SOUTHEAST
BUILDING CONSULTANTS, LLC

Building Insight. Risk Identification. Informed Decisions.

COMMERCIAL BUILDING INSPECTIONS & PROPERTY CONDITION ASSESSMENTS

PROPERTY CONDITION ASSESSMENT

ASTM E2018-24 | COMMERCIAL SAMPLE REPORT



COMMERCIAL SAMPLE PROPERTY

Commercial and industrial building assessment

Inspection observations and photographic documentation

COMMERCIAL SAMPLE REPORT

Property Condition Assessment • ASTM E2018-24

This sample preserves the observations, reported conditions, technical descriptions, original inspection photographs, qualifications and opinion-of-probable-cost information of the source assessment. Client, personal, and property-identifying information has been withheld.

The assessment describes a multi-building commercial and industrial property with warehouse and office occupancies. The source records describe three interconnected buildings or structures, with approximately 88,499 square feet identified in assessor records, and a separate listing description of approximately 83,252 square feet. Those source values are retained as reported rather than reconciled.

REPORT CONTENTS

- Executive Summary and ASTM Assessment Scope
- Site Improvements
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- Structural Frame and Building Envelope
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- Interior Elements
- Fire Protection
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- General Summary and Original Financial Record

ASTM E2018-24 · SCOPE & DEFINITIONS

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ASTM E2018-24 · PROPERTY CONDITION ASSESSMENT

Understanding the Property Condition Assessment Purpose

This property condition assessment (PCA) was performed in accordance with American Society for Testing and Materials (ASTM) e2018-24: Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process.

e2018-24.html. The exact Scope of Work was agreed upon by the consultant (Southeast Building Consultants, LLC) and user (Client) within the signed proposal (agreement) by both parties. This PCA and Property Condition Report (PCR) are subject to the agreed upon scope of work.

The significance and use of the ASTM e2018-24 guide is intended to reflect a reasonable baseline process for the completion of PCA's for use on a voluntary basis between the Consultant and a Client which is known as the user. No implication is intended that by using the ASTM e2018-24 guide is required to have conducted a PCA in a commercially prudent and reasonable manner. The baseline process described in the guide is subject to a moderate level of uncertainty. Because the objectives, risk tolerance, schedule, and budget of the client (user) can be dramatically different, there are varying levels of a PCA and due diligence that can be exercised that are both more and less comprehensive than this guide that may be more appropriate to meet the objectives of the client (user). The ASTM e2018-24 guide does not recommend a specific course of action or a scope of work. The client (user) should consider their requirements, the purpose that the PCA is to serve, and their risk tolerance to refine the scope of assessment and consultant qualifications in order to establish appropriate objectives for the assessment.

Our client (user) should only rely on the PCR for the specific point in time that the observations and research were conducted. The PCA the was conducted in accordance with ASTM e2018-24 guide is site-specific in that it relates to the physical condition of primary improvements on this specific parcel of commercial real estate. Consequently, it does not address many additional issues in commercial real estate transactions such as economic obsolescence, the purchase of business entities, or physical deficiencies relating to off-site conditions. The PCA was completed to address specific objectives identified to the consultant by the client (user). It is not our intent that by conducting the walk-through, the PCA, or the PCR that the consultant, the field observer, or the PCR reviewer is practicing architecture or engineering. No PCA can wholly eliminate the uncertainty regarding the presence of physical deficiencies and the performance of building systems or building components. Preparation of a PCR in accordance with the use of the ASTM e2018-24 guide is intended to reduce, but not eliminate, the uncertainty regarding the potential for building system or building component failure and to reduce the potential that such building system or building component may not be initially observed. It also recognizes the inherent subjective nature of reported opinions as to such issues as workmanship, quality of original installation, and estimating the RUL of any given component or system. The PCA is not intended to be construed as technically exhaustive. There is a point at which the cost of information obtained, or the time required to conduct the PCA and prepare the PCR, may outweigh the usefulness of the information and, in fact, may be a material detriment to the orderly and timely completion of a commercial real estate transaction. It is the intent of ASTM e2018-24 guide to attempt to identify a balance between limiting the costs and time demands inherent in performing a PCA and reducing the uncertainty about unknown physical deficiencies resulting from completing additional inquiry.The ASTM e2018-24 guide recognizes that a suggested remedy may be determined under time constraints, formed without the aid of engineering calculations, testing, exploratory probing, the removal or relocation of materials, design, or other technically exhaustive means. Furthermore, there may be other alternatives or more appropriate schemes or methods to remedy a physical deficiency. The suggested remedies are generally formed without detailed knowledge from those familiar with the historical or actual performance of the building system or building component.

Understanding the Property Condition Report Purpose

This document is considered as a Property Condition Report "PCR" in which we utilized the ASTM E2018-24 as a standard guide to help describe the condition of the primary improvements that were evaluated for the PCA for this commercial property. This involves observations during the PCA of buildings systems and building components that were made by the field observer and consultant. It includes a walk-through survey to identify physical deficiencies of the property, interviews of sources, opinions of probable costs for suggested remedies of observed material physical deficiencies (if included in the scope of work) and reviews of available documentation for the purpose of developing an opinion and preparing a PCR.

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

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Comment Key, Definitions and Description of Terms

The following definitions are derived in part from the Standard Guide for Property Condition Assessments; Baseline Property Condition Assessment Process in the documented known as ASTM e2018-24. This also includes the following definitions and comment descriptions in the opinion of the consultant that will help communicate observed conditions of physical deficiencies or significant concerns during the PCA walk-through. All comments by the consultant should be considered before purchasing this property. Any recommendations by the consultant to repair, correct, replace, or require immediate action suggests a second opinion for further evaluation by a licensed qualified contractor or specialist. Furthermore, all costs associated with further evaluations, repairs, corrections, or replacements of buildings items, units, systems, or components should be considered before you purchase the property. These selected definitions, descriptions, or terms will be used in the Property Condition Report.

Concern: An observed condition that warrants attention due to its potential to adversely affect the building, system, component, or safety.

Correction: An action taken to remedy or address an observed deficiency so that the condition is improved or brought to an acceptable state.

De minimis: Any consideration, finding or condition that, in the opinion of the consultant, does not represent an imminent threat of physical harm to occupants, could be remedied through routine maintenance, or where the cost of correction action is expected to be below the agreed reporting threshold.

Fair Condition: Building Systems or Building Components are in working condition, but may require immediate or short-term repairs above an agreed threshold of $3,000.

