SOUTHEAST
BUILDING CONSULTANTS, LLC

Building Insight. Risk Identification. Informed Decisions.

COMMERCIAL BUILDING INSPECTIONS & PROPERTY CONDITION ASSESSMENTS

COMMERCIAL SAMPLE REPORT

Commercial Property Inspection | CCPIA ComSOP Format



ILLUSTRATIVE COMMERCIAL PROPERTY

Sample observations and photographic documentation

SOUTHEAST BUILDING CONSULTANTS, LLC

Original site visit	**October 13, 2026 (per source report)**
Source inspection reference	Original field observations, anonymized for demonstration
Prepared for	Illustrative sample report
Consultant / inspector	Commercial inspection consultant
Report status	SAMPLE REPORT

EXECUTIVE OVERVIEW

Property and assignment

The subject is presented as a commercial sample property. The source inspection described a two-story former recreational facility of approximately 36,816 square feet, constructed circa 1990 and vacant at the time of observation. Identifying location and client information has been withheld.

Overall observations

The inspector described the overall physical condition as fair. Material concerns included site drainage and paving, roof and exterior-envelope weatherproofing, domestic water and plumbing systems, HVAC equipment, electrical distribution, interior moisture-related damage, and observable fire and life-safety conditions. The sections below present the recorded observations and recommendations.

NOTABLE SOURCE-REPORTED CONCERNS

- Site: storm-drain cover damage, negative grading toward the building, deteriorated pavement, walkway trip hazards, damaged fencing and vegetation contacting building elements (source pp. 10–21).
- Roof and envelope: membrane issues, ponding and drainage debris, failed sealant or flashing, and water-intrusion indicators (source pp. 29–45).
- Mechanical: numerous aging rooftop HVAC systems, deficiencies in equipment, controls, air distribution, and associated components (source pp. 56–67).
- Plumbing: fixture and distribution defects, compromised service-related components, and shut-down domestic hot water equipment (source pp. 47–55).
- Electrical: deteriorated components, inconsistent labeling, and observed enclosure/connection concerns (source pp. 68 onward).
- Interior: documented moisture-related damage to ceilings, walls, floors and windows (source pp. 83–99).
- Life safety: source notes include out-of-date inspection documentation and obstructed/padlocked exits requiring qualified evaluation (source pp. 100–105).

Inspection approach

The report presents the recorded visual observations of readily accessible commercial building systems and components, including documented conditions, concerns, recommendations and supporting photographs. Inspection limitations and inaccessible areas are identified where applicable within the related system sections.



PROJECT FACTS AND REPORT FRAMEWORK

Property identification	Commercial Sample Property (anonymized)
Inspection date	October 13, 2026
Building type / use	Vacant former recreational facility (per source report)
Size / stories	Approximately 36,816 SF / 2 stories
Year built	1990 (source references assessor data)
Consultant / inspector	Withheld for sample publication
Sample report format	CCPIA Commercial Standards of Practice (2026)
Primary evidence	Field observations and inspection photographs
Inspection record	Observations recorded October 13, 2026

Report organization

- 1 — Site & exterior improvements
- 2 — Utilities and building service connections
- 3 — Foundation, structure, exterior and roof
- 4 — Plumbing, HVAC, electrical and fuel gas
- 5 — Interior elements and moisture conditions
- 6 — Fire protection and life safety
- 7 — Property research, interviews and documents
- 8 — Optional cost-to-cure schedule
- 9 — Standards reference

Photographic documentation

Inspection photographs are organized with their corresponding building systems and observations for convenient reference.

SITE & EXTERIOR IMPROVEMENTS

Grading, drainage, ingress and egress, parking, sidewalks and exterior appurtenances

INSPECTION OBSERVATIONS & PHOTOGRAPHIC DOCUMENTATION

FIELD PHOTO RECORD • PAGE 010

A. Stormwater Drainage — Rainwater from roof coverings is directed to roof drains connected to concealed piping. Runoff from paved areas generally flows toward site collection points, including curb drains. Underground piping was not readily visible.

Overall Condition. Overall the condition of storm water drainage is considered to be fair.

Observed deficiencies: A damaged curb-drain cover was documented near an entrance. The adjacent grading and embankment directed surface water toward the building.

Recommendation: Have a qualified drainage contractor repair the damaged cover and evaluate grading and surface-water management.

B. Ingress and Egress

Access is provided by shared drives connecting the subject property to adjoining public roads.

INSPECTION PHOTOGRAPHY | 4 ORIGINAL IMAGE(S)



Field photo record | P. 10 · PHOTO 1



Field photo record | P. 10 · PHOTO 2



Field photo record | P. 10 · PHOTO 3



Field photo record | P. 10 · PHOTO 4

FIELD PHOTO RECORD • PAGE 011

Overall condition: Good. No material ingress or egress defect was noted in the recorded observations. Property boundaries, rights-of-way, and easements were not verified.

Suggested Remedies and Recommendations None.

C. Paving, Curbing, and Parking — The paved areas consist primarily of asphalt with concrete curbing.

Overall condition: Fair, with localized areas in poor condition.

Observations of Physical Deficiencies and Concerns

Multiple asphalt pavement areas were aged and deteriorated, including cracking, crumbling, potholes, and vegetation growth through openings. The most significant damage was observed in parking and shared-drive areas.

b) Some areas of asphalt had small strips infilled from trenches cut with issues such as rutting or settlement.

Recommendation: Have a qualified paving contractor evaluate pavement replacement, substrate preparation, drainage corrections, and restriping as applicable.

INSPECTION PHOTOGRAPHY | 2 ORIGINAL IMAGE(S)



Field photo record | P. 11 · PHOTO 1



Field photo record | P. 11 · PHOTO 2

INSPECTION PHOTOGRAPHY | 6 ORIGINAL IMAGE(S)



Field photo record | P. 12 · PHOTO 1



Field photo record | P. 12 · PHOTO 2



Field photo record | P. 12 · PHOTO 3



Field photo record | P. 12 · PHOTO 4



Field photo record | P. 12 · PHOTO 5



Field photo record | P. 12 · PHOTO 6

INSPECTION PHOTOGRAPHY | 6 ORIGINAL IMAGE(S)



Field photo record | P. 13 · PHOTO 1



Field photo record | P. 13 · PHOTO 2



Field photo record | P. 13 · PHOTO 3



Field photo record | P. 13 · PHOTO 4



Field photo record | P. 13 · PHOTO 5



Field photo record | P. 13 · PHOTO 6

INSPECTION PHOTOGRAPHY | 6 ORIGINAL IMAGE(S)



Field photo record | P. 14 · PHOTO 1



Field photo record | P. 14 · PHOTO 2



Field photo record | P. 14 · PHOTO 3



Field photo record | P. 14 · PHOTO 4



Field photo record | P. 14 · PHOTO 5



Field photo record | P. 14 · PHOTO 6

D. Flatwork (sidewalks, patios, and walkways)

Description of System or Component

The sidewalks and steps consist of poured concrete with metal guardrails.

Overall the condition of the flatwork is considered to be good.

Observations of Physical Deficiencies and Concerns

a) Front north side of the building, the sidewalk had vertical displacement of approximately 1/2 inch or more resulting in a potential trip hazard.

Metal guardrails exhibited rust and deteriorated coating.

Suggested Remedies and Recommendations

Recommendation: Repair uneven walking surfaces to reduce trip hazards; clean, prepare, and refinish deteriorated guardrail surfaces.

INSPECTION PHOTOGRAPHY | 4 ORIGINAL IMAGE(S)



Field photo record | P. 15 · PHOTO 1



Field photo record | P. 15 · PHOTO 2



Field photo record | P. 15 · PHOTO 3



Field photo record | P. 15 · PHOTO 4

FIELD PHOTO RECORD • PAGE 016

E. Landscaping and Exterior Appurtenances (canopies, retaining walls, signage, gates, dumpster stations and fencing)

INSPECTION PHOTOGRAPHY | 2 ORIGINAL IMAGE(S)



Field photo record | P. 16 · PHOTO 1



Field photo record | P. 16 · PHOTO 2

Description of System or Component Landscaping consisted of grass/turf, pine straw ground cover, shrubs and trees.

The exterior appurtenances include privacy fencing, a dumpster enclosure, landscaping, and an irrigation system. The irrigation system was outside the Field photo record scope.

Overall condition of landscaping: Poor.

Observations of Physical Deficiencies and Concerns

a) Significant and prolific tree, shrub, bush overgrowth observed. Vegetation, limbs, branches, etc. in contact or hanging over the building, roof structures and other related systems and components such as fencing and the electrical transformer.

Wood fencing and gates around exterior areas were aged, weathered, deteriorated, or damaged.

Dumpster enclosure metal components exhibited rust.

Grass and weed growth was observed within the rear gravel patio.

Vegetation overgrowth was observed at a parking-lot island and curb gutter.

Recommendation: Provide vegetation management and repair or replace damaged fencing and related exterior appurtenances.

INSPECTION PHOTOGRAPHY | 4 ORIGINAL IMAGE(S)



Field photo record | P. 17 · PHOTO 1



Field photo record | P. 17 · PHOTO 2



Field photo record | P. 17 · PHOTO 3



Field photo record | P. 17 · PHOTO 4

INSPECTION PHOTOGRAPHY | 6 ORIGINAL IMAGE(S)



Field photo record | P. 18 · PHOTO 1



Field photo record | P. 18 · PHOTO 2



Field photo record | P. 18 · PHOTO 3



Field photo record | P. 18 · PHOTO 4



Field photo record | P. 18 · PHOTO 5



Field photo record | P. 18 · PHOTO 6

INSPECTION PHOTOGRAPHY | 6 ORIGINAL IMAGE(S)



Field photo record | P. 19 · PHOTO 1



Field photo record | P. 19 · PHOTO 2



Field photo record | P. 19 · PHOTO 3



Field photo record | P. 19 · PHOTO 4



Field photo record | P. 19 · PHOTO 5



Field photo record | P. 19 · PHOTO 6

INSPECTION PHOTOGRAPHY | 6 ORIGINAL IMAGE(S)



Field photo record | P. 20 · PHOTO 1



Field photo record | P. 20 · PHOTO 2



Field photo record | P. 20 · PHOTO 3



Field photo record | P. 20 · PHOTO 4



Field photo record | P. 20 · PHOTO 5



Field photo record | P. 20 · PHOTO 6

F. Topography

Topography is slightly sloped across the parcel, with an adjoining parcel located at a higher elevation.

Overall Condition. Overall the condition of the topography is good.

Observations of Physical Deficiencies and Concerns None. Please note, we do not assess or verify property boundaries, right-of-way usage, agreements, and/or easements.

Suggested Remedies and Recommendations None.

INSPECTION PHOTOGRAPHY | 4 ORIGINAL IMAGE(S)



Field photo record | P. 21 · PHOTO 1



Field photo record | P. 21 · PHOTO 2



Field photo record | P. 21 · PHOTO 3



Field photo record | P. 21 · PHOTO 4

UTILITIES & SERVICE CONNECTIONS

Water, electric utility, gas, sanitary sewer and storm sewer

INSPECTION OBSERVATIONS & PHOTOGRAPHIC DOCUMENTATION

FIELD PHOTO RECORD • PAGE 022

A. Water — A public utility water service was visually identified. A backflow-prevention device, main shutoff, and submeters were observed in the mechanical area.

Overall Condition. Overall the condition of the utility is considered to be good.

Observations of Physical Deficiencies and Concerns None. Please note, we do not assess or verify property boundaries, right-of-way usage, agreements, and/or easements.

Suggested Remedies and Recommendations None.

B. Electrical Utility — The site is served by a public electric utility. Pad-mounted transformers were observed near the subject building.

INSPECTION PHOTOGRAPHY | 3 ORIGINAL IMAGE(S)



Field photo record | P. 22 · PHOTO 1



Field photo record | P. 22 · PHOTO 2



Field photo record | P. 22 · PHOTO 3

FIELD PHOTO RECORD • PAGE 023

Property boundaries and utility easements were not verified.

Overall Condition.

Overall utility condition: Good. Observed concern: Vegetation overgrowth was present near electrical utility equipment.

a) Tree and vegetation overgrowth is present.

Recommendation: Coordinate vegetation clearance and equipment access with the electric utility provider.

C. Natural Gas

INSPECTION PHOTOGRAPHY | 2 ORIGINAL IMAGE(S)



Field photo record | P. 23 · PHOTO 1



Field photo record | P. 23 · PHOTO 2

FIELD PHOTO RECORD • PAGE 024

Description of System or Component The natural gas service provider information was not provided or verified. The gas meter is located southwest side adjacent to the building.

Overall Condition. Overall the condition of the utility is considered to be good.

Observed physical deficiencies: None documented.

Suggested Remedies and Recommendations None.

D. Sanitary Sewer

INSPECTION PHOTOGRAPHY | 1 ORIGINAL IMAGE(S)



Field photo record | P. 24 · PHOTO 1

FIELD PHOTO RECORD • PAGE 025

The sanitary sewer was identified as a public utility. An accessible sewer structure was observed on the site.

Overall Condition. Overall the condition of the utility is considered to be good.

Observed physical deficiencies: None documented. Utility easements and boundaries were not independently verified.

Recommendation: None documented.

E. Storm Sewer

INSPECTION PHOTOGRAPHY | 1 ORIGINAL IMAGE(S)



Field photo record | P. 25 · PHOTO 1

FIELD PHOTO RECORD • PAGE 026

The storm sewer service was identified as a public utility. Site stormwater structures and curb drains were observed.

Overall Condition. Overall the condition of the utility is considered to be good.

Observed physical deficiencies: None documented.

Recommendation: None documented.

INSPECTION PHOTOGRAPHY | 1 ORIGINAL IMAGE(S)



Field photo record | P. 26 · PHOTO 1

FOUNDATION, STRUCTURE, ROOF & BUILDING ENVELOPE

Structural framing, walls, doors, windows, roofing and drainage

INSPECTION OBSERVATIONS & PHOTOGRAPHIC DOCUMENTATION

A.Foundation

Description of System or Component The foundation consists of a poured concrete slab on grade. Most areas of the foundation were not easily visible.

