SOUTHEAST
BUILDING CONSULTANTS, LLC

Building Insight. Risk Identification. Informed Decisions.

COMMERCIAL BUILDING INSPECTIONS & PROPERTY CONDITION ASSESSMENTS

FACILITY CONDITION ASSESSMENT

SAMPLE DAYCARE FACILITY

ASTM E2018-24-informed visual baseline | FCA capital planning supplement



SAMPLE DAYCARE FACILITY

Two-building facility • Inspection findings • Capital planning

EXECUTIVE SUMMARY / FCI / REPAIRS / 10-YEAR RESERVE

EXECUTIVE SUMMARY | FACILITY CONDITION INDEX

Facility Overview

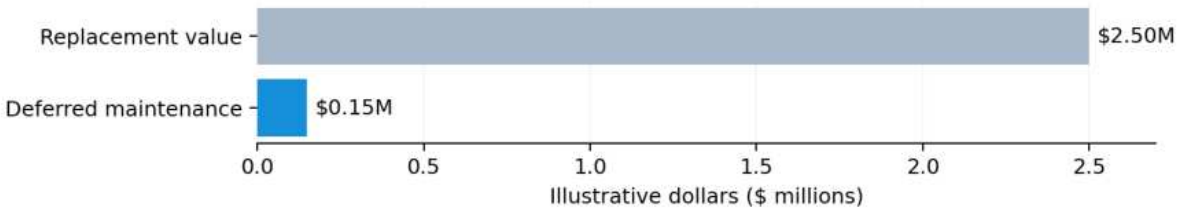
This illustrative facility condition assessment organizes the recorded observations of a daycare-use building and an associated ancillary building. The purpose is to present current observed condition, urgent correction priorities, longer-term system renewal needs, and supporting photographic evidence in a facility-management format.

Asset attribute	Description
Report identification	Sample Daycare Facility
Assessment units	Daycare-use building and associated ancillary building
Primary systems	Site, structure, envelope, roofing, plumbing, HVAC, electrical, interiors, fire and life safety
Assessment type	Visual-condition baseline informed by ASTM E2018-24; FCA and capital planning supplement
Financial schedule status	Illustrative planning scenario; not a construction bid or verified replacement valuation

Facility Condition Index (FCI)

FCI = cost of current deferred-maintenance deficiencies divided by the current replacement value (CRV). A lower percentage indicates less deferred-maintenance exposure relative to the assumed replacement value. For this sample, both inputs are illustrative.

FCI component	Illustrative amount
Current needs / deferred maintenance	$150,000
Assumed current replacement value	$2,500,000
FCI calculation	$150,000 ÷ $2,500,000
Sample Facility Condition Index	6.0%



Illustrative FCI graphic — 6.0%

Condition Interpretation

FCI planning band	Illustrative interpretation

<5%	Good
5%–10%	Fair
>10%	Poor / elevated deferred-maintenance exposure

These sample interpretation bands are provided to demonstrate a reporting presentation, not to assert a universally prescribed ASTM threshold.

EXECUTIVE SUMMARY | KEY OBSERVATIONS

Major Conditions Identified in the Source Inspection

- Drainage, grading, walkways and exterior timber components showed localized deficiencies and deterioration.
- The daycare-use building had observed plumbing leaks or concerns involving polybutylene supply piping and domestic-water fixtures.
- Water was reported near electrical-service equipment in the daycare-use building; qualified electrical review is warranted.
- Fire and life-safety documentation and selected alarm, exit-lighting and extinguisher conditions required review.
- The associated building showed notable crawlspace moisture, deteriorated framing, improper supports and potential wood-destroying-organism evidence.
- Older electrical distribution and observed active or potentially energized knob-and-tube wiring were identified in the associated building.
- Interior moisture staining, deteriorated finishes, window concerns and deferred maintenance were recorded.
- Buildings and systems have different ages, conditions and functions; repair priorities should be confirmed independently for each building.

Facility Management Priority

The first planning phase addresses potentially unsafe electrical exposure, life-safety and egress deficiencies, active moisture entry, significant structural concerns, and plumbing leakage. Later phases focus on building envelope restoration and staged capital renewal of HVAC, plumbing and other systems.

IMMEDIATE REPAIRS | PRIORITY REGISTER

The following schedule uses selected condition categories documented in the underlying inspection. All allowances are example values for illustrating an FCA budget table. No listed amount should be interpreted as an actual contractor quotation.