Further evaluation: A recommendation that additional review by a qualified specialist is needed to better determine the condition, cause, or significance of an observed issue beyond the scope of the inspection.

Good Condition: Building Systems or Building Components are in working condition and do not require immediate or short-term repairs above an agreed threshold of $3,000.

Not Readily Accessible: An area or component that cannot be safely or reasonably observed during the walk through survey due to obstructions, restricted access, unsafe conditions, or the need for special equipment or intrusive measures.

Observation: The act of observing building systems and building components that are readily accessible and easily visible.

Observe: To collect information by visual, auditory, and olfactory means while performing the PCA within the context of easily visible and readily accessible.

Physical Deficiencies: Easily visible defect or deferred maintenance of material building systems or building components as identified during the completion of the PCA.

Poor Condition: Building Systems or Building Components are not in working condition or require immediate or short-term repairs above an agreed threshold of $3,000

Repair: The work performed to restore a building component or system to proper condition or functionality.

Replace: The removal of an existing component or system and installation of a new one when repair is not practical.

Significant Cost: When we use the term such as, "Significant Cost" or "This will/may/can be a Significant Cost," we are referring to a dollar threshold amount over $3,000.00 that is in our professional opinion..

Suggested Remedy/Corrections: A recommended action to repair or address an observed condition

EXECUTIVE SUMMARY

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1. Excecutive Summary

Items

A. PCA On-Site Visit Information

Weather Conditions During the PCA Site Visit: Overcast and Cloudy with intermittent Sprinkles and Light Rain

Date(s) of the PCA Site Visit: Monday May 25th, 2026

Duration of the PCA Site Visit: Approximately 5.5 Hours

Completion Date of the Report: May 29th, 2026

B. General Description

The following information was obtained through either the PCA site visit or readily available resources online.

Property Referred or Known As: Building

Structures Building At Different Stages/Years. All Buildings/Structures Are Adjoined/Connected

Building 1, 1964. Building 2, 1969. Building 3, 1977

Consultant and client identification withheld for commercial sample.

Purpose: acquisition due diligence and a property condition assessment.

PROPERTY RECORDS AND OWNERSHIP DATA

Property identification, tax-parcel numbers, ownership records, and location maps have been omitted for this anonymized commercial sample.

The asset description, inspected systems, observations and opinions remain available in the corresponding inspection sections.

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Property identification, tax-parcel numbers, ownership records, and location maps have been omitted for this anonymized commercial sample.

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and Appurtenances, Structural Frame, Building Envelope and Roofing, Plumbing, Electric, HVAC, Life Safety, Fire Protection and Interior Elements.

F. CONSULTANT QUALIFICATIONS

The source consultant reported more than 21 years of inspection experience and commercial inspection, professional association and thermography credentials.

NACBI & ICC. Mr. is also a Certified Level 1 Thermographer through Infraspection Institute.

G. Deviations and Deletions from ASTM e2018-24 Baseline Property Condition Assessment Process

The following is a list of deviations from the ASTM e2018-24 Baseline PCA process. These deviations were mutually agreed upon in the scope of work and agreement signed by you (our client).

The following building systems and components were excluded;
Recreational Facilities
Special Utility Systems
Lawn Irrigation Systems
Vertical Transportation Systems
Any documents or research that was not provided by the client.
Opinions of costs to remedy physical deficiencies

H. Limiting Conditions

There were no limiting conditions or restrictions for this PCA.

I. Exhibits (See attached, if any)

There are no attachments to be viewed.

SITE IMPROVEMENTS

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2. Site

Items

A. Storm Water Drainage

Description of System or Component

Rainwater that lands on the roof coverings is directed to roof edge gutters with downspouts and roof floors drains connected to hoppers with downspouts, all of which discharge to grade. Stormwater that lands on the grounds or paved areas appears to discharge via surface drainage across the site and into adjacent grassy areas and/or the street. No underground or man-made stormwater collection system was observed on the property.

Overall Condition.

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

Observations of Physical Deficiencies and Concerns

a) There was inadequate grade slope at soil at several sections of the perimeter sidewalls. Downspouts that discharge along the perimeter compound the problem. Northwest side, one concrete exit landing was sloped towards the building resulting in some brick/brick footer deterioration.
b) Soil erosion, holes and rutting was observed at downspouts.
c) Northeast parking lot corner has sediment build-up and evidence of ponding water.

Suggested Remedies and Recommendations

Recommend corrections and maintenance of grading and drainage systems by a qualified stormwater management contractor. **This could be a significant cost.**



A. Item 1 (Picture) Concerns



A. Item 2 (Picture) Concerns



A. Item 3 (Picture) Concerns



A. Item 4 (Picture) Concerns



A. Item 5 (Picture) Concerns

B. Ingress and Egress

Description of System or Component
Ingress and egress is provided by three primary direct access entrances from Blvd.

Overall Condition.
Overall the condition of ingress and egress is considered to be good.

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

Suggested Remedies and Recommendations
None.

C. Paving, Curbing, and Parking

Description of System or Component
There are three paved areas: the southwest lot and loading docks at suite 300 with mostly asphalt and some poured concrete, the northeast Suite 100 asphalt parking lot, and the concrete paving at the northeast Suite 100 truck loading docks.

Overall Condition.
Overall the condition paving, curbing, and parking is considered to be good for suite 300 area. However, the northeast Suite 100 asphalt parking is in fair to poor condition.

Observations of Physical Deficiencies and Concerns

a) The northeast asphalt paving has widespread wear, cracking, and damage with more significant issues at concentrated areas such as crumbling and delamination.
b) The northeast asphalt paint striping is aged, faded, and worn.
c) A few of the parking space wheel stops were damaged or displaced.
d) Suite 300 asphalt paving linear line had a large gap/spacing with vegetation growth.

Suggested Remedies and Recommendations

Recommend repaving the northeast (suite 100) asphalt parking lot (mill and fill) with subsequent paint striping.
Recommend sealing/crack treatment at suite 300 asphalt parking lot. **This will be a significant cost.**



C. Item 1 (Picture) Northeast parking concerns



C. Item 2 (Picture) Northeast parking concerns



C. Item 3 (Picture) Northeast parking concerns



C. Item 4 (Picture) Northeast parking concerns



C. Item 5 (Picture) Northeast parking concerns



C. Item 6 (Picture) Northeast parking concerns



C. Item 7 (Picture) Northeast parking concerns



C. Item 8 (Picture) Northeast parking concerns



C. Item 9 (Picture) Suite 300 concerns

D. Flatwork (sidewalks, patios, and walkways)

Description of System or Component

The flatwork consists of a poured concrete sidewalks, pads, landings, ramps, steps, and a patio.