Overall Condition The overall condition of the foundation is considered to be good.

Observed physical deficiencies: None documented.

Suggested Remedies and Recommendations None.

B. Building Frame and Structure — Visible structural elements included concrete masonry walls, steel posts and beams, open-web steel roof trusses, corrugated steel roof decking, and some wood framing. Portions of the structure were concealed.

Overall Condition The overall condition of the building frame and structure was good.

Observations of Physical Deficiencies and Concerns

a) The south and west pool equipment rooms, the building steel trusses and related systems had excessive moisture streaking, staining, rust, and corrosion due to condensation and/or pool related chemicals.

b) South riser room had evidence of wood destroying insects. Termite tubes were visible at lower courses of the CMU block wall.

Recommendation: Have appropriate qualified contractors assess observed corrosion and other structural concerns; obtain a licensed pest-control evaluation for suspected wood-destroying insect activity.

INSPECTION PHOTOGRAPHY | 2 ORIGINAL IMAGE(S)



Field photo record | P. 27 · PHOTO 1



Field photo record | P. 27 · PHOTO 2

C. Sidewall System (exterior wall cladding, veneer, siding, facade, trim and components)

INSPECTION PHOTOGRAPHY | 3 ORIGINAL IMAGE(S)



Field photo record | P. 28 · PHOTO 1



Field photo record | P. 28 · PHOTO 2



Field photo record | P. 28 · PHOTO 3

FIELD PHOTO RECORD • PAGE 029

Description of System or Component The sidewall system consists of brick veneer and synthetic stucco (EFIS) cladding.

Overall Condition The overall condition of the sidewall system is considered to be mostly good. The condition of a few areas are considered to be fair.

Observations of Physical Deficiencies and Concerns

a) Multiple areas of aged, worn, cracked, loose, or failing sealant/caulking at stucco/brick transition areas and brick or ‘stucco expansion joints.

b) A few areas of stucco penetration points with drilled/cut holes for facade mounted components such as cables, wiring, piping, signage, electrical, etc.

c) Multiple areas of small or minor impact type damage causing stucco indentation, creases, divots, etc. Multiple areas of thermal cracking, settlement, or damage.

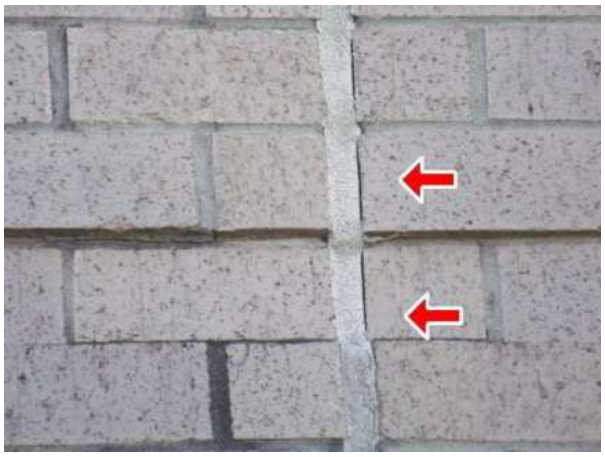
d) Moisture streaking staining, saturation observed at the synthetic stucco at several areas.

e) Visible evidence of sidewall moisture intrusion into the building envelope at the west side resulting in some interior moisture type damage.

f) Tree limbs, bushes and shrubs are in contact with the sidewalls. Due to excessive overgrowth, multiple sections of the sidewalls and other components were not easily visible.

Remedies and Recommendation Recommend corrections and repairs by a qualified exterior cladding contractor. This will be a significant cost.

INSPECTION PHOTOGRAPHY | 4 ORIGINAL IMAGE(S)



Field photo record | P. 29 · PHOTO 1



Field photo record | P. 29 · PHOTO 2

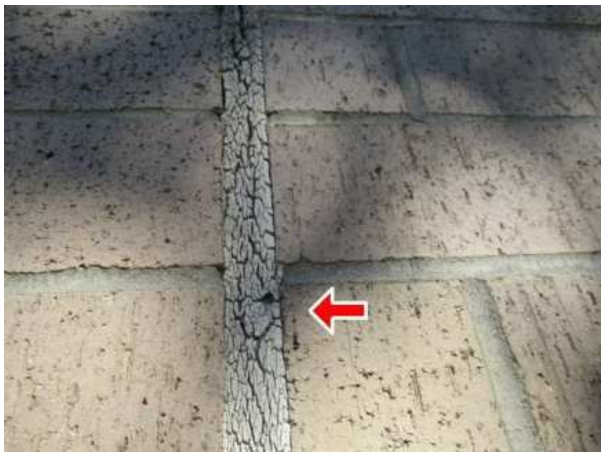


Field photo record | P. 29 · PHOTO 3

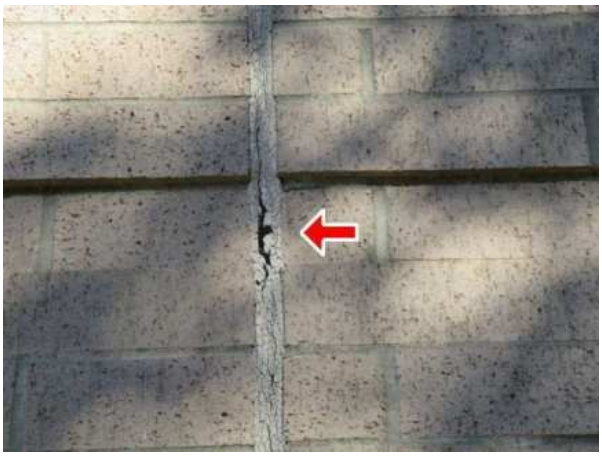


Field photo record | P. 29 · PHOTO 4

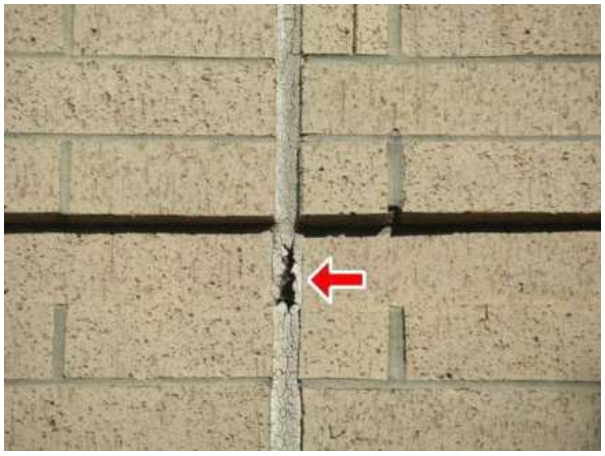
INSPECTION PHOTOGRAPHY | 6 ORIGINAL IMAGE(S)



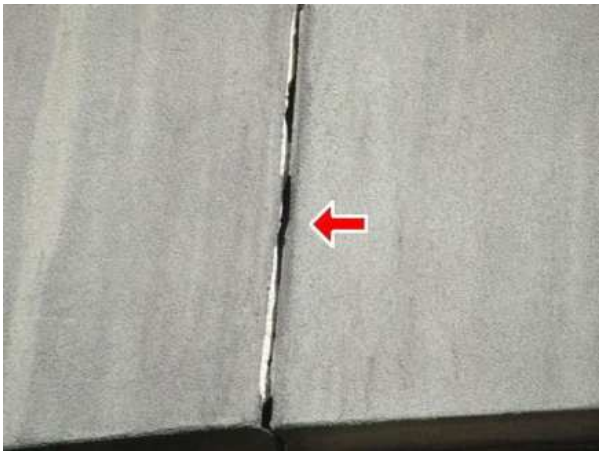
Field photo record | P. 30 · PHOTO 1



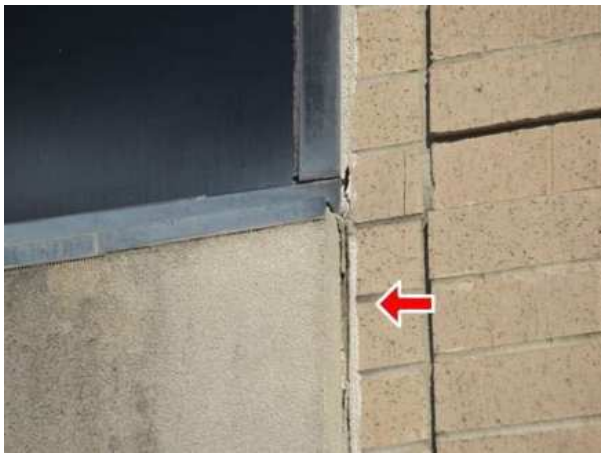
Field photo record | P. 30 · PHOTO 2



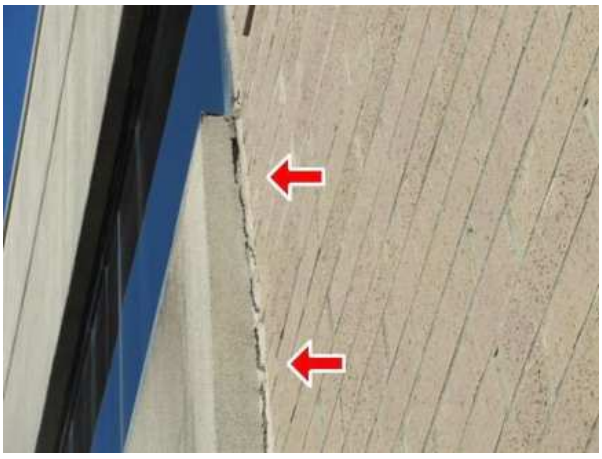
Field photo record | P. 30 · PHOTO 3



Field photo record | P. 30 · PHOTO 4



Field photo record | P. 30 · PHOTO 5



Field photo record | P. 30 · PHOTO 6

INSPECTION PHOTOGRAPHY | 6 ORIGINAL IMAGE(S)



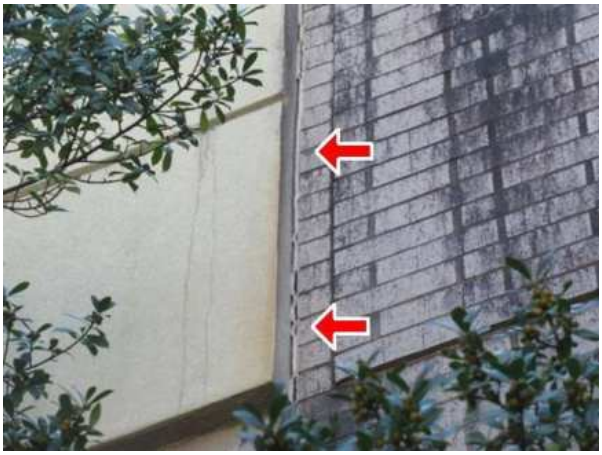
Field photo record | P. 31 · PHOTO 1



Field photo record | P. 31 · PHOTO 2



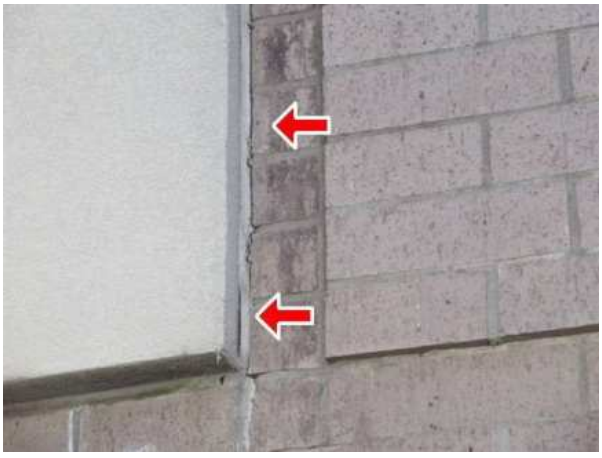
Field photo record | P. 31 · PHOTO 3



Field photo record | P. 31 · PHOTO 4



Field photo record | P. 31 · PHOTO 5

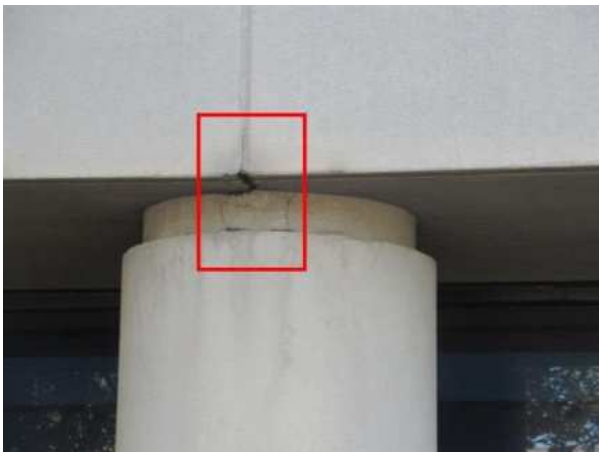


Field photo record | P. 31 · PHOTO 6

INSPECTION PHOTOGRAPHY | 6 ORIGINAL IMAGE(S)



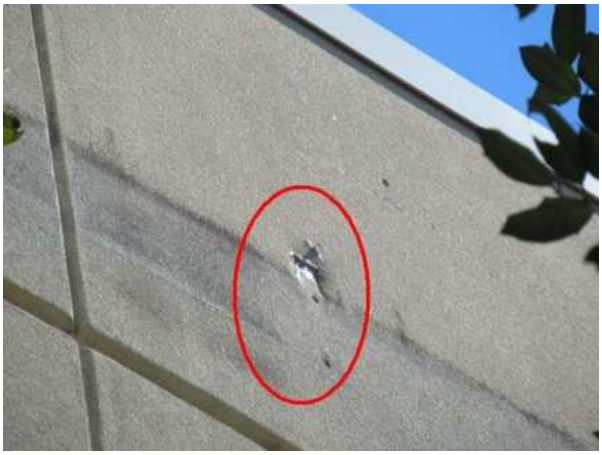
Field photo record | P. 32 · PHOTO 1



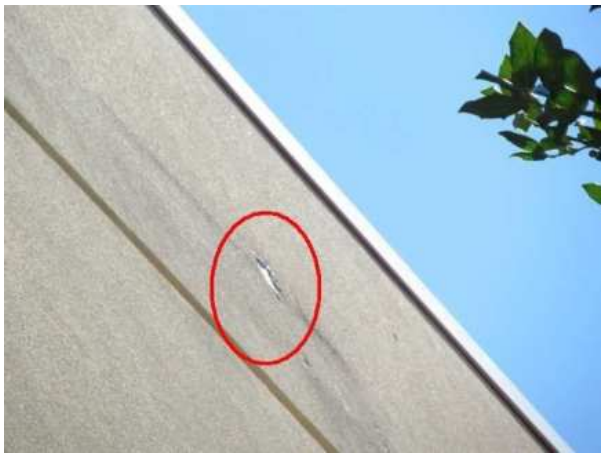
Field photo record | P. 32 · PHOTO 2



Field photo record | P. 32 · PHOTO 3



Field photo record | P. 32 · PHOTO 4



Field photo record | P. 32 · PHOTO 5



Field photo record | P. 32 · PHOTO 6

INSPECTION PHOTOGRAPHY | 6 ORIGINAL IMAGE(S)



Field photo record | P. 33 · PHOTO 1



Field photo record | P. 33 · PHOTO 2



Field photo record | P. 33 · PHOTO 3



Field photo record | P. 33 · PHOTO 4



Field photo record | P. 33 · PHOTO 5



Field photo record | P. 33 · PHOTO 6

FIELD PHOTO RECORD • PAGE 034

D. Fenestration — Windows, Doors, and Openings

Description of System or Component

The windows consist of typical storefront fixed aluminum frames with single-pane glass units and glass block masonry windows. The entry doors consist of aluminum or steel frames with glass panels. Emergency exits and doors serving auxiliary rooms consist of hinged metal-frame, metal-panel units.