ID	System	Immediate action	Sample allowance
IM-01	Site drainage and stormwater	Correct negative grading, downspout discharge and drainage concerns	$17,000
IM-02	Electrical protection	Evaluate water near service components and implement required safety repairs	$12,000
IM-03	Fire / life safety	Inspect alarms, egress lighting, fire extinguishers and inspection records	$16,000
IM-04	Plumbing / supply	Evaluate leaks, deteriorated pipes and relevant backflow requirements	$29,000
IM-05	Steps, walkways and guards	Correct deteriorated guards, uneven walks and trip-related conditions	$14,000
IM-06	Structural / crawlspace	Engineer review of deterioration and supports; address related moisture issues	$42,000
IM-07	Exterior weatherproofing	Priority envelope, window, gutter, flashing and moisture repairs	$20,000

Immediate-priority subtotal	Illustrative amount
Combined allowance	$150,000

Priority Classification

- Priority 1 — Safety-related electrical, life-safety, structural stability or active failure issues require prompt qualified evaluation.
- Priority 2 — Moisture intrusion, failing components or deterioration should receive short-term correction.
- Priority 3 — Planned renewals belong in the facility capital reserve after the immediate backlog has been addressed.

CAPITAL PLANNING | 10-YEAR REPLACEMENT RESERVE

A replacement-reserve plan forecasts periodic renewal of major building systems based on asset age, service history, observed condition and estimated remaining useful life (RUL). The following values are fictional budgeting assumptions included to demonstrate the report format.

Capital system	Sample RUL	10-year reserve	Planning considerations
Roofing / drainage	4–6 years	$70,000	Roof cover, flashing and drainage
HVAC and controls	2–5 years	$90,000	Staged replacement of aging equipment and controls
Electrical / life safety	6–9 years	$55,000	Circuits, distribution components and safety systems
Plumbing / hot water	3–7 years	$50,000	Supply pipe and equipment renewal
Exterior envelope / glazing	4–8 years	$80,000	Weatherproofing, windows, cladding and trim
Interior finishes / site	5–10 years	$45,000	Surface renewals, paving and common-area repairs

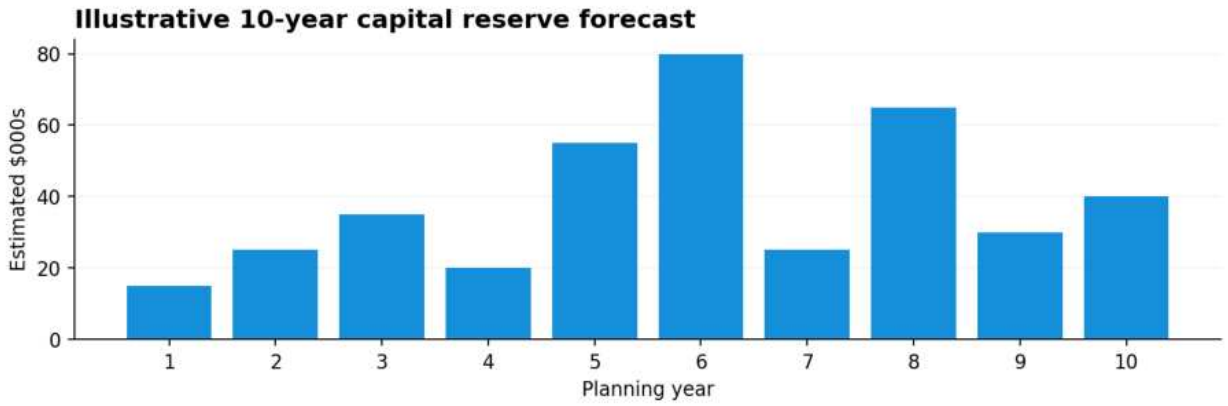
10-year reserve subtotal	Illustrative amount
Combined allowance	$390,000

RUL Interpretation

RUL represents an estimated planning horizon, not a guaranteed service-life prediction. Active deterioration can require repairs or replacement sooner than the illustrative horizons. Annual review is needed as actual maintenance history, inspection results and budget quotes become available.