Overall Condition.

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

Observations of Physical Deficiencies and Concerns

a) One northwest concrete landing has negative slope directing water towards the sidewall. Resulting in some sidewall brick footer and brick deterioration.

Suggested Remedies and Recommendations

Recommend correcting the landing slope/pitch by a qualified concrete contractor.



D. Item 1 (Picture) Concerns



D. Item 2 (Picture) Concerns

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

Description of System or Component

Landscaping consisted of grass/turf,trees with some planter beds. Wooded areas with trees are at the southwest and southeast sides of the property. Chain link fencing is provided at the majority of the property perimeter. There is one electric chain link vehicle gate at the northeast parking lot entrance. There is a concrete retaining wall between the asphalt parking and the truck loading area. Front of building (near suite 200/300) had a monument style free standing sign.

Overall Condition.

Overall the condition of the landscaping and appurtenances are considered to be fair. However, the chain link fence is a combination of newer and older fence sections. The older sections, and the vehicle gate are in poor condition.

Observations of Physical Deficiencies and Concerns

a) A few tree limbs in contact with the rear southeast side of the building.
b) Approximately 30% of the chain link fence, gates, accessories are old and rusted. Some fence post bases embedded in concrete have rust and deterioration. Some sections are leaning. Most of the metal fencing at suite 300 south side was covered with vegetation overgrowth.
c) The electric chain link, chain driven vehicle gate was not operational. The gate controls and components were aged, weathered, worn or damaged. We operated the gate manually.
d) The concrete retaining wall has some cracking, chipping and spalling.
e) Front monument sign had sheet metal wrap. It was pulling loose. Inside frame (limited visibility) had some age, wear, and damage.

Suggested Remedies and Recommendations

Recommend corrections by appropriate qualified contractor(s). **This will be a significant cost.**



E. Item 1 (Picture) Concerns



E. Item 2 (Picture) Concerns



E. Item 3 (Picture) Concerns



E. Item 4 (Picture) Concerns



E. Item 5 (Picture) Concerns



E. Item 6 (Picture) Concerns



E. Item 7 (Picture) Concerns



E. Item 8 (Picture) Concerns



E. Item 9 (Picture) Concerns



E. Item 10 (Picture) Concerns



E. Item 11 (Picture) Concerns



E. Item 12 (Picture) Concerns



E. Item 13 (Picture) Concerns



E. Item 14 (Picture) Concerns



E. Item 15 (Picture) Concerns



E. Item 16 (Picture) Concerns



E. Item 17 (Picture) Concerns



E. Item 18 (Picture) Concerns



E. Item 19 (Picture) Concerns



E. Item 20 (Picture) Concerns



E. Item 21 (Picture) Concern



E. Item 22 (Picture) Concern

F. Topography

Description of System or Component
The subject property was gently sloped generally southeast down to northwest. There are natural wooded areas along the southwest and southeast sides of the property. The immediate surrounding area is commercial/light industrial.

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

Observations of Physical Deficiencies and Concerns
None.

Suggested Remedies and Recommendations
None.

UTILITIES & SERVICE CONNECTIONS

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3. Utilities

Items

A. Water

The water service was visually identified to be provided by a public utility. There is an in-ground water meter with a main shut-off valve located at the northwest side of the property near the road. The listing broker due diligence link file had an ALTA survey that indicated a second possible in-ground water meter at the front middle north side of the property.



A. Item 1 (Picture) Water meter

B. Electricity

The electrical service was visually identified to be provided by a public utility. There is a utility owned pad mounted transformer located at the north side of the property adjacent to the building.



B. Item 1 (Picture) View

C. Natural Gas

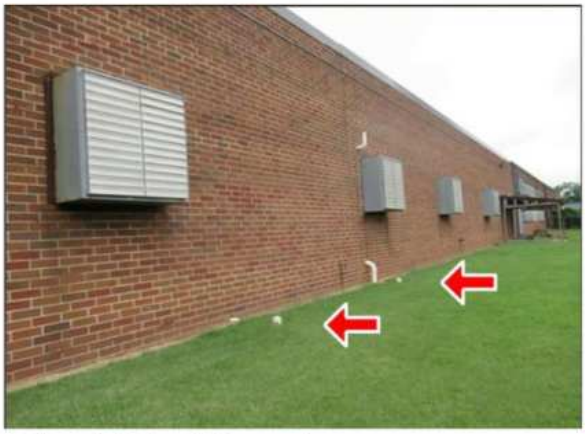
The gas service was visually identified to be provided by a public utility. There is a natural gas meter with a main fuel shut-off valve located at the southwest side of the property adjacent to the building.



C. Item 1 (Picture) Natural gas meter and main shut off valve

D. Sanitary Sewer

public. There are no easily visible man-hole covers located on the property. There were several smaller plastic PVC pipe clean-outs at the front north side property.



D. Item 1 (Picture) Clean-outs



D. Item 2 (Picture) Clean-outs



D. Item 3 (Picture) Clean-out

E. Storm Sewer

There are no easily visible man-hole covers that were located on the property.

STRUCTURAL FRAME & BUILDING ENVELOPE

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4. Structural Frame and Building Envelope

Items

A. Foundation

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

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

Observations of Physical Deficiencies and Concerns
None.

Suggested Remedies and Recommendations
None.

B. Building Frame and Structure

Description of System or Component

The building(s) frame and super structure consists of pre-engineered steel columns, beams supports and CMU block/ brick perimeter/supporting wall system. The roof structure is corrugated steel decking supported by open web bar joists.

Suite 100 mezzanine construction consisted of a steel platform system with corrugated steel decking and a plywood walking surface. Suite 300 warehouse interior two-story structure consists of CMU block frame, poured concrete, and steel landing/stairs. Suite 200 warehouse interior structure consists of CMU block frame and poured concrete. There may be additional materials may be present some areas were not easily visible.

Overall Condition

The overall condition of the building frame and structure is considered to be fair with some specific areas or components that were poor.