Overall Condition The overall condition of the doors and windows are considered to be in fair condition. Some doors in poor condition.

Observations of Physical Deficiencies and Concerns

a) Metal frame window units had aged, worn, loose, shrank, etc. weather stripping gaskets.

A windowpane on one elevation was broken.

Exterior exit doors exhibited corrosion and deterioration of frames and panels.

d) South pool room and riser room door had significant forced entry type damage as well as rust, corrosion and deterioration.

An exterior emergency-exit door threshold was damaged.

Several doors showed indications of water intrusion.

g) Glass block windows, the mortar joints had some deterioration, notably at the west side. One east glass block was broken.

Suggested Remedies and Recommendations Recommend corrections, repairs, and replacements as needed by a qualified fenestration contractor. This will be a significant cost.

INSPECTION PHOTOGRAPHY | 3 ORIGINAL IMAGE(S)



Field photo record | P. 34 · PHOTO 1

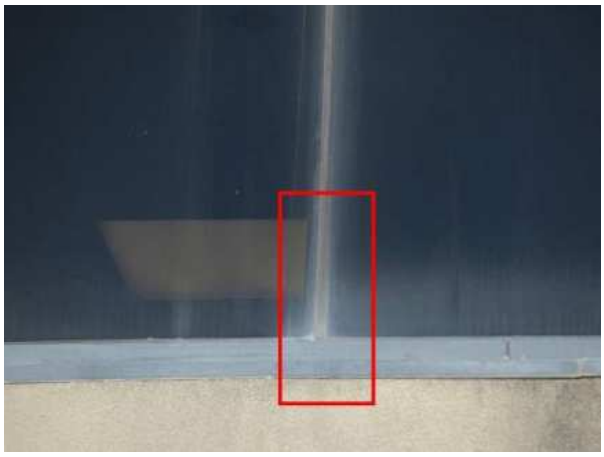


Field photo record | P. 34 · PHOTO 2



Field photo record | P. 34 · PHOTO 3

INSPECTION PHOTOGRAPHY | 6 ORIGINAL IMAGE(S)



Field photo record | P. 35 · PHOTO 1



Field photo record | P. 35 · PHOTO 2



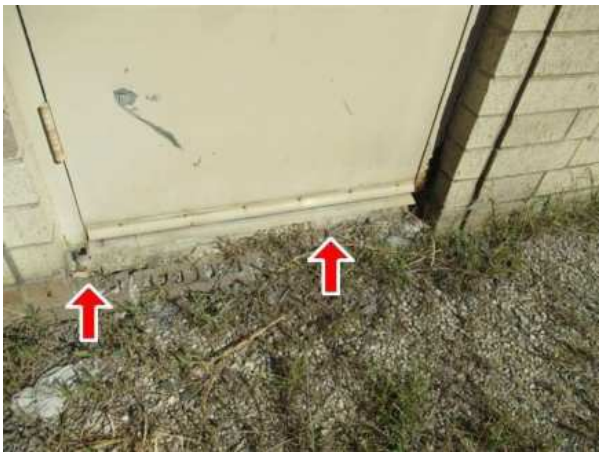
Field photo record | P. 35 · PHOTO 3



Field photo record | P. 35 · PHOTO 4



Field photo record | P. 35 · PHOTO 5



Field photo record | P. 35 · PHOTO 6

INSPECTION PHOTOGRAPHY | 6 ORIGINAL IMAGE(S)



Field photo record | P. 36 · PHOTO 1



Field photo record | P. 36 · PHOTO 2



Field photo record | P. 36 · PHOTO 3



Field photo record | P. 36 · PHOTO 4



Field photo record | P. 36 · PHOTO 5



Field photo record | P. 36 · PHOTO 6

INSPECTION PHOTOGRAPHY | 6 ORIGINAL IMAGE(S)



Field photo record | P. 37 · PHOTO 1



Field photo record | P. 37 · PHOTO 2



Field photo record | P. 37 · PHOTO 3



Field photo record | P. 37 · PHOTO 4



Field photo record | P. 37 · PHOTO 5



Field photo record | P. 37 · PHOTO 6

INSPECTION PHOTOGRAPHY | 6 ORIGINAL IMAGE(S)



Field photo record | P. 38 · PHOTO 1



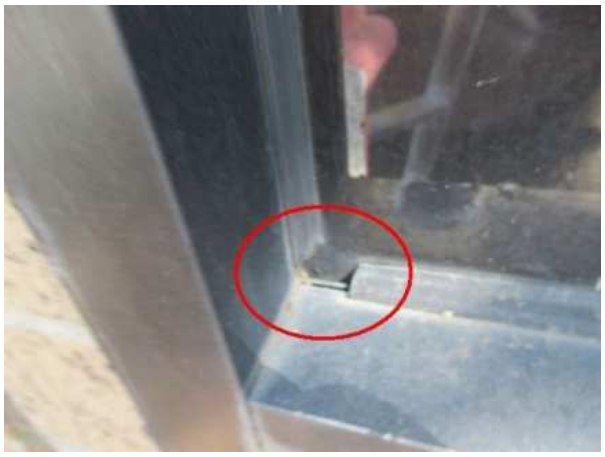
Field photo record | P. 38 · PHOTO 2



Field photo record | P. 38 · PHOTO 3



Field photo record | P. 38 · PHOTO 4



Field photo record | P. 38 · PHOTO 5



Field photo record | P. 38 · PHOTO 6

INSPECTION PHOTOGRAPHY | 6 ORIGINAL IMAGE(S)



Field photo record | P. 39 · PHOTO 1



Field photo record | P. 39 · PHOTO 2



Field photo record | P. 39 · PHOTO 3



Field photo record | P. 39 · PHOTO 4



Field photo record | P. 39 · PHOTO 5



Field photo record | P. 39 · PHOTO 6

FIELD PHOTO RECORD • PAGE 040

E. Roofing, Roof Components & Parapet Walls

INSPECTION PHOTOGRAPHY | 1 ORIGINAL IMAGE(S)



Field photo record | P. 40 · PHOTO 1

FIELD PHOTO RECORD • PAGE 041

Description of System or Component

The roof covering consists of a low-slope pitch PVC single-ply membrane. Parapet walls have PVC interior surfaces, brick and synthetic stucco exteriors, and metal coping. The PVC roof covering is estimated to be approximately 13 years old. Additionally, the west side has a lower low-slope shed roof with standing seam metal roof material and estimated to be approximately 15+ years old.

Overall Condition The overall condition of the roof covering, roof system, and parapet walls is considered to be fair.

Observations of Physical Deficiencies and Concerns

a) Multiple areas of ballooning were observed, which is more pronounced from the center toward the east side. This typically occurs from substrate failure such as underlayment or insulation under the single ply membrane.

b) Multiple areas of ponding were observed, including larger pools of water due to inadequate roof contouring or slope toward the drainage systems. Notably at the center area. Also debris, sediment, dirt, and small pieces of trash are present.

c) Parapet coping had several areas of sealant/caulking at seams/cormers/joints that has failed. Metal coping finish coating is weathered and stained.

d) Inadequate type seam sealant attempts at the west side in center. Surface tape utilized. Tape is weathered and failed. e) Tree limbs are in contact and hanging over both upper and lower rooflines at the west side. Due to excessive overgrowth and obstruction of the tree limbs, multiple sections of the lower metal roof covering and other components were not easily visible.

f) Roof access hatch is faulty. Door panel does not latch and lock adequately.

Suggested Remedies and Recommendations

Recommend further evaluation by a qualified roof contractor for cleaning, service, repairs, corrections, or replacements. Recommend further evaluation by the TPO roof material manufacture warranty department to determine if installation and current condition of the materials would void any current or future manufacture warranties in effect. Recommend corrections and repairs of parapet wall issues by a qualified exterior cladding contractor. This will be a significant cost.

INSPECTION PHOTOGRAPHY | 2 ORIGINAL IMAGE(S)



Field photo record | P. 41 · PHOTO 1



Field photo record | P. 41 · PHOTO 2

FIELD PHOTO RECORD • PAGE 042

INSPECTION PHOTOGRAPHY | 6 ORIGINAL IMAGE(S)



Field photo record | P. 42 · PHOTO 1



Field photo record | P. 42 · PHOTO 2



Field photo record | P. 42 · PHOTO 3



Field photo record | P. 42 · PHOTO 4



Field photo record | P. 42 · PHOTO 5



Field photo record | P. 42 · PHOTO 6

INSPECTION PHOTOGRAPHY | 6 ORIGINAL IMAGE(S)



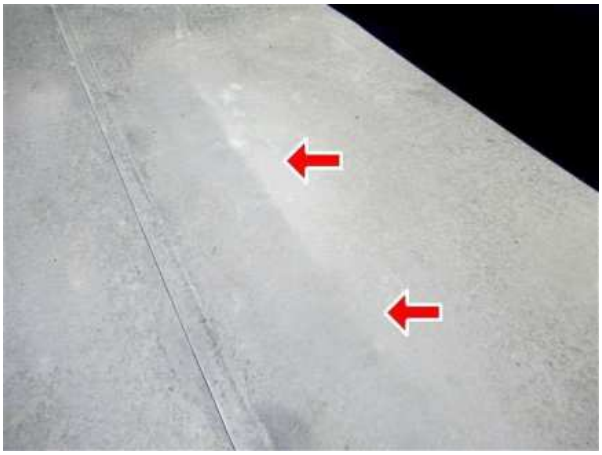
Field photo record | P. 43 · PHOTO 1



Field photo record | P. 43 · PHOTO 2



Field photo record | P. 43 · PHOTO 3



Field photo record | P. 43 · PHOTO 4



Field photo record | P. 43 · PHOTO 5



Field photo record | P. 43 · PHOTO 6

F. Roof Drainage Systems

Description of System or Component The roof drainage system consists of roof deck drains with emergency parapet scuppers at the upper low-slope PVC roof

which connect to underground drainage piping. The underground pipe material was not visible.

Overall Condition The overall condition of the roof drainage system is considered to be fair to good.

INSPECTION PHOTOGRAPHY | 5 ORIGINAL IMAGE(S)



Field photo record | P. 44 · PHOTO 1



Field photo record | P. 44 · PHOTO 2



Field photo record | P. 44 · PHOTO 3



Field photo record | P. 44 · PHOTO 4





Field photo record | P. 44 · PHOTO 5

FIELD PHOTO RECORD • PAGE 045

Observations of Physical Deficiencies and Concerns a) Ponding water, sediment, soot, and dirt observed at roof deck drain covers/screens. Ponding water present at PVC roof due to inadequate slope and pitch toward the deck drains.

Suggested Remedies and Recommendations Recommend maintenance, cleaning, corrections, and repairs by a qualified roof drainage contractor. This could be a significant cost.

G. Insulation in Unconditioned Areas and Building Envelope

INSPECTION PHOTOGRAPHY | 3 ORIGINAL IMAGE(S)



Field photo record | P. 45 · PHOTO 1



Field photo record | P. 45 · PHOTO 2



Field photo record | P. 45 · PHOTO 3

FIELD PHOTO RECORD • PAGE 046

Description of System or Component The only insulation that was easily visible was located at the building envelope as viewed above the suspended ceiling tiles. Insulation at the building envelope upper perimeter walls consists of paper faced batt fiberglass with an R-11 rating.

Overall Condition The overall condition of the insulation is considered to be good.

Observed physical deficiencies: None documented.

Suggested Remedies and Recommendations None.

INSPECTION PHOTOGRAPHY | 1 ORIGINAL IMAGE(S)



Field photo record | P. 46 · PHOTO 1

MECHANICAL, PLUMBING, ELECTRICAL & GAS

Plumbing, HVAC, electrical distribution, wiring, gas and ventilation

INSPECTION OBSERVATIONS & PHOTOGRAPHIC DOCUMENTATION

FIELD PHOTO RECORD • PAGE 047

A. Plumbing — Water Supply, Distribution, and Fixtures

Description of System or Component The water distribution pipe material consists of copper materials where easily visible. The second floor mechanical room has a main shut-off valve. The main floor south pool equipment room has a main shut-off valve.

Overall condition: Fair.

Observed plumbing deficiencies included a non-operational janitor-sink faucet, a backflow-prevention device without a visible current inspection tag, and additional concerns documented at fixtures and water-distribution equipment. A qualified plumbing contractor should verify the condition and required corrections.