CAPITAL PLANNING | ANNUAL FUNDING FORECAST

Plan year	Annual illustrative allocation
Year 1	$15,000
Year 2	$25,000
Year 3	$35,000
Year 4	$20,000
Year 5	$55,000
Year 6	$30,000
Year 7	$45,000
Year 8	$40,000
Year 9	$70,000
Year 10	$55,000



Illustrative annual capital-reserve allocation, not actual project costs

The immediate repair backlog and the prospective capital renewal schedule represent different cost categories. They are shown separately to prevent double counting. The schedule should be updated from confirmed quantities, replacement costs, accessibility constraints and facility operating requirements.

INSPECTION BASIS | REPORT SCOPE

Assessment Framework

The format references the visual property-condition assessment process described in ASTM E2018-24, Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process. The additional facility-condition index, prioritization and multiyear capital schedule are supplemental FCA planning tools; ASTM E2018-24 is not itself a dedicated FCA or FCI standard.

Source Record and Building Separation

The observational descriptions in this sample are derived from the supplied commercial-property inspection document. The record covers a daycare-use building and an associated residential-style building. Each has separate system findings in the sections below. Historic property identifiers and client data have been excluded from this report.

Review Limitations

Visual inspection findings do not establish concealed conditions or confirm full code compliance. Technical evaluations, measurements, intrusive investigation, specialized testing, contractor pricing and record verification may be necessary to resolve documented concerns. References to apparent microbial growth, wood-destroying organisms or structural movement describe observations, not definitive laboratory, pest or engineering diagnoses.

DAYCARE BUILDING | SITE & DRAINAGE

Source field records describe site drainage and pavement conditions associated with the daycare-use building.

Recorded Conditions

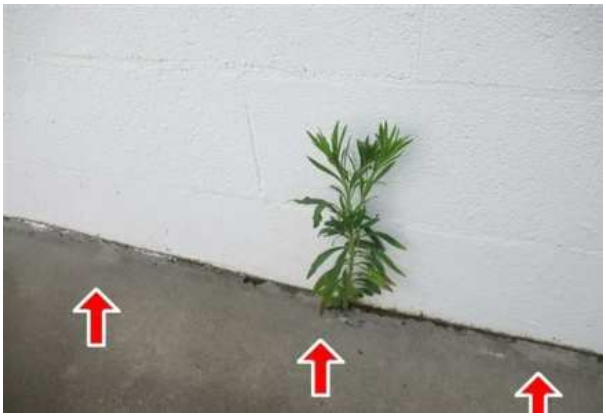
- Gutters and downspouts were reported to discharge into grade or nearby walkways, with ponding and surface-flow concerns.
- Several walkway surfaces were uneven or deteriorated and could create tripping or accessibility concerns.
- Shared driveway pavement had cracking and damaged asphalt at the public access apron; pavement marking and usage delineation were limited.
- Wooden exterior steps, guards, landscape timbers and fencing showed weathering, looseness or deterioration.

Facility Planning Recommendation

Engage drainage and site contractors to evaluate grading and downspout disposal. Correct exposed walking hazards and deteriorated exterior guards; obtain independent determination of accessibility and code-related requirements.



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DAYCARE BUILDING | FOUNDATION & STRUCTURE

The daycare-use building included slab-on-grade areas and mixed framing, as recorded in the original inspection.

Recorded Conditions

- The source characterized observable foundation and primary structure as generally good in the accessible areas.
- Localized moisture staining was observed around an attic vent stack and other penetrations.
- Most foundation components were concealed and could not be fully evaluated through a visual survey.

Facility Planning Recommendation

Investigate identified moisture pathways and confirm structural implications if movement, recurring water intrusion or deterioration is found.



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DAYCARE BUILDING | EXTERIOR ENVELOPE & WINDOWS

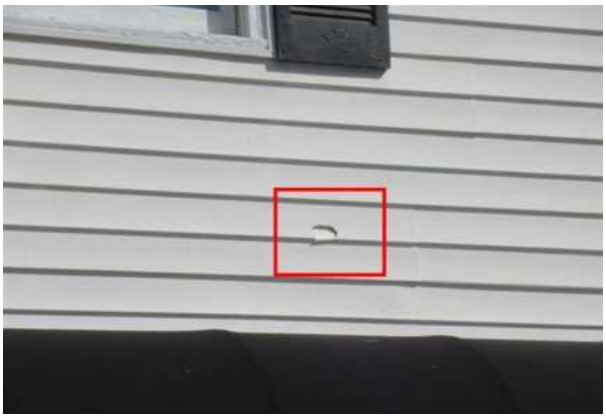
The exterior was described as a combination of masonry finishes and siding with various windows and metal doors.