Observations of Physical Deficiencies and Concerns

a) The corrugated steel decking has visible widespread rust to include pitting, scaling, corrosion, perforation, and/or flaking, accompanied by evidence of past and/or recent roof leaks. The steel bar joists also have moisture staining and corrosion in select areas.

b) Many of the steel support columns have impact type damage and are bent, dented, bowed, or twisted. Some of the columns had steel plating added at the bottom portions.

c) Warehouse spaces have evidence of moisture intrusion or seepage causing moisture staining, saturation, streaking and/or an efflorescence type substance at several areas along the perimeter walls.

d) Suite 100 mezzanine wood floor has moisture staining in several areas. Some moisture damage/deterioration in select areas.

e) Suite 100, a few perimeter CMU blocks have impact damage/holes.

f) Suites 200/300 perimeter CMU block walls had evidence of settlement and cracking.

Suggested Remedies and Recommendations

Recommend further evaluation of all structural issues by a licensed structural engineer. Recommend corrections, repairs and replacement of all deficiencies and concerns by a qualified contractor. **This will be a significant cost.**



B. Item 1 (Picture) Suite 100 warehouse concerns



B. Item 2 (Picture) Suite 100 warehouse concerns



B. Item 3 (Picture) Concerns



B. Item 4 (Picture) concerns Suite 100 warehouse



B. Item 5 (Picture) concerns Suite 100 warehouse



B. Item 6 (Picture) Concerns



B. Item 7 (Picture) concerns Suite 100 warehouse



B. Item 8 (Picture) Concerns



B. Item 9 (Picture) Suite 100 warehouse concerns



B. Item 10 (Picture) Concerns



B. Item 11 (Picture) Suite 100 warehouse concerns



B. Item 12 (Picture) Suite 100 warehouse concerns



B. Item 13 (Picture) Suite 100 warehouse concerns



B. Item 14 (Picture) Suite 100 warehouse concerns



B. Item 15 (Picture) Concerns



B. Item 16 (Picture) concerns Suite 100 warehouse



B. Item 17 (Picture) concerns Suite 100 warehouse



B. Item 18 (Picture) Concerns



B. Item 19 (Picture) concerns Suite 100 warehouse



B. Item 20 (Picture) concerns Suite 100 warehouse



B. Item 21 (Picture) Suite 100 warehouse concerns



B. Item 22 (Picture) Suite 100 warehouse concerns



B. Item 23 (Picture) Suite 100 warehouse concerns



B. Item 24 (Picture) Suite 100 warehouse concerns



B. Item 25 (Picture) Suite 100 warehouse concerns



B. Item 26 (Picture) Suite 100 warehouse concerns



B. Item 27 (Picture) Suite 100 warehouse concerns



B. Item 28 (Picture) Concerns



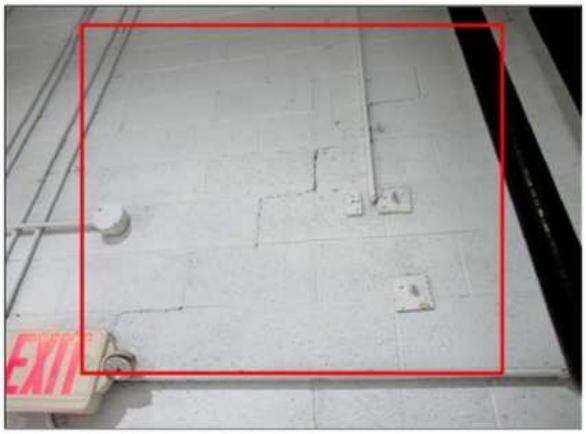
B. Item 29 (Picture) Suite 300 concerns



B. Item 30 (Picture) Suite 300 concerns



B. Item 31 (Picture) Suite 300 concerns



B. Item 32 (Picture) Suite 300 concerns



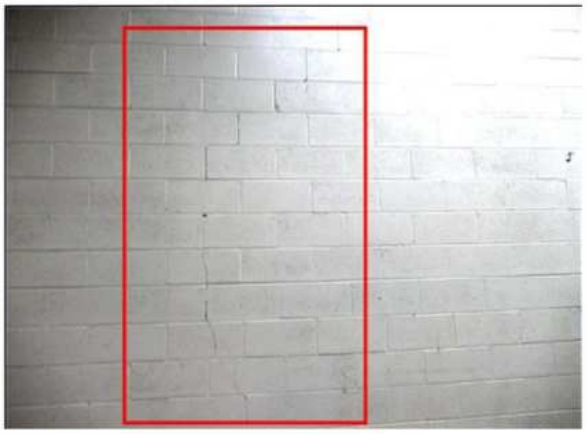
B. Item 33 (Picture) Suite 300 concerns



B. Item 34 (Picture) Suite 300 concerns



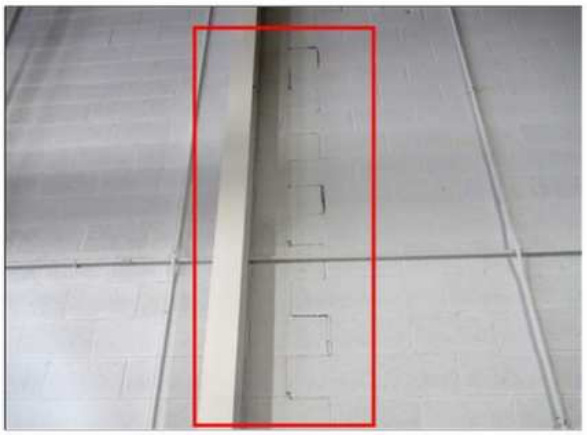
B. Item 35 (Picture) Concerns



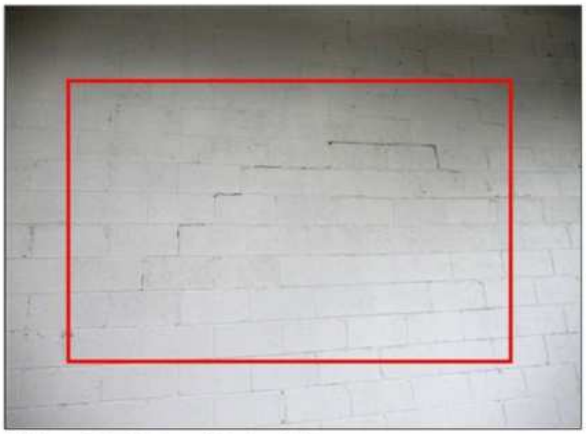
B. Item 36 (Picture) Suite 300 cocnerns



B. Item 37 (Picture) Suite 300 concerns



B. Item 38 (Picture) Suite 300 concerns



B. Item 39 (Picture) Suite 200 concerns



B. Item 40 (Picture) Suite 300 concern



B. Item 41 (Picture) Suite 200 concerns



B. Item 42 (Picture) Suite 200 concerns



B. Item 43 (Picture) Suite 200 concerns



B. Item 44 (Picture) Suite 200 concerns



B. Item 45 (Picture) Suite 200 concerns



B. Item 46 (Picture) Suite 200 concerns

C. Sidewall System (exterior wall cladding and components)

Description of System or Component
The building sidewall system consists of brick veneer and the attached office building of suite 300 has stucco/masonry cladding and vinyl/aluminium cornice wrap.