Additional plumbing concerns included signs of leakage, corrosion, mineral deposits, a faulty drinking fountain, a non-operational domestic-water circulation pump, and deteriorated exterior hose connections.

Some equipment may have been decommissioned or connected to other active systems. Restroom and locker-room plumbing fixtures had defects including non-operational toilets, evidence of leakage, and loose fixtures.

Suggested Remedies and Recommendations Recommend repairs or corrections by a qualified licensed plumbing contractor. Recommend asking the seller/owner to disclose any back-flow inspection documentation, records, and current inspections. This will be a significant cost.

INSPECTION PHOTOGRAPHY | 2 ORIGINAL IMAGE(S)



Field photo record | P. 47 · PHOTO 1



Field photo record | P. 47 · PHOTO 2

FIELD PHOTO RECORD • PAGE 048

INSPECTION PHOTOGRAPHY | 6 ORIGINAL IMAGE(S)



Field photo record | P. 48 · PHOTO 1



Field photo record | P. 48 · PHOTO 2



Field photo record | P. 48 · PHOTO 3



Field photo record | P. 48 · PHOTO 4



Field photo record | P. 48 · PHOTO 5



Field photo record | P. 48 · PHOTO 6

INSPECTION PHOTOGRAPHY | 6 ORIGINAL IMAGE(S)



Field photo record | P. 49 · PHOTO 1



Field photo record | P. 49 · PHOTO 2



Field photo record | P. 49 · PHOTO 3



Field photo record | P. 49 · PHOTO 4



Field photo record | P. 49 · PHOTO 5



Field photo record | P. 49 · PHOTO 6

INSPECTION PHOTOGRAPHY | 6 ORIGINAL IMAGE(S)



Field photo record | P. 50 · PHOTO 1



Field photo record | P. 50 · PHOTO 2



Field photo record | P. 50 · PHOTO 3



Field photo record | P. 50 · PHOTO 4



Field photo record | P. 50 · PHOTO 5



Field photo record | P. 50 · PHOTO 6

INSPECTION PHOTOGRAPHY | 6 ORIGINAL IMAGE(S)



Field photo record | P. 51 · PHOTO 1



Field photo record | P. 51 · PHOTO 2



Field photo record | P. 51 · PHOTO 3



Field photo record | P. 51 · PHOTO 4



Field photo record | P. 51 · PHOTO 5



Field photo record | P. 51 · PHOTO 6

INSPECTION PHOTOGRAPHY | 6 ORIGINAL IMAGE(S)



Field photo record | P. 52 · PHOTO 1



Field photo record | P. 52 · PHOTO 2



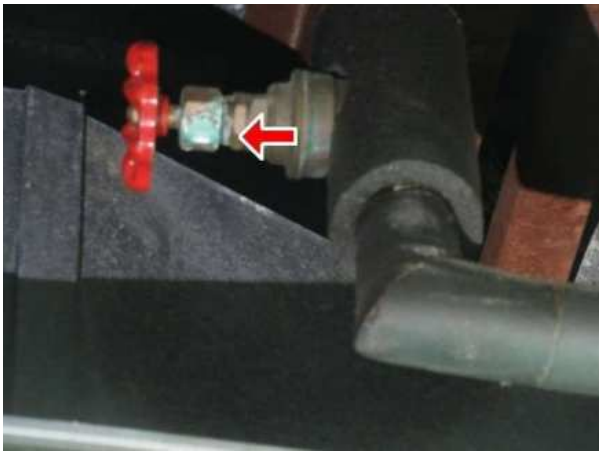
Field photo record | P. 52 · PHOTO 3



Field photo record | P. 52 · PHOTO 4



Field photo record | P. 52 · PHOTO 5



Field photo record | P. 52 · PHOTO 6

B. Plumbing Drain, Waste and Vent Systems

INSPECTION PHOTOGRAPHY | 3 ORIGINAL IMAGE(S)



Field photo record | P. 53 · PHOTO 1



Field photo record | P. 53 · PHOTO 2



Field photo record | P. 53 · PHOTO 3

Description of System or Component The DWV system consists of PVC pipe and cast-iron pipe materials, where readily visible. Limitations: We do not evaluate or verify any concealed or underground systems, including floor drains, grease traps, or grease tanks.

Overall Condition The overall condition of the DWV system is considered to be good.

Observations of Physical Deficiencies and Concerns

a) A few of the floor drains and basins in the mechanical rooms have evidence of debris build-up, damage, and corrosion of materials.

b) The plumbing systems and components located in the two pool equipment rooms have visible moisture-related concerns, rust, and corrosion. These conditions may be associated with age and exposure to elevated humidity and pool chemicals. Some of these components may be decommissioned, defunct or may be co-mingled with active systems.

Suggested Remedies and Recommendations

Recommend further evaluation along with necessary repairs or corrections by a qualified licensed plumbing contractor. Recommend video sewer scope of later sanitary sewer lines by a licensed plumbing contractor. This could be a significant cost.

INSPECTION PHOTOGRAPHY | 4 ORIGINAL IMAGE(S)



Field photo record | P. 54 · PHOTO 1



Field photo record | P. 54 · PHOTO 2



Field photo record | P. 54 · PHOTO 3



Field photo record | P. 54 · PHOTO 4

FIELD PHOTO RECORD • PAGE 055

C. Domestic Hot-Water Production

Description of System or Component

The domestic hot-water systems included two natural-gas-fired tankless water heaters in a mechanical room. The original record identified Noritz units with model N-0931M-ASME, an input rating of approximately 250,000 BTU/h, and a reported manufacture year of 2008. Both were reportedly tagged out of service and were not operated.

Overall Condition The overall condition of the water heaters are considered to be fair.

Observations of physical deficiencies and concerns:

The recorded heaters were approximately 18 years old at the time of the site visit and were described as being at or beyond typical service-life expectations.

Both water heaters had out-of-service tags reportedly issued by a state safety authority. The equipment was not operated during the inspection.

c) The gas piping valves for the water heaters were in the off position.

d) Some of the piping components had evidence of leaking, corrosion, deposits, or damage.

Suggested Remedies and Recommendations

Due to age recommend immediate or short term replacement as-needed of the water heaters by a licensed plumbing contractor. Replacements will be a significant cost. Recommend additional corrections and repairs as-needed by a licensed plumbing contractor. Recommend contacting the Alabama Department of Labor Safety Division for further information, instructions, and inspections as required.

INSPECTION PHOTOGRAPHY | 4 ORIGINAL IMAGE(S)



Field photo record | P. 55 · PHOTO 1



Field photo record | P. 55 · PHOTO 2



Field photo record | P. 55 · PHOTO 3



Field photo record | P. 55 · PHOTO 4

D. Heating, Ventilation, and Air Conditioning — The recorded HVAC inventory included rooftop packaged units and split-system equipment serving the building. The source report described a combination of gas/electric and heat-pump systems; only accessible equipment was observed.

INSPECTION PHOTOGRAPHY | 5 ORIGINAL IMAGE(S)



Field photo record | P. 56 · PHOTO 1



Field photo record | P. 56 · PHOTO 2



Field photo record | P. 56 · PHOTO 3



Field photo record | P. 56 · PHOTO 4



Field photo record | P. 56 · PHOTO 5

Systems were operated in cooling mode using available on/off controls or thermostats, where safe and accessible. Heating functions were not evaluated under the prevailing seasonal conditions.



Overall Condition The overall condition of the HVAC systems is considered to be fair to poor.

Observations of Physical Deficiencies and Concerns

a) Overall level of maintenance, care and service for these HVAC units is considered to be mostly fair to poor condition. b) There are a total of 2 RTU's and one ductless split unit that are over 20+ years old, which are considered at/past end of life expectancy. A total of 2 RTU's that are 18+ years old, which are considered nearing/at end of life expectancy. Life expectancy of HVAC units are 10-20 years.

Several remaining HVAC units were described as approximately 13–14 years old and approaching the later portion of their expected service lives. Actual remaining useful life requires a qualified mechanical evaluation.

d) There were a total of 5 thermostats that were faulty, not functional, or non-operational.

e) There were a total of 4 RTU's (2 at the east gym side, 1 at the north side, and 1 at the middle rooftop) and the mini-split system that had electrical disconnects in the off position. This typically indicates the unit is defunct, decommissioned, or is non-operational.

During the inspection, the site representative contacted the HVAC service provider to discuss equipment serving concealed areas. That discussion did not establish the operational condition of inaccessible units; qualified mechanical evaluation was recommended.

g) The stairwell ductless HVAC unit and the stairwell wall electric unit were non-operational.

h) Multiple supply and return air covers/ducts were full of dust and obstructed.

i) Multiple RTU units had aged components such as electrical service disconnects, wiring, and piping. Refrigerant piping insulation was aged, worn, torn, or degraded. These components appear to be older than the actual units, meaning it had been reused. Much of these components were rusted, corroded, degraded, worn, or damaged.

j) All RTU condensate pipes drain or discharge directly onto the TPO roof covering and were loose, disconnected, or damaged.

Some older rooftop units exhibited weathering and damaged condenser fins. Localized rust and corrosion were observed on certain cabinets and curb components.

HVAC labeling was incomplete or inconsistent, making equipment identification, servicing, and troubleshooting more difficult.

m) The west side pool/equipment room accessible from the exterior entrance has remnants of an apparent mechanical make-up air or exhaust system. The duct is still present. However, the mechanical components such as the blower, fan, motor, etc. had been removed.

Several systems were identified as using R-22 refrigerant. Future service or replacement costs may be affected by availability and regulatory restrictions on the refrigerant.

Inadequate cooling performance was reported or observed in several building areas, including parts of the upper-level circulation space.

Concealed air handlers above suspended ceilings were difficult to access. Observed concerns included damaged filter supports, missing air filters, and condensate-management deficiencies.

Gas piping serving rooftop mechanical equipment required evaluation for adequate support, securement, and appropriate fittings.

r) South pool equipment room electric heater was aged and rusted. Appeared to be non-operational.

Recommendations: Engage a qualified HVAC contractor for comprehensive service, testing, necessary repairs, and condition assessment. Budgetary planning should consider replacement of equipment identified as aged, non-operational, or at the end of useful life.

FIELD PHOTO RECORD • PAGE 058

INSPECTION PHOTOGRAPHY | 6 ORIGINAL IMAGE(S)



Field photo record | P. 58 · PHOTO 1



Field photo record | P. 58 · PHOTO 2



Field photo record | P. 58 · PHOTO 3



Field photo record | P. 58 · PHOTO 4





Field photo record | P. 58 · PHOTO 5

Field photo record | P. 58 · PHOTO 6

INSPECTION PHOTOGRAPHY | 6 ORIGINAL IMAGE(S)



Field photo record | P. 59 · PHOTO 1



Field photo record | P. 59 · PHOTO 2



Field photo record | P. 59 · PHOTO 3



Field photo record | P. 59 · PHOTO 4



Field photo record | P. 59 · PHOTO 5



Field photo record | P. 59 · PHOTO 6

INSPECTION PHOTOGRAPHY | 6 ORIGINAL IMAGE(S)



Field photo record | P. 60 · PHOTO 1



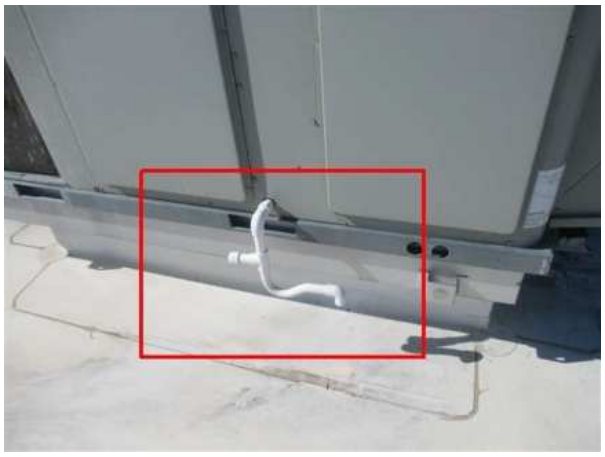
Field photo record | P. 60 · PHOTO 2



Field photo record | P. 60 · PHOTO 3



Field photo record | P. 60 · PHOTO 4



Field photo record | P. 60 · PHOTO 5



Field photo record | P. 60 · PHOTO 6

INSPECTION PHOTOGRAPHY | 6 ORIGINAL IMAGE(S)



Field photo record | P. 61 · PHOTO 1



Field photo record | P. 61 · PHOTO 2



Field photo record | P. 61 · PHOTO 3



Field photo record | P. 61 · PHOTO 4



Field photo record | P. 61 · PHOTO 5



Field photo record | P. 61 · PHOTO 6

INSPECTION PHOTOGRAPHY | 6 ORIGINAL IMAGE(S)