Recorded Conditions

- Localized moisture-related damage and deteriorated paint or cladding were recorded near exterior walls.
- Sections of siding showed loose or damaged materials.
- Wood-trim and window frames showed weathering, deterioration and loose paint.
- Glazing showed trapped moisture, fogging or cracked panes at some windows.

Facility Planning Recommendation

Restore exterior weatherproofing, repair affected siding and trim, and replace failed or damaged glazing according to a qualified envelope review.



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DAYCARE BUILDING | ROOFING & RAINWATER

The source noted steep-slope roof areas with asphalt-shingle covering and associated gutter and downspout components.

Recorded Conditions

- Accessible roofing materials were generally described as serviceable at the time of inspection.
- Gutter damage and missing or damaged leaf screens were reported.
- Downspout discharge locations contributed to exterior drainage concerns.

Facility Planning Recommendation

Complete roof-drainage maintenance and correct damaged gutter components; monitor roof coverings and related flashing with routine maintenance.



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DAYCARE BUILDING | PLUMBING & WATER

Domestic water and drain systems included exposed plastic, metal and other components in accessible areas.

Recorded Conditions

- Polybutylene supply piping was identified in the daycare-use building, with reported leaks or leak-related concerns.
- The source noted active drip or leak conditions and loosely supported piping.
- Water heater equipment varied in age and condition; the older lower-level tank was described as nearing or past useful life.
- No backflow prevention documentation was provided in the source record; actual applicability requires verification.

Facility Planning Recommendation

Arrange licensed plumbing evaluation of leakage, piping material and support. Verify jurisdictional backflow requirements and plan staged equipment renewal based on actual condition and replacement quotations.



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DAYCARE BUILDING | HVAC & EXHAUST

A mixture of split systems, mini-splits, window units and exhaust equipment served the daycare-use spaces.

Recorded Conditions

- The source listed several HVAC units and observed maintenance or drainage deficiencies.
- Mechanical room equipment and selected duct or condensate installations required correction.
- Outdoor units, air handlers and controls had varied ages and remaining service potential.

Facility Planning Recommendation

Conduct an equipment inventory with a licensed HVAC contractor, document operating condition and remaining useful life, correct condensate or support issues, and update the reserve schedule.



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DAYCARE BUILDING | ELECTRICAL & LIGHTING

The daycare-use building had separately identified electrical services and branch distribution.

Recorded Conditions

- Water dripping or moisture was reported near electrical-service components at the main entrance utility closet.
- Selected receptacle, fixture, GFCI and distribution conditions required corrective work.
- Some lighting or electrical components were not operating as expected.

Facility Planning Recommendation

Promptly have a licensed electrician evaluate water exposure at energized electrical equipment, determine needed protections and repairs, and check other observed electrical deficiencies.



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DAYCARE BUILDING | INTERIORS & FINISHES

Source photographs show classrooms, corridors, toilets, common spaces, stairs and service rooms.

Recorded Conditions

- Window condensation and fogged glazing were recorded.
- Moisture stains and localized damage were observed at walls, ceilings, and floor finishes.
- Selected floor and base trim components had damage or separation.
- The source described interior finishes as generally fair with identified localized deficiencies.

Facility Planning Recommendation

Find and correct the underlying sources of leakage or condensation before replacing finishes. Review damaged walking and stair surfaces in child-occupied spaces.



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DAYCARE BUILDING | FIRE & LIFE SAFETY

The original report recorded existing alarm-related equipment, exit signs, emergency lighting and portable extinguishers.

Recorded Conditions

- Some old fire-alarm components appeared to remain from previous installations; the operational status was not established.
- Selected illuminated exit or emergency lights were not functioning adequately during the reported inspection.
- Fire extinguishers required current inspection documentation or corrections.
- Other applicable daycare-use safety requirements require specialist review rather than inference from a visual walkthrough.

Facility Planning Recommendation

Have the responsible fire/life-safety service provider evaluate installed alarms, detection, exit signs and emergency lighting, and obtain current inspection records and occupancy-specific code guidance.



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ANCILLARY BUILDING | SITE & CRAWLSPACE

The associated building includes residential-style structural and envelope systems and was assessed separately in the source report.

Recorded Conditions

- Low or negative drainage near the building perimeter promoted crawlspace wetting concerns.
- The crawlspace vapor barrier was disturbed or insufficient and standing water, debris and animal evidence were reported.
- Wood structural support conditions and pier/block arrangements displayed irregular or deteriorated components.

