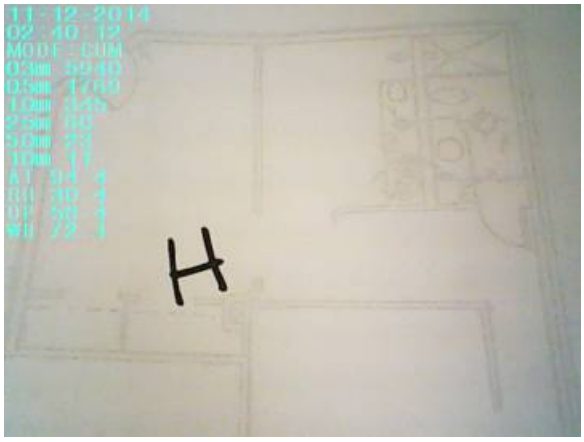
Particle Count Sampling: One particle count conducted.



Mold Sampling: No mold sampling conducted.

UNIT H:

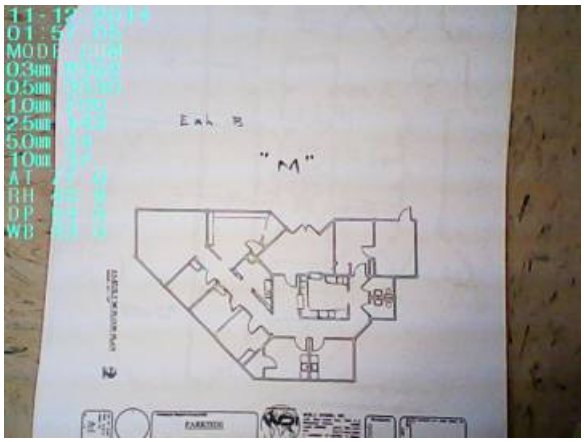
Particle Count Sampling: One particle count conducted.



Mold Sampling: No mold sampling conducted.

UNIT M:

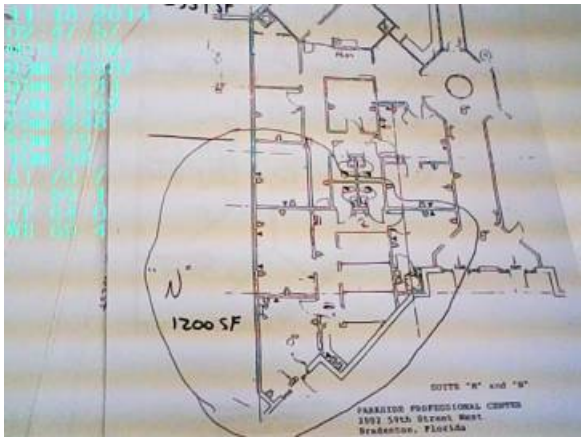
Particle Count Sampling: One particle count conducted.



Mold Sampling: No mold sampling conducted.

UNIT N:

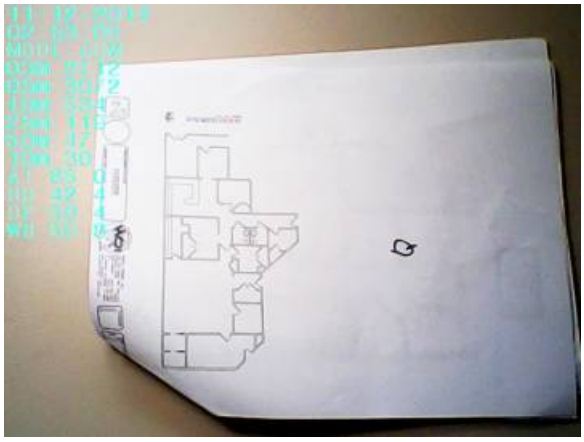
Particle Count Sampling: One particle count conducted.



Mold Sampling: No mold sampling conducted.

UNIT Q:

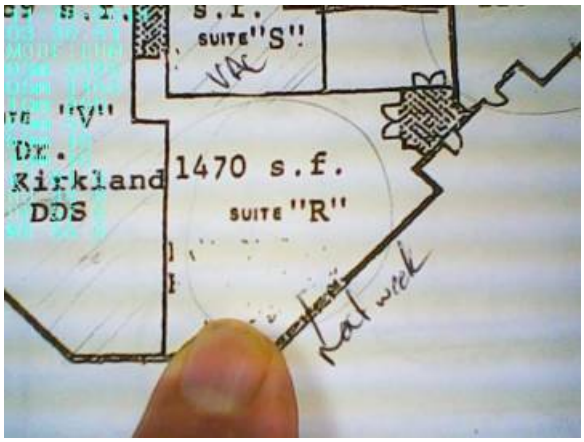
Particle Count Sampling: One particle count conducted.