Field photo record | P. 62 · PHOTO 1



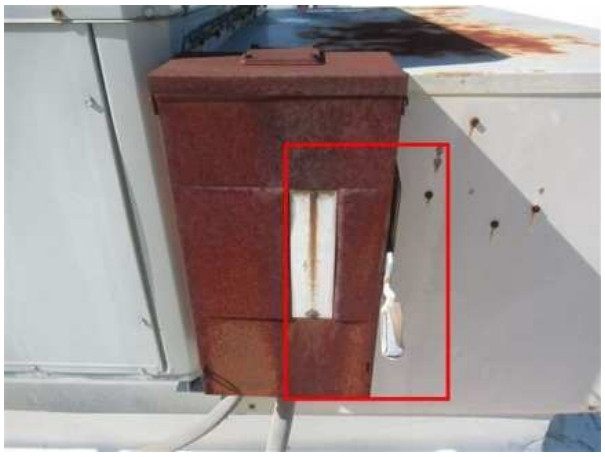
Field photo record | P. 62 · PHOTO 2



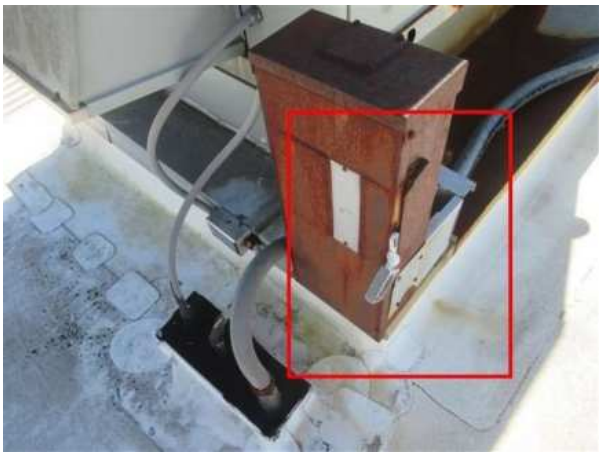
Field photo record | P. 62 · PHOTO 3



Field photo record | P. 62 · PHOTO 4

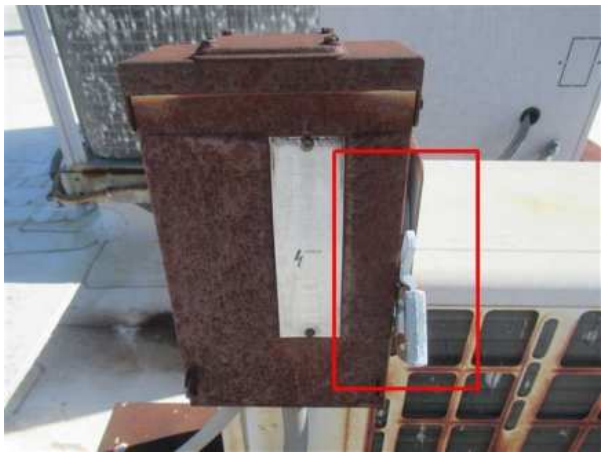


Field photo record | P. 62 · PHOTO 5



Field photo record | P. 62 · PHOTO 6

INSPECTION PHOTOGRAPHY | 6 ORIGINAL IMAGE(S)



Field photo record | P. 63 · PHOTO 1



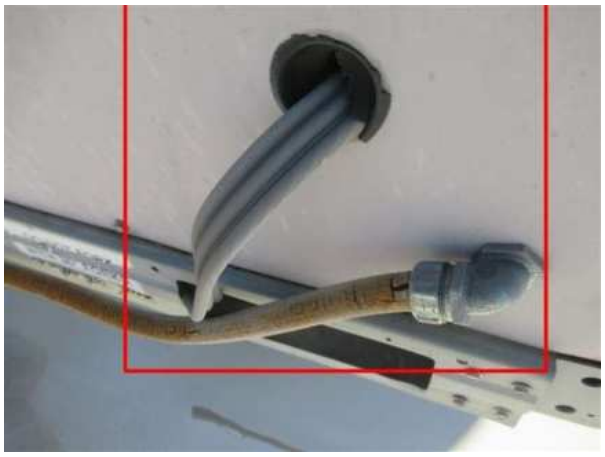
Field photo record | P. 63 · PHOTO 2



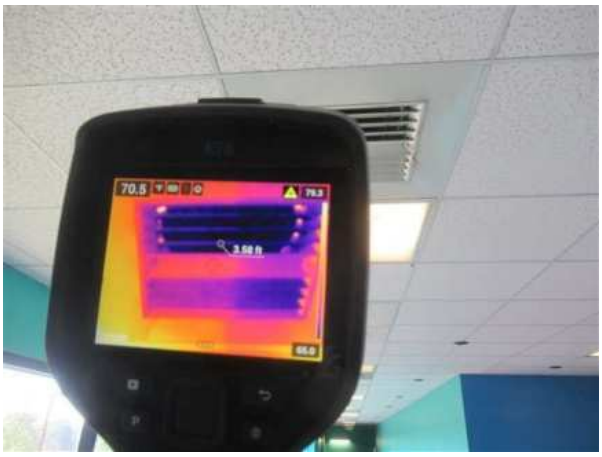
Field photo record | P. 63 · PHOTO 3



Field photo record | P. 63 · PHOTO 4



Field photo record | P. 63 · PHOTO 5



Field photo record | P. 63 · PHOTO 6

INSPECTION PHOTOGRAPHY | 6 ORIGINAL IMAGE(S)



Field photo record | P. 64 · PHOTO 1



Field photo record | P. 64 · PHOTO 2



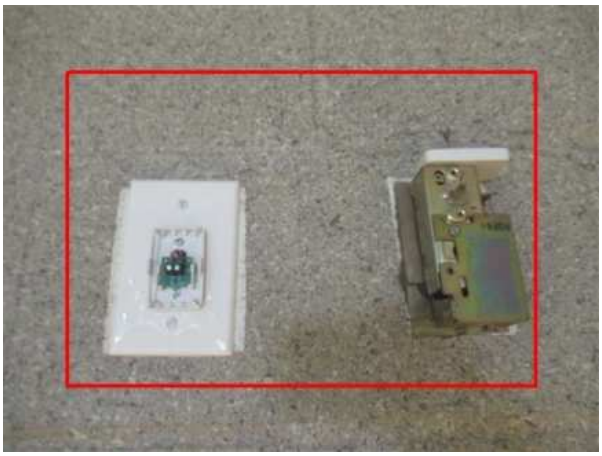
Field photo record | P. 64 · PHOTO 3



Field photo record | P. 64 · PHOTO 4



Field photo record | P. 64 · PHOTO 5



Field photo record | P. 64 · PHOTO 6

INSPECTION PHOTOGRAPHY | 6 ORIGINAL IMAGE(S)



Field photo record | P. 65 · PHOTO 1



Field photo record | P. 65 · PHOTO 2



Field photo record | P. 65 · PHOTO 3



Field photo record | P. 65 · PHOTO 4



Field photo record | P. 65 · PHOTO 5



Field photo record | P. 65 · PHOTO 6

(2) HVAC Equipment Data

RTU's and Split System Condensers (Roof Top HVAC Units)

RTU 1. Heat Pump. Mfg Trane. Model WSC060. 5-ton. Year 2013

RTU 2. Heat Pump. Mfg Trane. Model WSC060. 5-ton. Year 2013

RTU 3. (Field labeled WR1) Heat Pump. Mfg Trane. Model WSC060. 5-ton. Year 2013

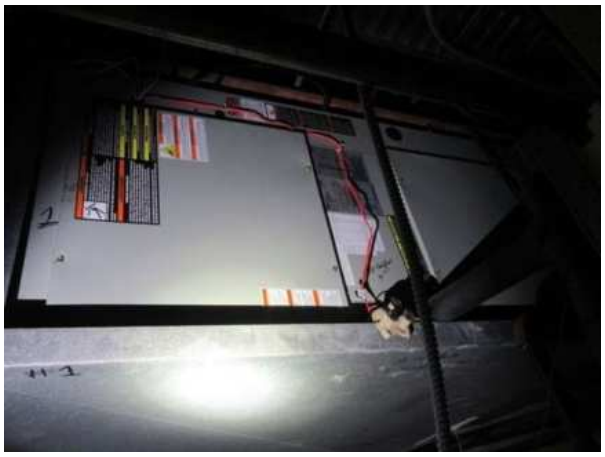
INSPECTION PHOTOGRAPHY | 6 ORIGINAL IMAGE(S)



Field photo record | P. 66 · PHOTO 1



Field photo record | P. 66 · PHOTO 2



Field photo record | P. 66 · PHOTO 3



Field photo record | P. 66 · PHOTO 4



Field photo record | P. 66 · PHOTO 5



Field photo record | P. 66 · PHOTO 6

FIELD PHOTO RECORD • PAGE 067

RTU 4. (Field labeled 8) Heat Pump. Mfg Trane. Data illegible. Estimate 5-ton. Estimate 13 years old

RTU 5. Heat Pump. Mfg Trane. Model WSC120. 10-ton. Year 2003 RTU 6. (Field labeled 7) Heat Pump. Mfg Trane. Model 4WCC3030. 2.5-ton. Year 2013

RTU 7. Heat Pump. Mfg Trane. Model 4WCC3024. 2-ton. Year 2013

RTU 8. Heat Pump. Mfg Trane. Model 4WCC3024. 2-ton. Year 2013

RTU 9. (Field labeled 7) Heat Pump. Mfg Trane. Model 4WWCC3030. 2.5-ton. Year 2013

RTU 10. (Field labeled 3) Heat Pump. Mfg Trane. Model WSC060. 5-ton. Year 2013

RTU 11 (field labeled 4-A): Trane heat pump, model WSC060, 5 tons, year 2013.

RTU 12. (Field labeled 10) Heat Pump. Mfg Trane. Model WSC060. 5-ton. Year 2013

RTU 13. Natural Gas Heat. Electric Cooling. Mfg ICP. Model PG120L25. 10-ton. Year 2008 RTU 14. Natural Gas Heat. Electric Cooling. Mfg ICP. Model PG120L25. 10-ton. Year 2008 RTU 15. Heat Pump. Mfg Trane. Model WSC120. 10-ton. Year 2004

Split System Condenser. Mfg Rheem. Model 13PJL18A01. 1.5-ton. Year 2012

Split System Condenser. Mfg Trane. Model 4TWA3048. 4-ton. Year 2013

Split System Condenser. (Field labeled 13) Mfg Trane. Model 4TWB3060. 5-ton. Year 2013 Split System Condenser Mfg Trane. Model TWA120. 10-ton. Year 2013

Split System Condenser Mfg Trane. Model TWA090. 7.5-ton. Year 2013

Mini-Split System Condenser Mfg Mitsubishi. lllegible data. Estimate 1-ton. Estimate 20+ years

Interior Air Handlers

South stairwell. Mfg Mitsubishi. Model MSH-12DN. 1-ton. Year 1994

First floor laundry room.(Field labeled 4) Mfg Trane. Model TWE061. Year 2013 First floor laundry room. Mfg Trane. Model TWE061. Heat Kit. Year 2013

First floor northeast front. Mfg Rheem. Model RHSL-HM1817JA. Heat Kit. Year 2013. First floor northeast front. Mfg Trane. Year 2013. Model TWE120D300AB

First floor women's restroom Mfg Trane. Year 2013. Model TWEO90D300AA

Electric wall heater observed at the north stairwell.

Suspended electric heater South pool equipment room. Mfg Markel. Model HF683TN. Estimated 20+ years.

E. Electric Service and Meter

The electrical service was described as three-phase with utility-supplied power and a transformer near the building. Accessible distribution equipment served the observed systems; ratings and labeling are recorded in the equipment inventory.

Overall Condition The overall condition of the electric service is considered to be fair.

Observed concerns included missing, inadequate, or confusing circuit-directory labeling at electrical distribution panels.

b) Second floor electrical room panel PP-AC cover was not adequately fastened/secured to cabinet enclosure.

c) The electrical systems and components located in the two pool equipment rooms, including main and secondary panels, switches, and controls, have visible moisture-related concerns, rust, and corrosion. These conditions may be associated with age and exposure to elevated humidity and pool chemicals. Some of these components may be decommissioned, defunct. Some may be co-mingled with active systems.

Suggested Remedies and Recommendations Recommend further evaluation and repairs, corrections and replacement as needed by a qualified licensed electrical contractor. This may be a significant cost. Further discovery is needed.

INSPECTION PHOTOGRAPHY | 4 ORIGINAL IMAGE(S)



Field photo record | P. 68 · PHOTO 1



Field photo record | P. 68 · PHOTO 2



Field photo record | P. 68 · PHOTO 3



Field photo record | P. 68 · PHOTO 4

INSPECTION PHOTOGRAPHY | 6 ORIGINAL IMAGE(S)



Field photo record | P. 69 · PHOTO 1



Field photo record | P. 69 · PHOTO 2



Field photo record | P. 69 · PHOTO 3



Field photo record | P. 69 · PHOTO 4



Field photo record | P. 69 · PHOTO 5



Field photo record | P. 69 · PHOTO 6

INSPECTION PHOTOGRAPHY | 6 ORIGINAL IMAGE(S)



Field photo record | P. 70 · PHOTO 1



Field photo record | P. 70 · PHOTO 2



Field photo record | P. 70 · PHOTO 3



Field photo record | P. 70 · PHOTO 4



Field photo record | P. 70 · PHOTO 5



Field photo record | P. 70 · PHOTO 6

(2) Electrical Data Information

West electrical room

Panel MPA-1. Main panel. 800 amp max. 600 amp service disconnect. 277/480v. 3 phase/4 wire Panel PP-EQ Sect.1. 250 amp max. 225 amp disconnect.

Panel PP-EQ Sect.2. 225 amp max.

Transformer. 75 KVA. High 480v. Low 120/208v

South interior electrical room

Panel RP-A1 Sect. 1. 200 amp max. 150 amp disconnect. Panel RP-A1 Sect. 2. 200 amp max.

Panel LP-A1. 225 amp max.

Transformer. 45 KVA. High 480v. Low 120/208v

Second Floor Electrical Room

Transformer. Dry-Type. 45 KVA. Primary 480v. Secondary 208y/120v

Panel. Not labeled or identified. 225 amp max. 3ph 4w. 150 amp disconnect. 208y/120v Panel. Labeled LP-A2. 125 amp max. 3ph 4w. 480y/277v

Panel. Labeled PP-AC. 600 amp max. 3ph 4w.

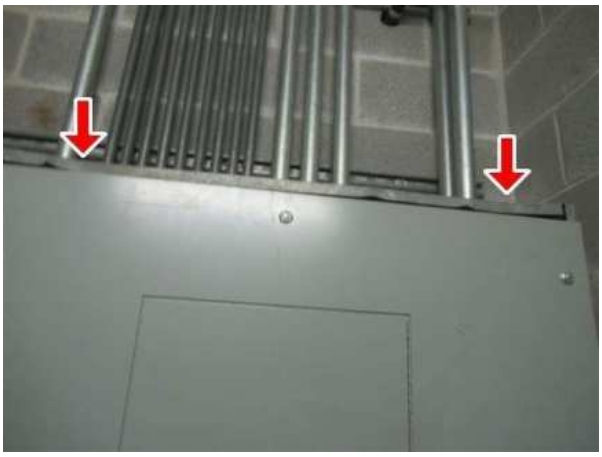
F. Electric Distribution — Description of System or Component

Electrical distribution consisted of non-metallic cabling, metal conduit, various types of lighting, switches, and fixtures.