Overall Condition
The overall condition of the sidewall system is considered to be fair with some sections/areas in poor condition.

Observations of Physical Deficiencies and Concerns
a) Multiple sections and areas of the brick expansion control joints had worn and cracked sealant.
b) Multiple sections and areas of brick mortar has deterioration, thermal expansion, degradation of material, loose pieces, chips, cracks, or missing mortar. Some locations, reinforcement wire is visible and exposed where mortar was failing. The wire is rusted where visible.
c) The brick has several unsealed holes, wall protrusion, voids, or gaps. There are several areas of hairline cracks, chips, and spalling of the brick.
d) Evidence of long term water streaking down the sidewalls, mostly due to roof drainage issues. This has caused moisture staining, saturation, material degradation, seepage, and saturation. Notable areas were north to north west sides.
e) Northwest side, one negative slope at the concrete landing has caused the bottom courses of brick and brick footer to have moisture saturation and deterioration.
f) A few sealant/caulk type repairs were observed at the brick cladding and mortar. Notably upper northeast portion of suite 300. These type repairs are inadequate.
g) Sidewall upper metal drip edge flashing at perimeter had several areas of rusting and corrosion.
h) Suite 300 office building masonry stucco plaster had several areas of small settlement/shrinkage cracking, chipping, and peeling.

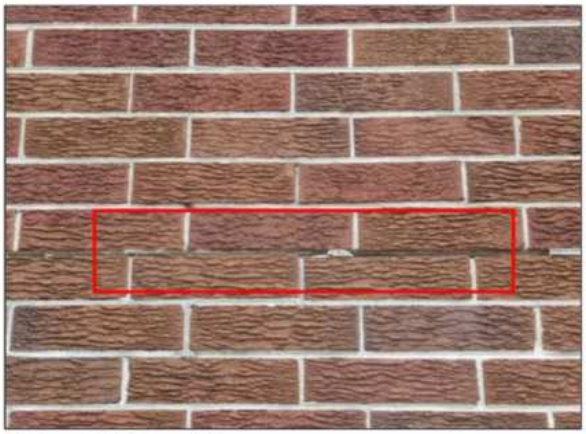
Suggested Remedies and Recommendations
Recommend further evaluation by a qualified structural engineer. All subsequent prescribed corrections, repairs, and replacement to be performed by a qualified contractor as needed. **This will be a significant cost.**