Facility Planning Recommendation

Obtain a qualified drainage and structural review; establish moisture-control corrections and address crawlspace conditions before finish restoration.



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ANCILLARY BUILDING | STRUCTURE & FOUNDATION

The associated building showed the most extensive structural deterioration concerns in the original record.

Recorded Conditions

- Visible moisture staining, apparent fungal-type growth and wood deterioration were reported at floor framing.
- Possible wood-destroying-organism evidence, including bore holes and tube-like deposits, was observed.
- The source described improper or improvised supports, deflection, cracks, movement and related structural distress.
- Attic framing and roof-deck slats showed staining, gaps and localized damage.

Facility Planning Recommendation

Engage a qualified structural engineer for assessment and specified repairs. Coordinate moisture remediation and specialist pest evaluation before structural rehabilitation.



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ANCILLARY BUILDING | ENVELOPE, PORCHES & CHIMNEYS

Exterior systems included siding, wood shakes, trim, windows, steps and masonry chimney components.

Recorded Conditions

- Siding, soffits and fascia had loose, damaged or deteriorated components and openings requiring weatherproofing.
- Selected roof-to-wall intersections lacked appropriate kick-out flashing.
- Porch and ramp guards had wood deterioration, inadequate stability or makeshift connections.
- Chimney masonry showed weathering, open mortar joints and possible localized displacement.

Facility Planning Recommendation

Plan qualified exterior cladding, roofing and masonry work; promptly evaluate unstable guards and deteriorated exterior stairs or decks.



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ANCILLARY BUILDING | PLUMBING & HOT WATER

The source documented mixed-age domestic water, drain and domestic hot water components.

Recorded Conditions

- Polybutylene and galvanized supply piping were identified, with recommendation for replacement or corrective evaluation.
- Older cast-iron drainage components showed age-related concerns and modifications in places.
- The electric domestic water heater was dated in the source and had several missing or inadequate safety-related installation components.

Facility Planning Recommendation

Have licensed plumbing contractors evaluate supply and drainage systems, confirm active leaks, and propose replacement of aged or problematic components.



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ANCILLARY BUILDING | HVAC, GAS & EQUIPMENT

The associated building included heat-pump and packaged heating/cooling equipment, plus fireplaces and gas devices.

Recorded Conditions

- Some mechanical equipment appeared to be beyond or near typical service-life expectations based on age and visible condition.
- Outdoor units, gas piping and regulators had low clearances or soil-contact concerns.
- The source noted dirty coils, condensate pan corrosion, damaged conduits, and duct-support or insulation deficiencies.
- Fireplace and gas-device visibility was limited by coverings or obstructions.

Facility Planning Recommendation

Complete qualified HVAC and fuel-gas evaluation, verify equipment age and operation, and sequence replacement or repairs in the capital plan.



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ANCILLARY BUILDING | ELECTRICAL DISTRIBUTION

The associated building had multiple panel and load-center locations and a mixture of electrical wiring methods.

Recorded Conditions

- Inadequately identified circuits and a tripped breaker were reported.
- Open junction boxes, improper splices, hanging cables and receptacle/GFCI issues were observed.
- Knob-and-tube wiring was reported in attic locations, with portions potentially energized and visibly modified.

Facility Planning Recommendation

Arrange comprehensive licensed electrical assessment and correction; assess whether active obsolete wiring must be disconnected, replaced or otherwise remediated.



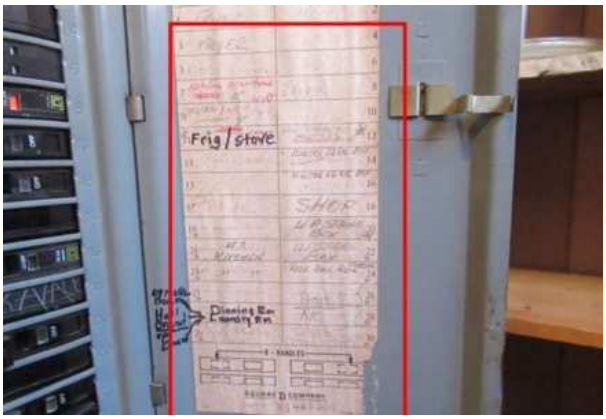
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ANCILLARY BUILDING | INTERIORS & INSULATION

The source documented residential-style rooms, interior finishes, attic insulation, crawlspace vapor barrier and kitchen appliances.