INSPECTION PHOTOGRAPHY | 4 ORIGINAL IMAGE(S)



Field photo record | P. 71 · PHOTO 1



Field photo record | P. 71 · PHOTO 2



Field photo record | P. 71 · PHOTO 3



Field photo record | P. 71 · PHOTO 4

FIELD PHOTO RECORD • PAGE 072

The overall condition of the electric distribution is considered to be fair.

Observed electrical deficiencies included damaged or loose receptacle and switch covers, exposed conductors, missing junction-box covers, and open-ended wiring in accessible interior and exterior areas.

Additional concerns included moisture-affected light fixtures, deteriorated receptacles and covers, and faulty or aged GFCI protection at selected equipment locations.

Some panel breakers were off or tripped. Electrical components in former pool-equipment areas showed evidence of moisture-related damage, rust, and corrosion; licensed electrical assessment was recommended.

Suggested Remedies and Recommendations Recommend corrections, repairs, and replacements as needed by a qualified electrical contractor. This will be a significant cost.

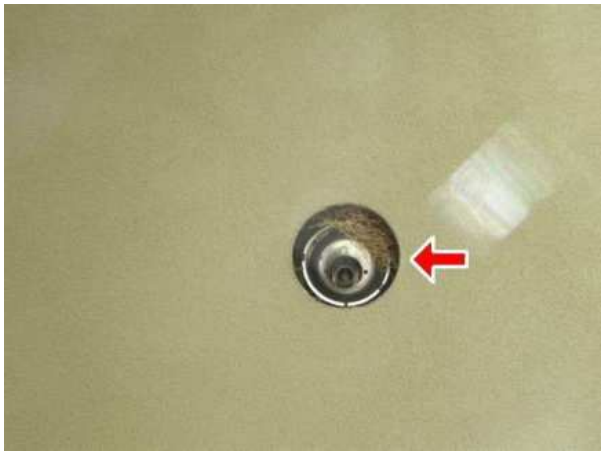
INSPECTION PHOTOGRAPHY | 4 ORIGINAL IMAGE(S)



Field photo record | P. 72 · PHOTO 1



Field photo record | P. 72 · PHOTO 2



Field photo record | P. 72 · PHOTO 3



Field photo record | P. 72 · PHOTO 4

INSPECTION PHOTOGRAPHY | 6 ORIGINAL IMAGE(S)



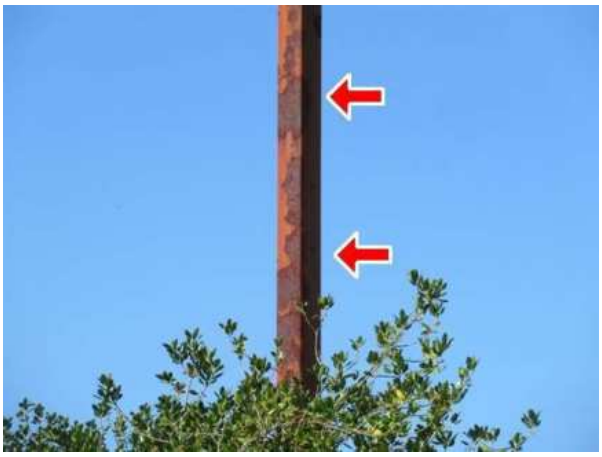
Field photo record | P. 73 · PHOTO 1



Field photo record | P. 73 · PHOTO 2



Field photo record | P. 73 · PHOTO 3



Field photo record | P. 73 · PHOTO 4



Field photo record | P. 73 · PHOTO 5



Field photo record | P. 73 · PHOTO 6

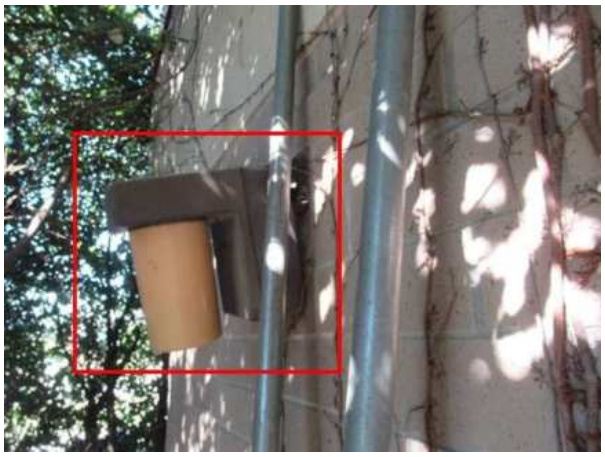
INSPECTION PHOTOGRAPHY | 6 ORIGINAL IMAGE(S)



Field photo record | P. 74 · PHOTO 1



Field photo record | P. 74 · PHOTO 2



Field photo record | P. 74 · PHOTO 3



Field photo record | P. 74 · PHOTO 4



Field photo record | P. 74 · PHOTO 5



Field photo record | P. 74 · PHOTO 6

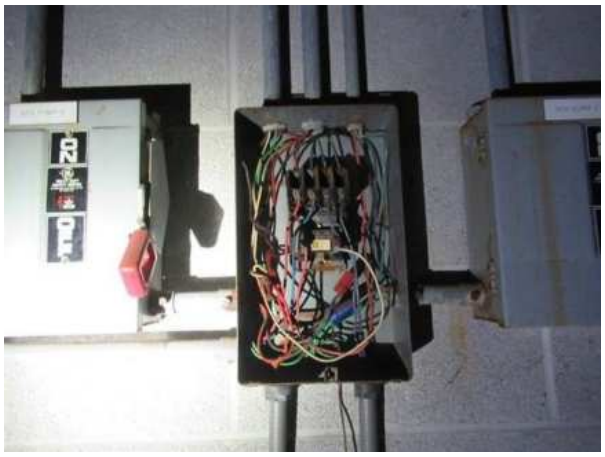
INSPECTION PHOTOGRAPHY | 6 ORIGINAL IMAGE(S)



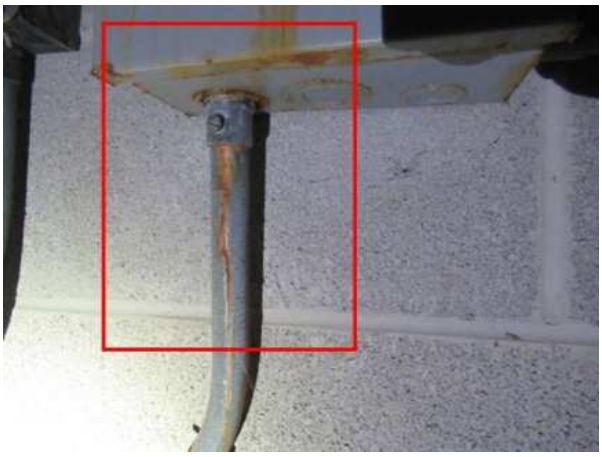
Field photo record | P. 75 · PHOTO 1



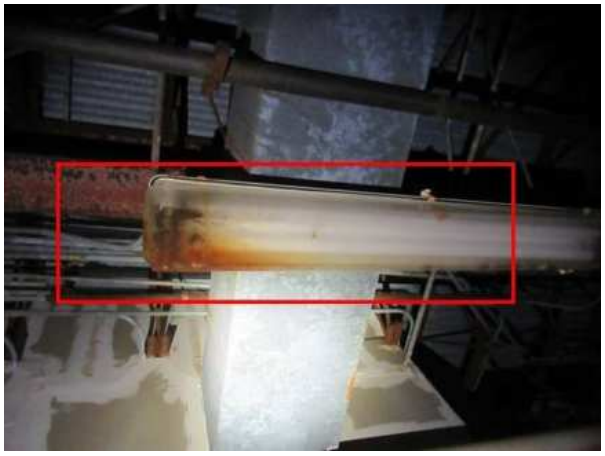
Field photo record | P. 75 · PHOTO 2



Field photo record | P. 75 · PHOTO 3



Field photo record | P. 75 · PHOTO 4



Field photo record | P. 75 · PHOTO 5



Field photo record | P. 75 · PHOTO 6

INSPECTION PHOTOGRAPHY | 6 ORIGINAL IMAGE(S)



Field photo record | P. 76 · PHOTO 1



Field photo record | P. 76 · PHOTO 2



Field photo record | P. 76 · PHOTO 3



Field photo record | P. 76 · PHOTO 4



Field photo record | P. 76 · PHOTO 5



Field photo record | P. 76 · PHOTO 6

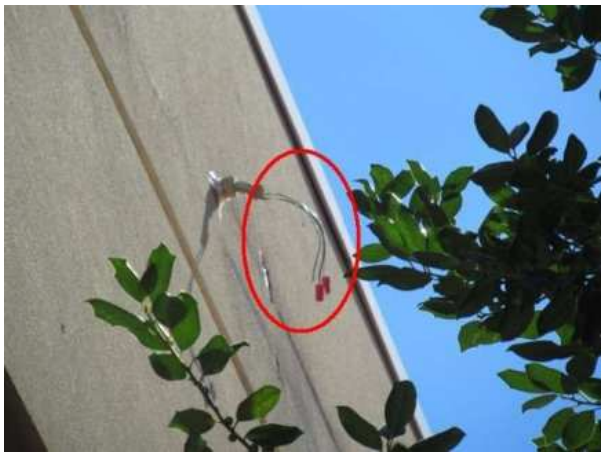
INSPECTION PHOTOGRAPHY | 6 ORIGINAL IMAGE(S)



Field photo record | P. 77 · PHOTO 1



Field photo record | P. 77 · PHOTO 2



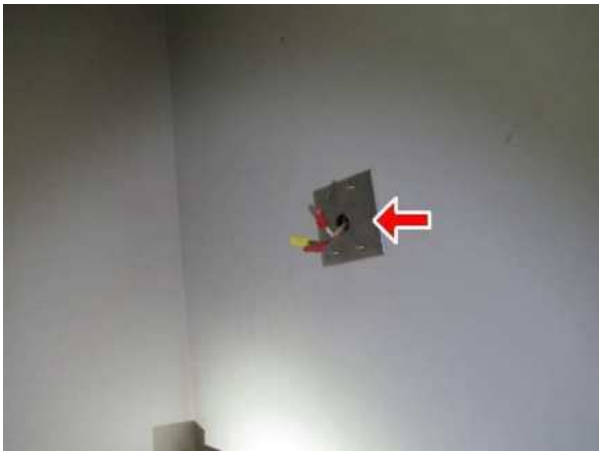
Field photo record | P. 77 · PHOTO 3



Field photo record | P. 77 · PHOTO 4



Field photo record | P. 77 · PHOTO 5



Field photo record | P. 77 · PHOTO 6

FIELD PHOTO RECORD • PAGE 078

INSPECTION PHOTOGRAPHY | 6 ORIGINAL IMAGE(S)



Field photo record | P. 78 · PHOTO 1



Field photo record | P. 78 · PHOTO 2



Field photo record | P. 78 · PHOTO 3



Field photo record | P. 78 · PHOTO 4



Field photo record | P. 78 · PHOTO 5

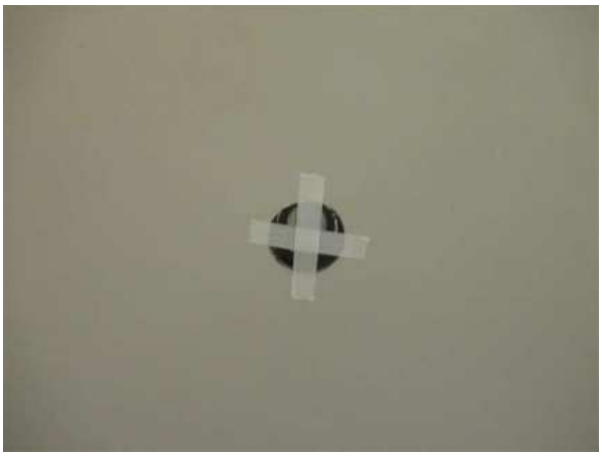


Field photo record | P. 78 · PHOTO 6

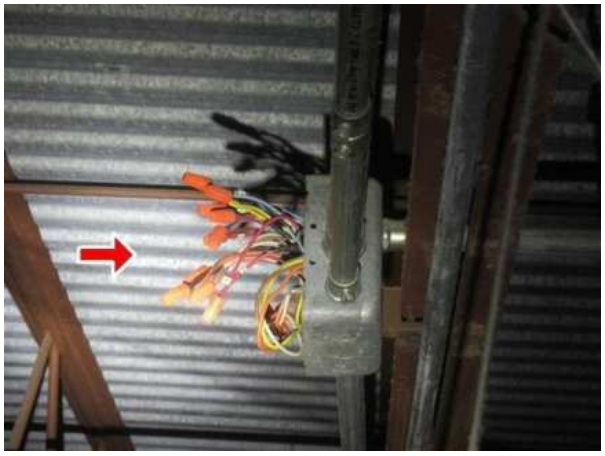
INSPECTION PHOTOGRAPHY | 6 ORIGINAL IMAGE(S)



Field photo record | P. 79 · PHOTO 1



Field photo record | P. 79 · PHOTO 2



Field photo record | P. 79 · PHOTO 3



Field photo record | P. 79 · PHOTO 4



Field photo record | P. 79 · PHOTO 5



Field photo record | P. 79 · PHOTO 6

G. Gas Piping and Distribution

Description of System or Component Gas piping distribution materials consist of black iron or steel. Some of the gas piping components were not easily visible.

Overall Condition The overall condition of the gas piping and distribution is considered to be good.

Observations of Physical Deficiencies and Concerns a) Gas piping at rooftop was rusted and not adequately fastened, supported, or secured. b) Main floor laundry, one gas pipe was not properly terminated and had an open end.

Suggested Remedies and Recommendations Recommend turning gas service on and further assessment or evaluation of gas piping and components as needed and corrections of gas piping by a licensed gas contractor. This may be a significant cost.