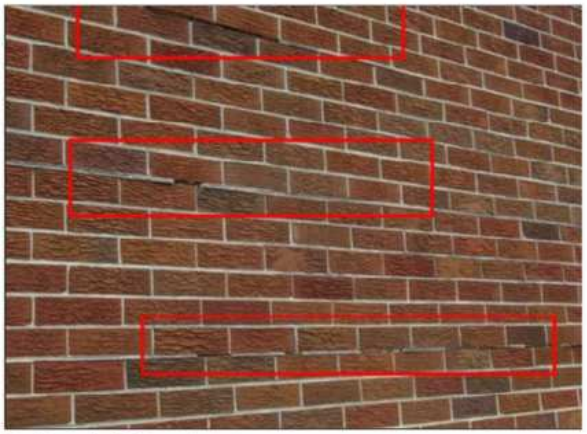
C. Item 1 (Picture) Concerns



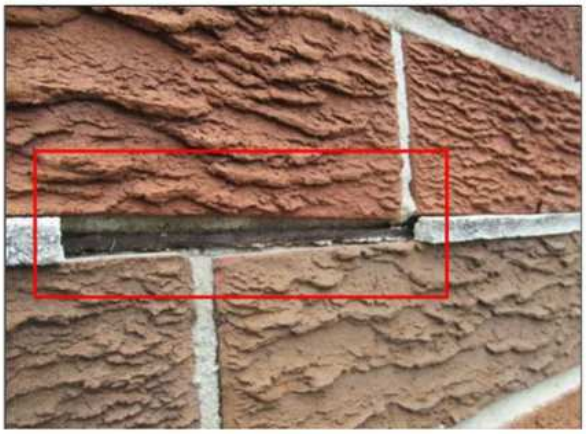
C. Item 2 (Picture) Concerns



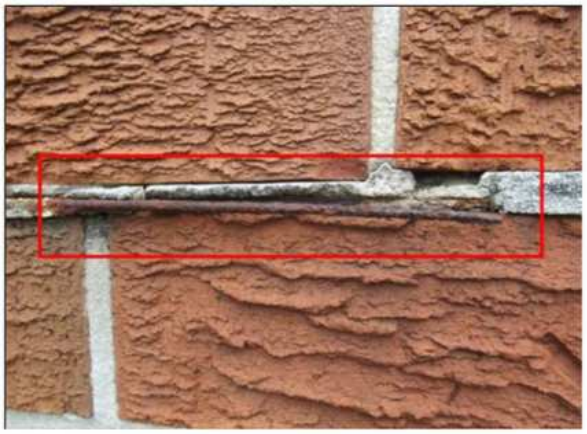
C. Item 3 (Picture) Concerns



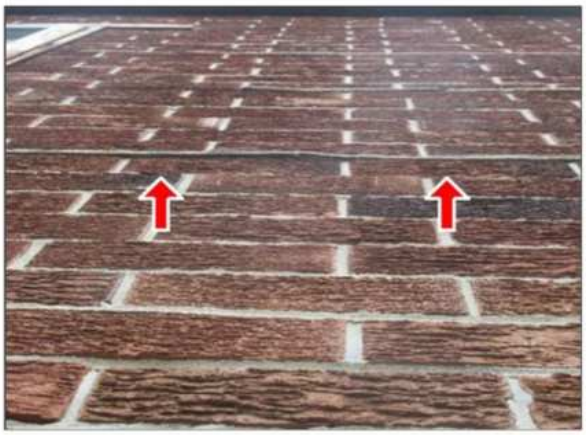
C. Item 4 (Picture) Concerns



C. Item 5 (Picture) Concerns



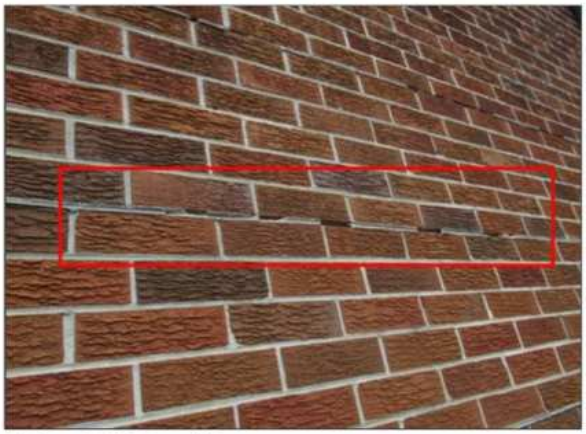
C. Item 6 (Picture) Concerns



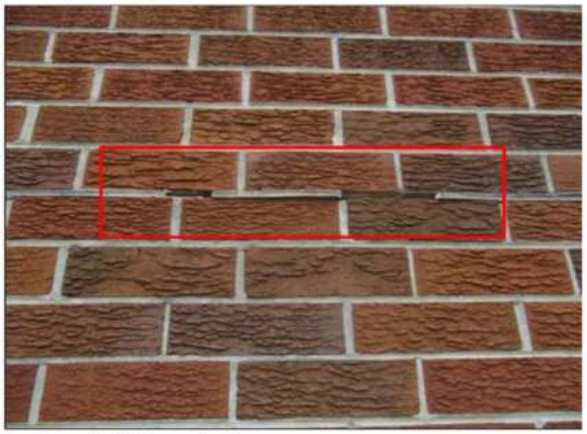
C. Item 7 (Picture) Concerns



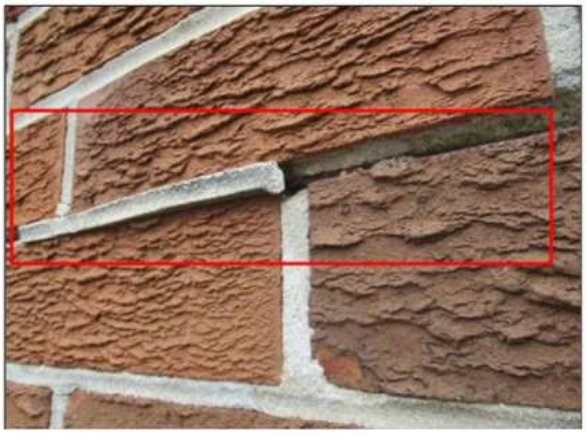
C. Item 8 (Picture) Concerns



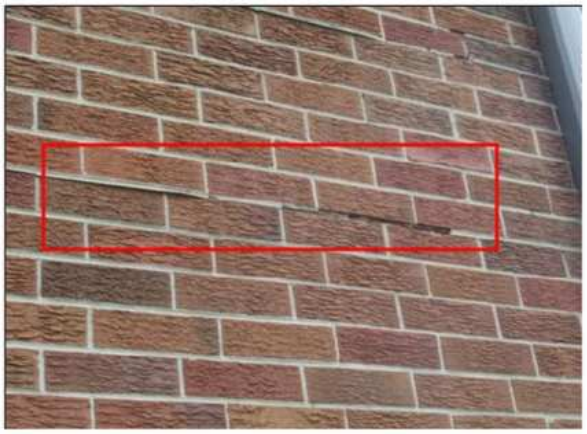
C. Item 9 (Picture) Concerns



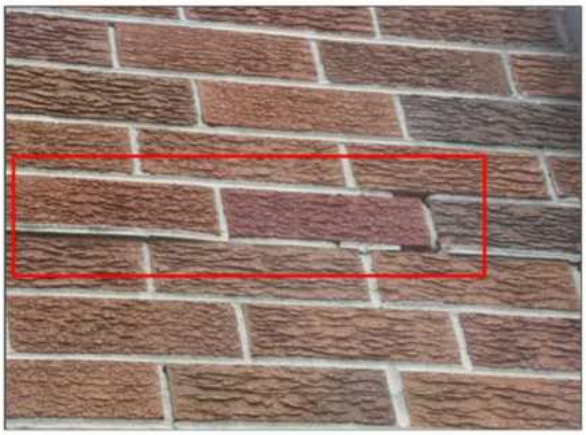
C. Item 10 (Picture) Concerns



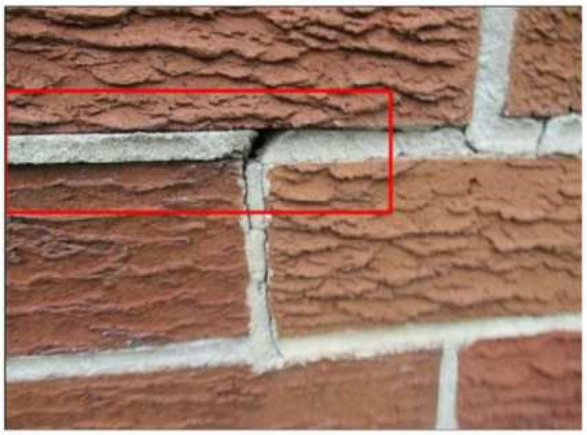
C. Item 11 (Picture) Concerns



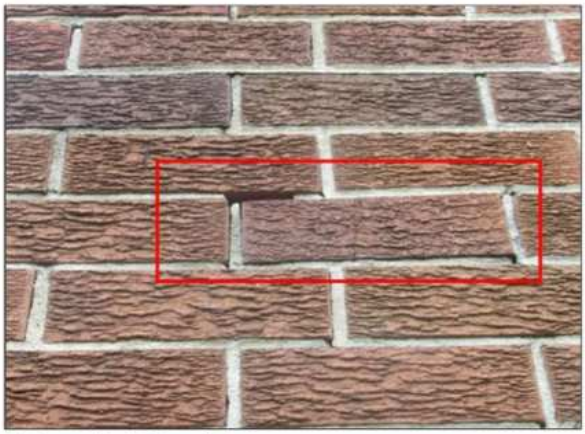