Mold Sampling: No mold sampling conducted.

UNIT R:

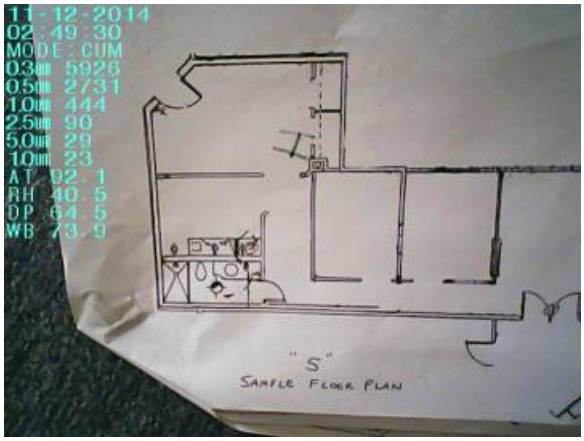
Particle Count Sampling: One particle count conducted.



Mold Sampling: No mold sampling conducted.

UNIT S:

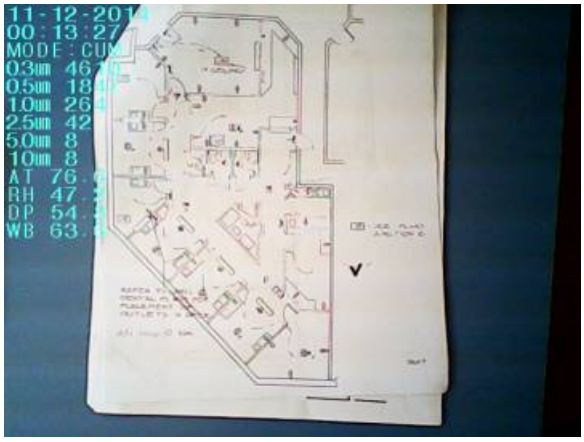
Particle Count Sampling: One particle count conducted.



Mold Sampling: No mold sampling conducted.

UNIT V:

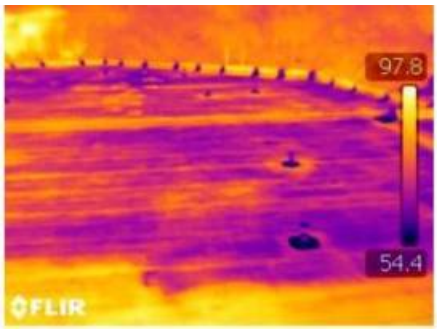
Particle Count Sampling: One particle count conducted.



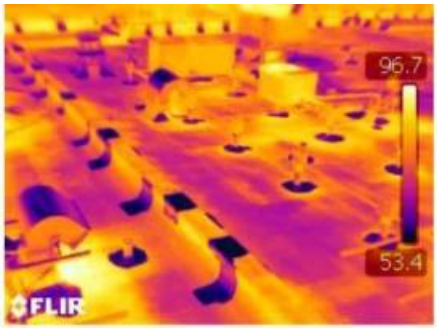
Mold Sampling: No mold sampling conducted.

1800 PHOTOGRAPHIC DOCUMENTATION:

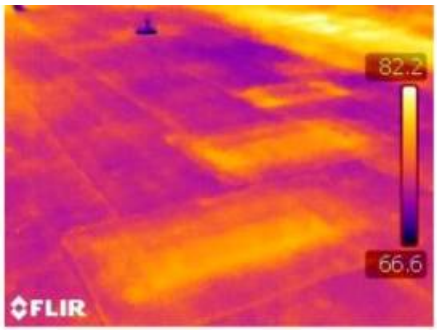
ROOF IMAGING 1.



ROOF IMAGING 2.

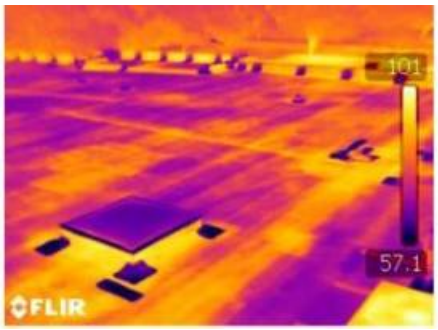


ROOF IMAGING 3.

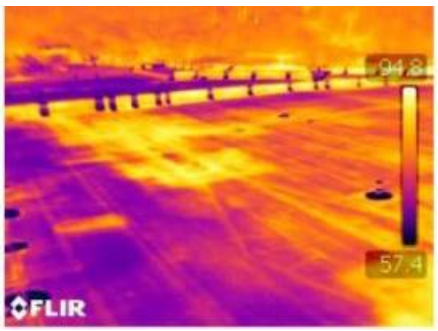


ROOF IMAGING 4.