H. Exhausts, Fans and Vents

Description of system or component:

There are mechanical exhaust vent fans located at interior restrooms and a few mechanical or storage rooms.

Overall Condition The overall condition of the exhausts and vents is considered to be fair.

Observations of Physical Deficiencies and Concerns:: a) Several restroom exhaust fans had soot and dust build-up at the units and covers. A couple did not operate.

INSPECTION PHOTOGRAPHY | 3 ORIGINAL IMAGE(S)



Field photo record | P. 80 · PHOTO 1



Field photo record | P. 80 · PHOTO 2



Field photo record | P. 80 · PHOTO 3

b) Second floor mechanical room had perimeter wall louver air intake covered with foam padding.

Recommend service, Repairs, cleaning, or corrections by a licensed mechanical contractor.

1. Old, Decommissioned, Disconnected, Non-Working, or Unknown Mechanical, Plumbing, Electrical, Components (Out-of-Scope)

Out-of-scope decommissioned mechanical, plumbing, and electrical equipment

The former pool-equipment rooms contained decommissioned or disconnected mechanical, electrical, and plumbing systems. The extent of remaining connections and serviceability could not be established by visual inspection alone.

Condition assessments of abandoned or decommissioned equipment were excluded from the baseline inspection scope unless specifically included in the agreement.

Some remaining equipment may be connected to active systems. Determining whether components are energized, operational, or permanently disconnected requires specialist evaluation.

Equipment left in place may present maintenance or safety concerns. Open penetrations through walls, ceilings, and the building envelope require evaluation and appropriate sealing.

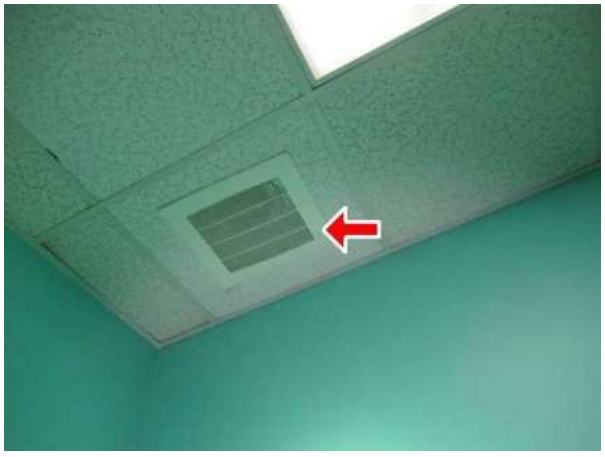
INSPECTION PHOTOGRAPHY | 4 ORIGINAL IMAGE(S)



Field photo record | P. 81 · PHOTO 1



Field photo record | P. 81 · PHOTO 2



Field photo record | P. 81 · PHOTO 3



Field photo record | P. 81 · PHOTO 4

FIELD PHOTO RECORD • PAGE 082

Abandoned penetrations can contribute to moisture intrusion or energy loss. Energized electrical or mechanical components may present hazards. Qualified contractors should evaluate any remaining connected or unused systems.

Recommendations

Recommendation: Have qualified contractors evaluate abandoned and connected equipment, remove or properly secure unused systems, and correct penetrations, damaged materials, and other associated conditions as needed.

INSPECTION PHOTOGRAPHY | 3 ORIGINAL IMAGE(S)



Field photo record | P. 82 · PHOTO 1



Field photo record | P. 82 · PHOTO 2



Field photo record | P. 82 · PHOTO 3

INTERIOR AREAS & MOISTURE CONDITIONS

Interior finishes, observed moisture conditions and components

INSPECTION OBSERVATIONS & PHOTOGRAPHIC DOCUMENTATION

FIELD PHOTO RECORD • PAGE 083

A. Interior Areas — General Description

INSPECTION PHOTOGRAPHY | 4 ORIGINAL IMAGE(S)



Field photo record | P. 83 · PHOTO 1



Field photo record | P. 83 · PHOTO 2



Field photo record | P. 83 · PHOTO 3



Field photo record | P. 83 · PHOTO 4

INSPECTION PHOTOGRAPHY | 6 ORIGINAL IMAGE(S)



Field photo record | P. 84 · PHOTO 1



Field photo record | P. 84 · PHOTO 2



Field photo record | P. 84 · PHOTO 3



Field photo record | P. 84 · PHOTO 4



Field photo record | P. 84 · PHOTO 5



Field photo record | P. 84 · PHOTO 6

FIELD PHOTO RECORD • PAGE 085

INSPECTION PHOTOGRAPHY | 6 ORIGINAL IMAGE(S)



Field photo record | P. 85 · PHOTO 1



Field photo record | P. 85 · PHOTO 2



Field photo record | P. 85 · PHOTO 3



Field photo record | P. 85 · PHOTO 4



Field photo record | P. 85 · PHOTO 5



Field photo record | P. 85 · PHOTO 6

B. Interior Finishes — Observed Deficiencies in Walls, Ceilings, Floors, Doors, and Windows

Observations of Physical Deficiencies and Concerns

Moisture-related staining and damage were documented at several interior locations, including suspended-ceiling tiles, perimeter walls, and areas near windows. The presence and extent of concealed damage require further evaluation.

b) There were a few areas of elevated moisture readings or active moisture intrusion. One at the second floor west side suspended ceiling tile and one at the second floor west perimeter wall.

c) Glass at walls had several pieces or sections with damage such as chipping or cracking.

Multiple windows exhibited moisture streaking or staining. Some units had deteriorated, loose, or failed weatherstripping, seals, or gaskets.

e) Second floor mechanical room door had damage. Several interior components such as walls, ceilings, hardware, trim, etc. had excess wear or damage. The east gymnastics room wood panel flooring had multiple areas of loose or damaged sections.

f) South pool equipment room suspended ceiling frames were rusted, fallen, and dilapidated. There were no remaining ceiling panels.

g) Many ceiling tiles had been removed or displaced, likely due to moisture issues.

h) Bulkhead water intrusion at ground floor west room.

INSPECTION PHOTOGRAPHY | 4 ORIGINAL IMAGE(S)



Field photo record | P. 86 · PHOTO 1



Field photo record | P. 86 · PHOTO 2



Field photo record | P. 86 · PHOTO 3



Field photo record | P. 86 · PHOTO 4

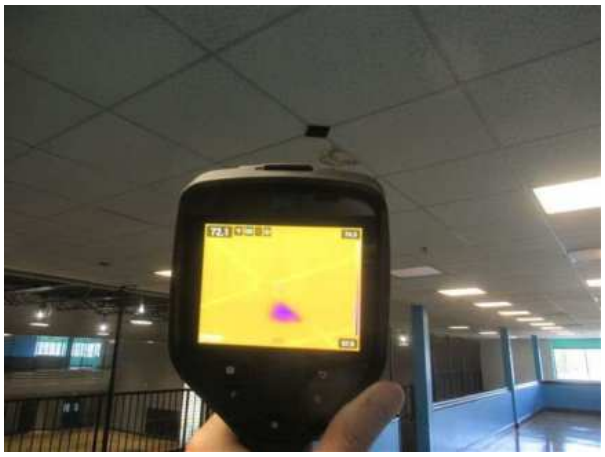
FIELD PHOTO RECORD • PAGE 087

Cracking was observed at selected walls, floors, showers, and tile surfaces in locker-room areas.

Recommendations: Identify and correct sources of water intrusion. Repair or replace materials damaged by moisture, and obtain further evaluation where conditions warrant.

Use qualified contractors to assess affected systems, components, and finishes. Scope and cost depend on the extent of concealed damage.

INSPECTION PHOTOGRAPHY | 6 ORIGINAL IMAGE(S)



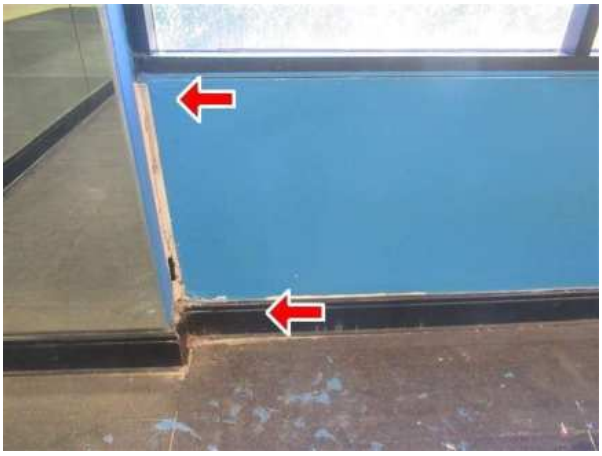
Field photo record | P. 87 · PHOTO 1



Field photo record | P. 87 · PHOTO 2



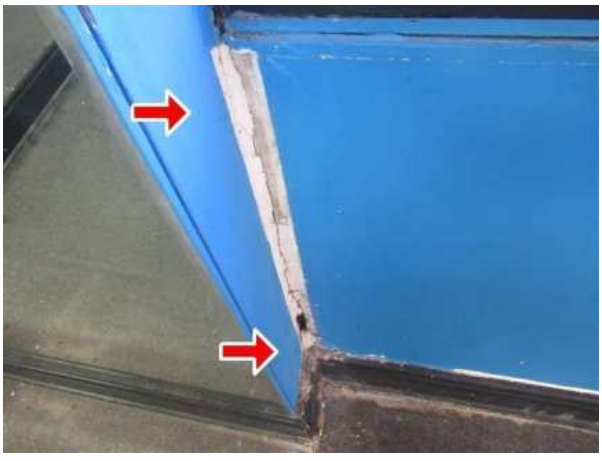
Field photo record | P. 87 · PHOTO 3



Field photo record | P. 87 · PHOTO 4



Field photo record | P. 87 · PHOTO 5



Field photo record | P. 87 · PHOTO 6

INSPECTION PHOTOGRAPHY | 6 ORIGINAL IMAGE(S)



Field photo record | P. 88 · PHOTO 1



Field photo record | P. 88 · PHOTO 2



Field photo record | P. 88 · PHOTO 3



Field photo record | P. 88 · PHOTO 4



Field photo record | P. 88 · PHOTO 5



Field photo record | P. 88 · PHOTO 6

INSPECTION PHOTOGRAPHY | 6 ORIGINAL IMAGE(S)



Field photo record | P. 89 · PHOTO 1



Field photo record | P. 89 · PHOTO 2



Field photo record | P. 89 · PHOTO 3



Field photo record | P. 89 · PHOTO 4



Field photo record | P. 89 · PHOTO 5



Field photo record | P. 89 · PHOTO 6

INSPECTION PHOTOGRAPHY | 6 ORIGINAL IMAGE(S)



Field photo record | P. 90 · PHOTO 1



Field photo record | P. 90 · PHOTO 2



Field photo record | P. 90 · PHOTO 3



Field photo record | P. 90 · PHOTO 4



Field photo record | P. 90 · PHOTO 5



Field photo record | P. 90 · PHOTO 6

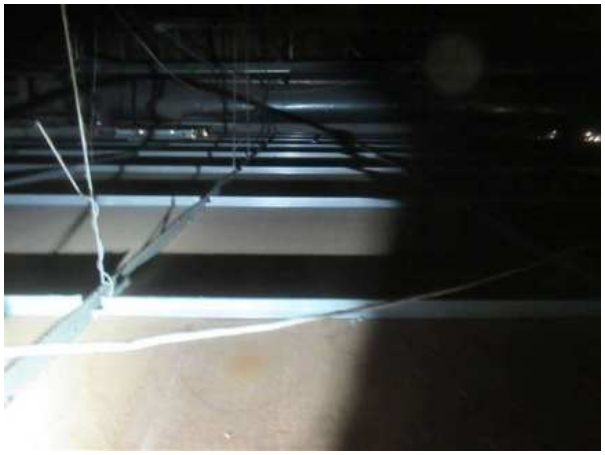
INSPECTION PHOTOGRAPHY | 6 ORIGINAL IMAGE(S)



Field photo record | P. 91 · PHOTO 1



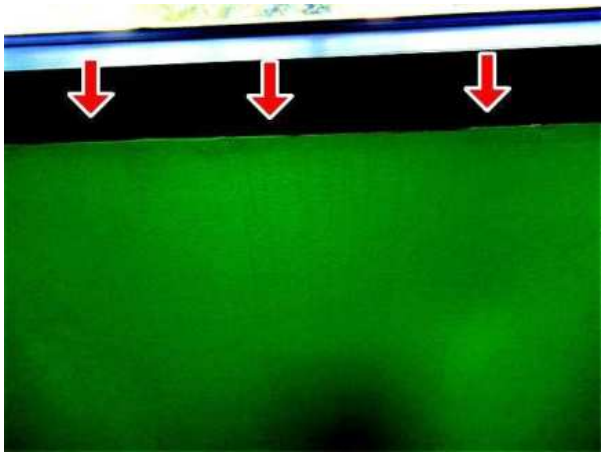
Field photo record | P. 91 · PHOTO 2



Field photo record | P. 91 · PHOTO 3



Field photo record | P. 91 · PHOTO 4



Field photo record | P. 91 · PHOTO 5



Field photo record | P. 91 · PHOTO 6

INSPECTION PHOTOGRAPHY | 6 ORIGINAL IMAGE(S)



Field photo record | P. 92 · PHOTO 1



Field photo record | P. 92 · PHOTO 2



Field photo record | P. 92 · PHOTO 3



Field photo record | P. 92 · PHOTO 4



Field photo record | P. 92 · PHOTO 5



Field photo record | P. 92 · PHOTO 6

FIELD PHOTO RECORD • PAGE 093

INSPECTION PHOTOGRAPHY | 6 ORIGINAL IMAGE(S)



Field photo record | P. 93 · PHOTO 1



Field photo record | P. 93 · PHOTO 2



Field photo record | P. 93 · PHOTO 3



Field photo record | P. 93 · PHOTO 4



Field photo record | P. 93 · PHOTO 5



Field photo record | P. 93 · PHOTO 6

INSPECTION PHOTOGRAPHY | 6 ORIGINAL IMAGE(S)