Recorded Conditions

- Interior surfaces showed moisture staining, floor and wall damage, cracks and other deferred maintenance.
- The source noted loose or low guards at stairs or landings.
- Insulation was sparse or deteriorated in some attic locations; missing floor insulation and an inadequate crawlspace vapor barrier were recorded.
- The gas range/oven was missing control knobs, and an appliance power connection used an extension-style strip.

Facility Planning Recommendation

Repair moisture sources and structural deficiencies before cosmetic restoration; update insulation and ventilation where warranted and correct kitchen equipment and electrical concerns.



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FIELD PHOTOGRAPHIC RECORD | SYSTEM EVIDENCE

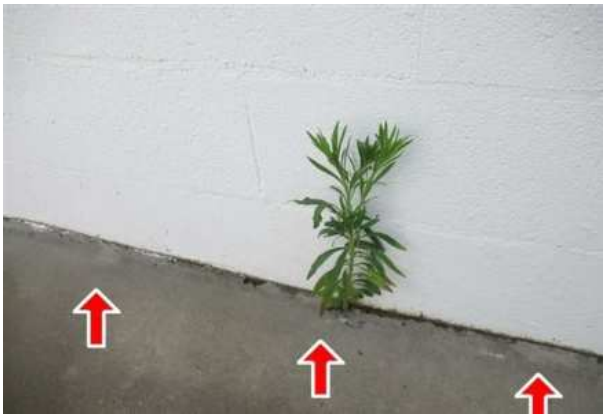
The following image register contains original source photographs of observed building systems and conditions. Personal names, original property addresses and client information are not included in the figure captions. Some original source pages and images were intentionally excluded to reduce re-identification risk.

PHOTOGRAPHIC RECORD | SITE AND EXTERIOR IMPROVEMENTS

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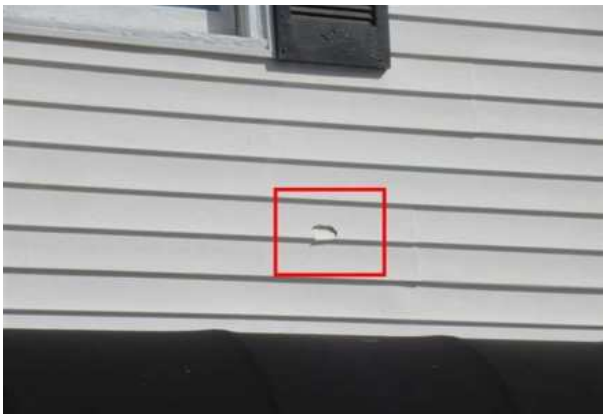
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PHOTOGRAPHIC RECORD | DAYCARE BUILDING ENVELOPE, ROOF AND FRAMING

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PHOTOGRAPHIC RECORD | DAYCARE PLUMBING, MECHANICAL AND ELECTRICAL

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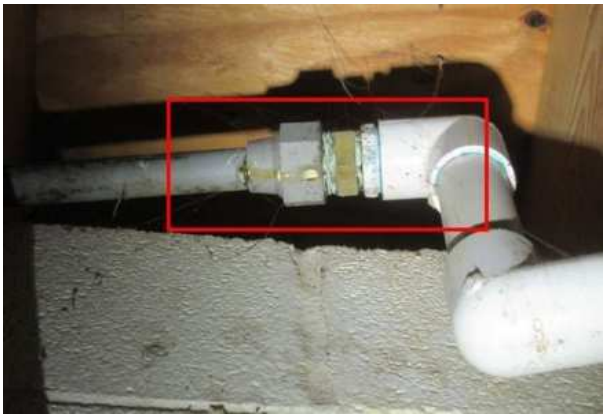
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PHOTOGRAPHIC RECORD | DAYCARE INTERIOR AND OCCUPANT SAFETY