ROOF IMAGING 5.

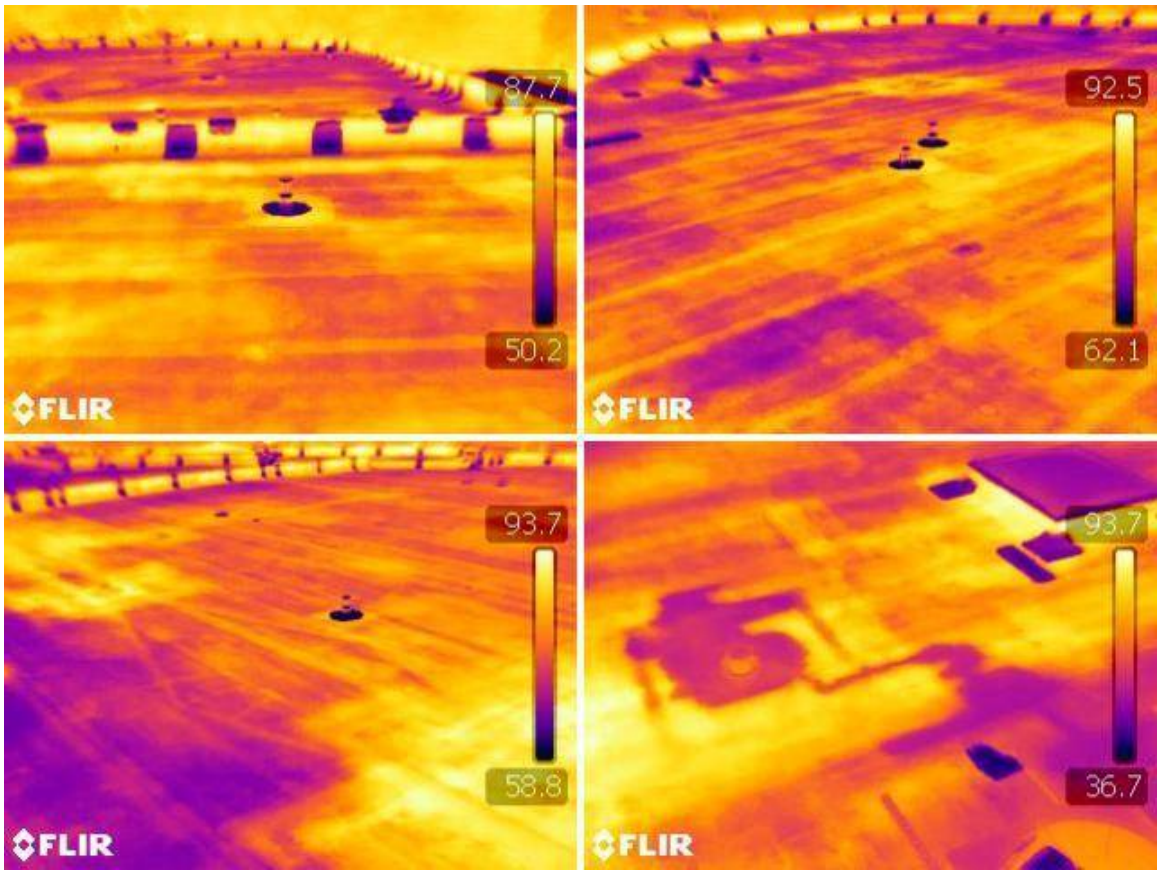


ROOF IMAGING 6.



ROOF IMAGING 7.

ROOF IMAGING 8.



GLOSSARY

GLOSSARY OF TERMS

ERMS [Narrative]

ADA - The Americans with Disabilities Act.

A.S.H.I - American Society of Home Inspectors, a national association of home inspectors. Phone: 1-800-743-2744, Website: www.ashi.org

Accessible - See "Readily Accessible"

Addition - Any construction which adds to the building or original structure.

Air Conditioning - The process of treating air so as to control simultaneously its temperature, humidity, cleanliness, and distribution to meet the comfort requirements of the occupants of the conditioned space. The system may be designed for summer air conditioning or for winter air conditioning or for both.

Aldehydes - Odor, like the inside of a new mobile home, that is created with incomplete natural gas combustion. An indicator for the home inspector of the need for a licensed technician to evaluate the heating device

Alligatoring - A defect consisting of intersecting cracks and ridges in the surface.

Angle of Repose - The maximum angle of slope at which any loose earth will stand without sliding.

ASTM - American Society for Testing and Materials. Website: www.astm.org ASTM Guide The Standards of Practice used for a PCA. Specifically ASTM E 2018-99, Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process.