Field photo record | P. 94 · PHOTO 1



Field photo record | P. 94 · PHOTO 2



Field photo record | P. 94 · PHOTO 3



Field photo record | P. 94 · PHOTO 4



Field photo record | P. 94 · PHOTO 5



Field photo record | P. 94 · PHOTO 6

INSPECTION PHOTOGRAPHY | 6 ORIGINAL IMAGE(S)



Field photo record | P. 95 · PHOTO 1



Field photo record | P. 95 · PHOTO 2



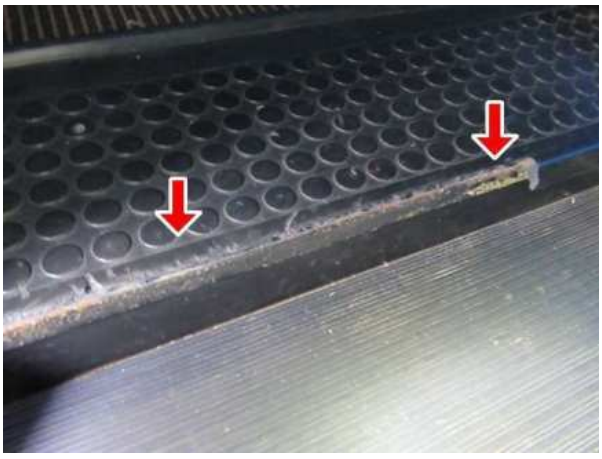
Field photo record | P. 95 · PHOTO 3



Field photo record | P. 95 · PHOTO 4



Field photo record | P. 95 · PHOTO 5



Field photo record | P. 95 · PHOTO 6

INSPECTION PHOTOGRAPHY | 6 ORIGINAL IMAGE(S)



Field photo record | P. 96 · PHOTO 1



Field photo record | P. 96 · PHOTO 2



Field photo record | P. 96 · PHOTO 3



Field photo record | P. 96 · PHOTO 4



Field photo record | P. 96 · PHOTO 5

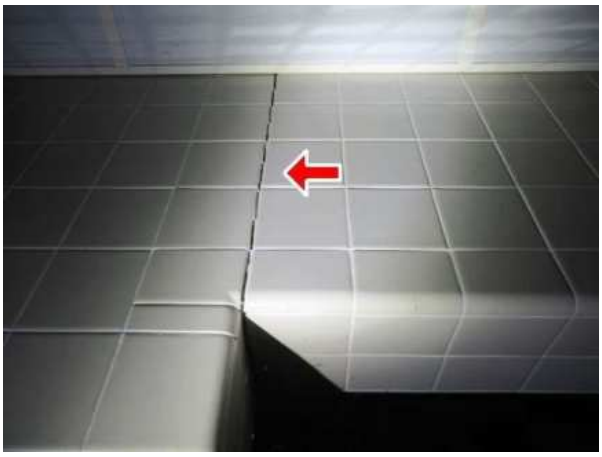


Field photo record | P. 96 · PHOTO 6

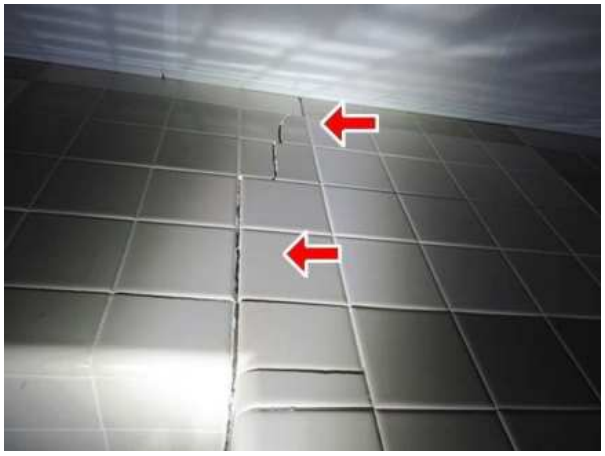
INSPECTION PHOTOGRAPHY | 6 ORIGINAL IMAGE(S)



Field photo record | P. 97 · PHOTO 1



Field photo record | P. 97 · PHOTO 2



Field photo record | P. 97 · PHOTO 3



Field photo record | P. 97 · PHOTO 4



Field photo record | P. 97 · PHOTO 5



Field photo record | P. 97 · PHOTO 6

INSPECTION PHOTOGRAPHY | 6 ORIGINAL IMAGE(S)



Field photo record | P. 98 · PHOTO 1



Field photo record | P. 98 · PHOTO 2



Field photo record | P. 98 · PHOTO 3



Field photo record | P. 98 · PHOTO 4



Field photo record | P. 98 · PHOTO 5



Field photo record | P. 98 · PHOTO 6

INSPECTION PHOTOGRAPHY | 1 ORIGINAL IMAGE(S)



Field photo record | P. 99 · PHOTO 1

FIRE PROTECTION & LIFE SAFETY

Fire suppression, detection, emergency systems and observable safety issues

INSPECTION OBSERVATIONS & PHOTOGRAPHIC DOCUMENTATION

FIELD PHOTO RECORD • PAGE 100

A. Fire Sprinkler and Alarm Systems

FIELD PHOTO RECORD • PAGE 101

We were not provided any documents for review or on-site pertaining to the service/inspection records for the fire sprinkler. All Fire Sprinkler systems/components should be inspected at least annually by a licensed service contractor. The Fire Alarm/Sprinkler components should have current inspection tags and paperwork readily accessible and stored on-site. Testing these systems is out of the scope of this inspection

Description of system or component for fire sprinkler The building is protected by a wet hydraulic automatic fire sprinkler system. There is one riser that is located in the south riser room. The FDC hook-up is located at the front north side. The fire service vault is located at the southwest grounds

Overall Condition

The overall condition of the fire sprinkler systems was good.

Fire sprinkler observations and concerns:

a) The riser had old dated inspection tags (most recently from) posted by and labeled as a fire-protection contractor. April 2003 which is non-compliant. There is a two inch Main test drain tag dated December 2025, however the service provider was not listed on the tag. No easily visible current fire inspection reports.

b) The riser pressure gauges appear to be over 5 years old and are recommended to be replaced.

Fire department connections and related components lacked adequate signage or identification.

Several fire sprinkler heads exhibited visible rust or corrosion.

The fire-service vault backflow device did not have a visible current inspection tag.

The building contained a fire alarm system. The panel and controls were located behind the reception area. The apparent age of the system warranted additional specialist evaluation.

Overall condition of the fire alarm system: Good in readily observed areas, with additional evaluation recommended due to apparent equipment age.

Fire alarm observations and concerns:

No readily accessible panel-identification information was documented. The fire alarm equipment appeared aged; the original observations recommended review of continued suitability and service condition by a qualified contractor.

Suggested Remedies and Recommendations

Recommend further evaluation and repairs/corrections and an annual inspection by a qualified fire sprinkler and alarm contractor. This may be a significant cost. Recommend due diligence in regards to replacement of older aged fire alarm system components for safety and reliability by a licensed fire alarm contractor. Replacement of the fire alarm panel and/or equipment would be a significant cost. Further discovery needed.

FIELD PHOTO RECORD • PAGE 102

Inspection and maintenance documentation was not provided.

INSPECTION PHOTOGRAPHY | 6 ORIGINAL IMAGE(S)



Field photo record | P. 102 · PHOTO 1



Field photo record | P. 102 · PHOTO 2



Field photo record | P. 102 · PHOTO 3



Field photo record | P. 102 · PHOTO 4



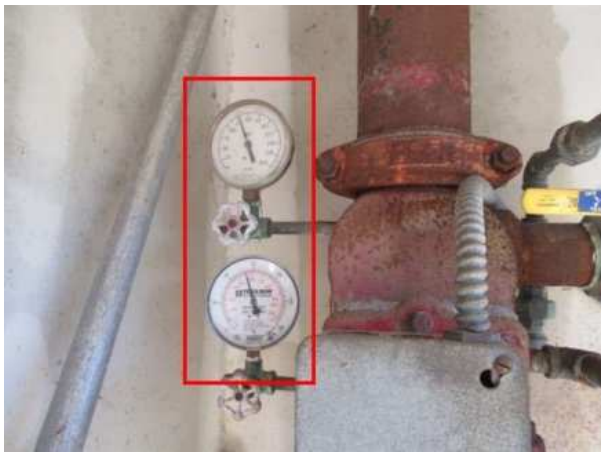
Field photo record | P. 102 · PHOTO 5



Field photo record | P. 102 · PHOTO 6

B. Life-Safety Systems and Portable Fire Extinguishers

INSPECTION PHOTOGRAPHY | 6 ORIGINAL IMAGE(S)



Field photo record | P. 103 · PHOTO 1



Field photo record | P. 103 · PHOTO 2



Field photo record | P. 103 · PHOTO 3



Field photo record | P. 103 · PHOTO 4



Field photo record | P. 103 · PHOTO 5



Field photo record | P. 103 · PHOTO 6

We were not provided any documents for review or on-site pertaining to the service/inspection records for the life safety system or components. All Life Safety systems/components should be inspected at least annually by a licensed service contractor. The Life Safety system/components should have current inspection tags and paperwork readily accessible and stored on-site. Testing these systems is out of the scope of this inspection

The inspected areas included illuminated exit signs, emergency lighting, and portable fire extinguishers. Some inspection tags were observed, but their status varied and further documentation review was recommended.

Overall condition: Fair to good.

Deficiencies and concerns:

An extinguisher in an electrical room displayed an outdated inspection tag. The recorded observations recommended qualified review and correction.

A fire extinguisher was missing from the fire-riser room.

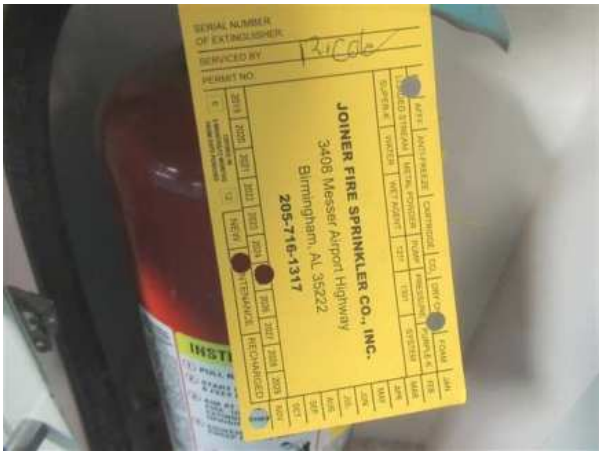
Two emergency-exit doors were padlocked at the time of observation.

Suggested Remedies and Recommendations Recommend immediate evaluation for required annual inspections including any corrections or repairs by a licensed life safety contractor.

INSPECTION PHOTOGRAPHY | 4 ORIGINAL IMAGE(S)



Field photo record | P. 104 · PHOTO 1



Field photo record | P. 104 · PHOTO 2



Field photo record | P. 104 · PHOTO 3



Field photo record | P. 104 · PHOTO 4

INSPECTION PHOTOGRAPHY | 2 ORIGINAL IMAGE(S)



Field photo record | P. 105 · PHOTO 1



Field photo record | P. 105 · PHOTO 2

DOCUMENT RESEARCH & INTERVIEWS

Reported research and access limitations

INSPECTION OBSERVATIONS & PHOTOGRAPHIC DOCUMENTATION

FIELD PHOTO RECORD • PAGE 106

A. Document Review and Interviews — An on-site representative provided access and a walk-through of the subject property. No formal interview record or completed owner questionnaire was available.

Access was provided to areas available during the inspection.

No supporting maintenance records or completed client questionnaire were provided. A certificate of occupancy was not readily visible.

OPTIONAL COST-TO-CURE SCHEDULE

OPTIONAL COST-TO-CURE SCHEDULE

INSPECTION OBSERVATIONS & PHOTOGRAPHIC DOCUMENTATION

FIELD PHOTO RECORD • PAGE 107

Category / system	Illustrative allowance	Basis / next action
Site drainage	$10,000	Stormwater contractor review
Paving and parking	$350,000	Define repair vs. replacement scope
Landscape and appurtenances	$21,000	Vegetation and fencing work
Structure	$10,000+	Specialist assessment required
Exterior cladding	$20,000–$40,000	Scope confirmation required
Doors and windows	$20,000	Field measurement and pricing
Roof and parapet	$38,000	Roofing contractor evaluation



Roof drainage	$3,000+	Drainage system evaluation
Plumbing supply	$14,000+	Licensed plumbing review
Domestic hot water	$28,000	Equipment replacement allowance
HVAC service and repair	$108,000	Mechanical contractor review
HVAC replacement	$192,000	Confirm equipment count and capacity
Electrical distribution	$5,000–$10,000+	Electrician survey
Branch wiring and fixtures	$29,000	Repair scope and quantities
Fuel gas piping	$4,500	Licensed contractor assessment
Interior restoration	$135,000+	Investigate moisture sources
Fire sprinkler	$8,000+	Fire-protection specialist review
Fire alarm	$40,000+	System review / replacement options

Cost-to-cure opinions are optional supplemental services, not required under the CCPIA ComSOP baseline commercial inspection. The amounts below reproduce budget-level allowances from the earlier assessment for sample illustration only and do not constitute contractor bids or verified current repair estimates.

Each allowance relates to an observed condition or recommended remedy. Actual cost to cure should be developed for the agreed scope using qualified contractor pricing, material quantities, regional labor rates, contingency, and any necessary specialist investigations.

The allowances below are not a statement of code compliance, a guaranteed repair price, or a complete cost of ownership. Items requiring further investigation may change substantially in scope and cost.



Illustrative budgetary total shown in the source: $1,035,000–$1,060,500. This is a historical sample allowance—not a current contractor bid—and should not be used for acquisition or budgeting without independent scope and price verification.

Additional costs may arise from concealed conditions, specialist evaluation, design work, permits, and contractor mobilization.

ComSOP reporting reference

CCPIA, International Standards of Practice for Inspecting Commercial Properties (ComSOP), 2026 revision; Section 7.14, Cost to Remedy: https://ccpia.org/international-standards-of-practice-for-inspecting-commercial-properties-comsop/

Southeast Building Consultants, LLC