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PHOTOGRAPHIC RECORD | ANCILLARY SITE, STRUCTURE AND ENVELOPE

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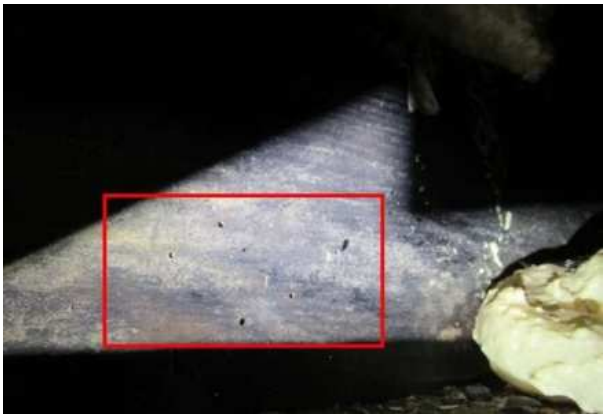
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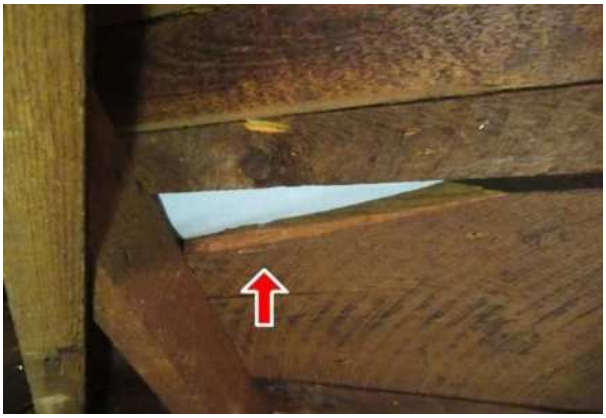
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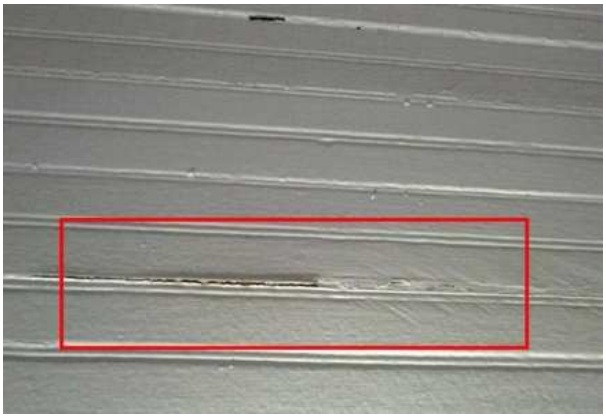
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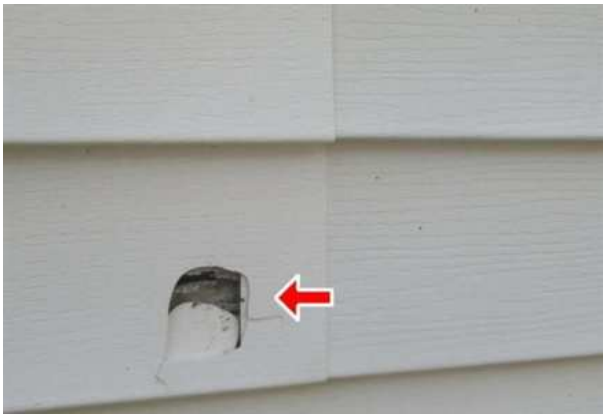
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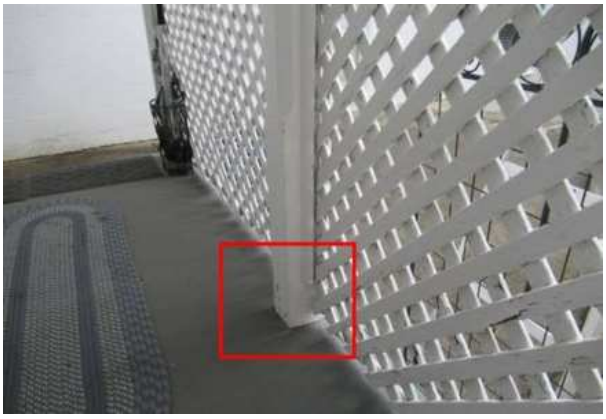
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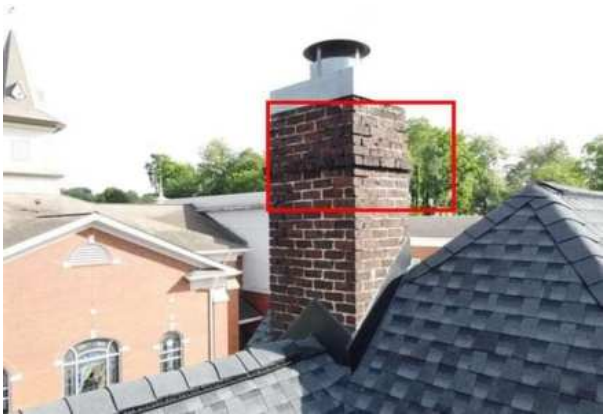
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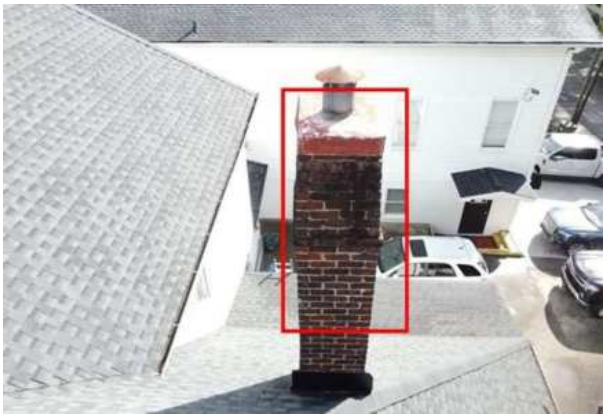
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PHOTOGRAPHIC RECORD | ANCILLARY PLUMBING, MECHANICAL AND ELECTRICAL