C. Item 12 (Picture) Concerns



C. Item 13 (Picture) Concerns



C. Item 14 (Picture) Concerns



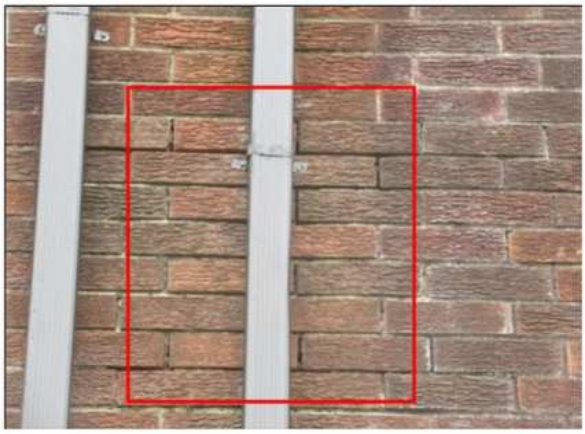
C. Item 15 (Picture) Concerns



C. Item 16 (Picture) Concerns



C. Item 17 (Picture) Concerns



C. Item 18 (Picture) Concerns



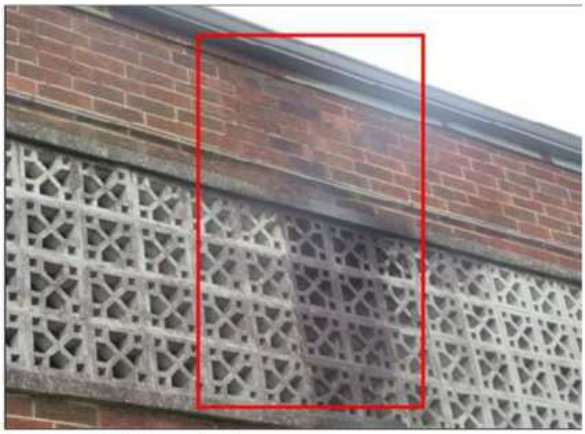
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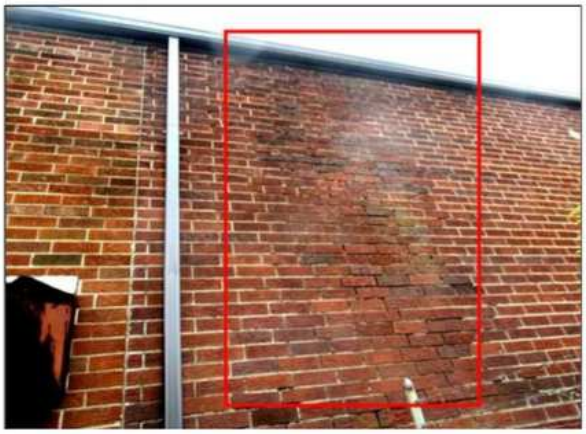
C. Item 20 (Picture) Concerns



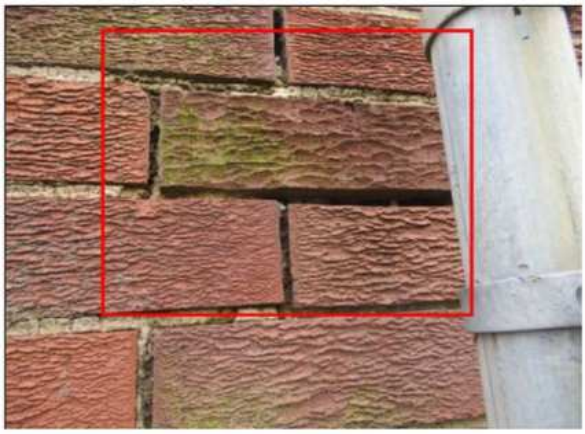
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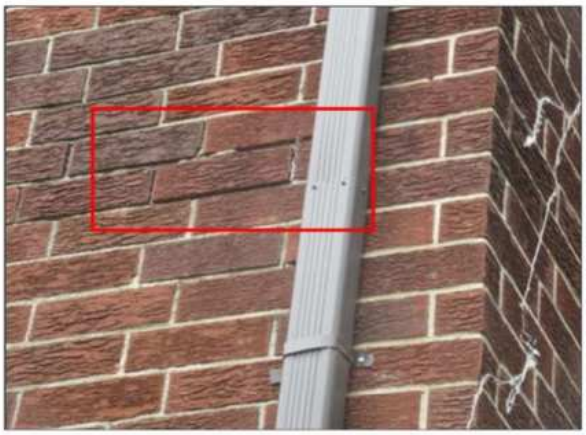
C. Item 22 (Picture) Concerns



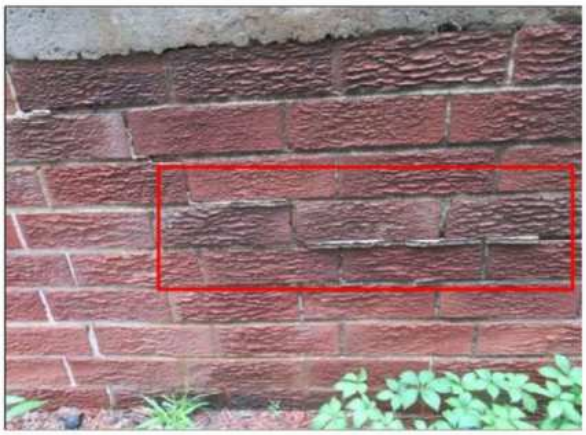
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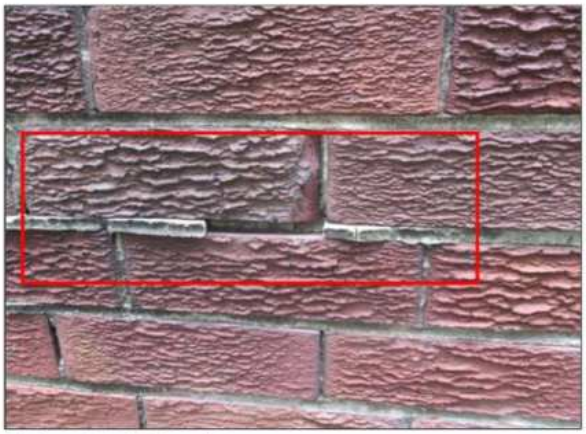
C. Item 24 (Picture) Concerns