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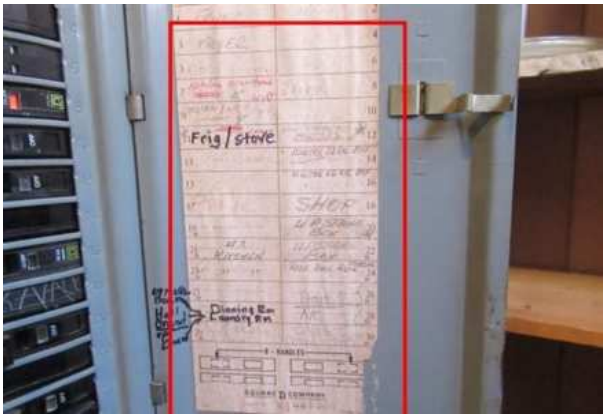
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PHOTOGRAPHIC RECORD | ANCILLARY INTERIORS AND VENTILATION

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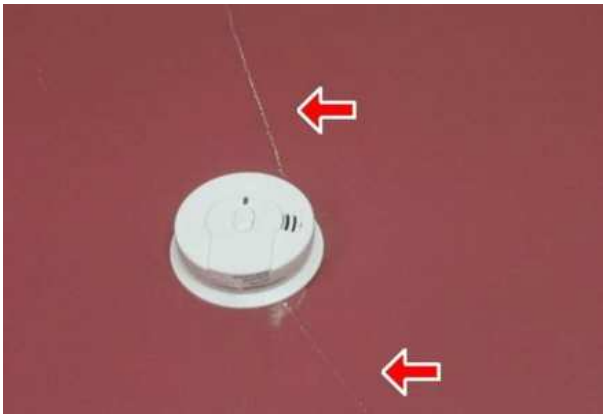
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TECHNICAL SOURCE REGISTER | TRACEABILITY

Source page ranges are provided to identify the original system sections from which the sample observations were developed. Identifying information, unrelated billing pages and personal correspondence are excluded.

Inspection source section	Original page range
Executive findings and inspection scope	7–10
Site / grading / drainage / access	11–19
Public and site utilities	20–21
Daycare structure, envelope and roof	22–28
Daycare plumbing, HVAC and electrical	29–40
Daycare interior	41–50
Daycare fire and life safety	51–54
Property research / interviews	55
Historic opinions of probable costs	56–57
Original scope and exclusions	58–59
Ancillary building structure and envelope	60–82
Ancillary building mechanical, plumbing and electrical	83–101
Ancillary interior and finishes	102–107
Ancillary insulation and ventilation	108–112
Ancillary kitchen appliances	113
Summary of identified concerns	114–127

Methodology and Important Distinctions

The underlying inspection was originally documented as a property condition assessment. This document reformats recorded observations into a facility condition assessment sample with additional facility-management budgeting tools. The illustrative financial figures and projected remaining useful life allowances are not direct findings from the original inspection. They should be validated through independent pricing and building-system verification before use in a real project budget.

Report Terminology

- FCI — Facility Condition Index; current deferred-maintenance backlog divided by estimated current replacement value.
- CRV — Current Replacement Value; an assumed or independently verified cost to replace the facility at current costs.
- RUL — Remaining Useful Life; planning estimate for how long a building component may remain serviceable.