C. Item 25 (Picture) Concerns



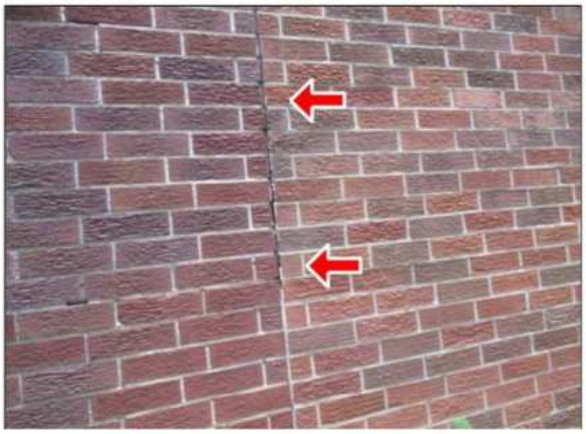
C. Item 26 (Picture) Concerns



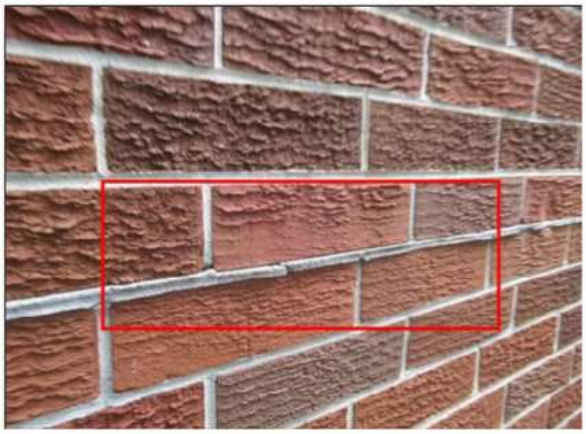
C. Item 27 (Picture) Concerns



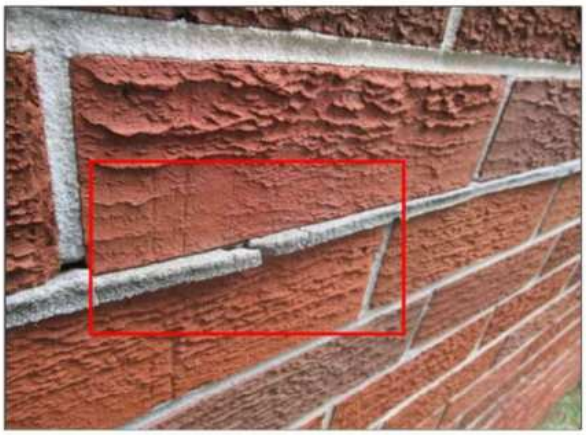
C. Item 28 (Picture) Concerns



C. Item 29 (Picture) Concerns



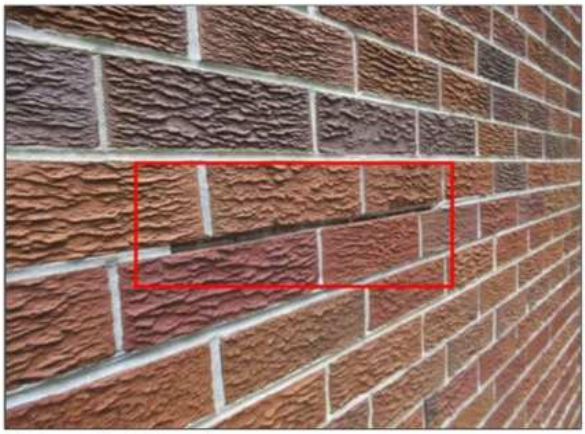
C. Item 30 (Picture)



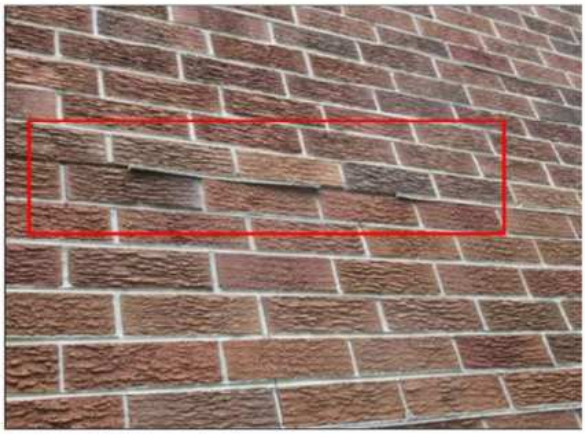
C. Item 31 (Picture) Concerns



C. Item 32 (Picture) Concerns



C. Item 33 (Picture) Concerns



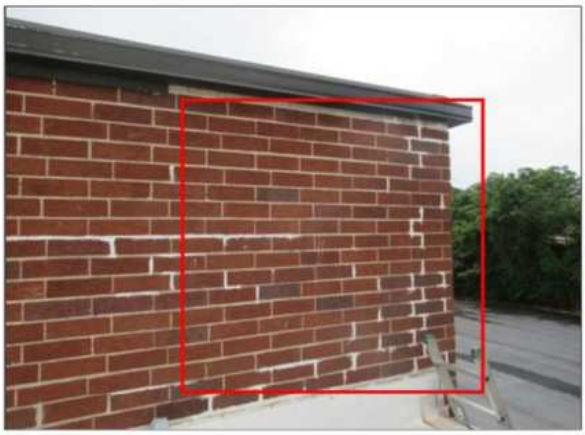
C. Item 34 (Picture) Concerns



C. Item 35 (Picture) Concerns



C. Item 36 (Picture) Concerns



C. Item 37 (Picture) Concerns



C. Item 38 (Picture) Concerns



C. Item 39 (Picture) Concerns



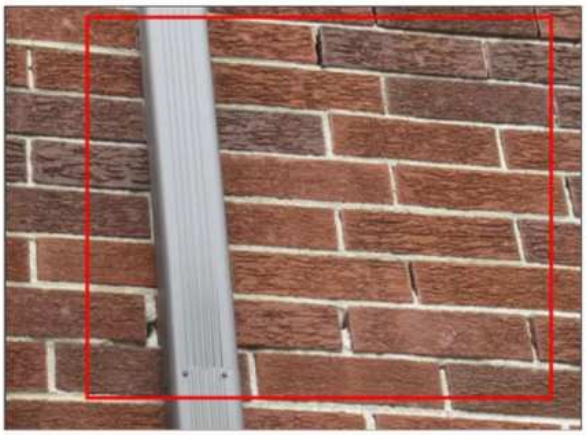
C. Item 40 (Picture) Concerns



C. Item 41 (Picture) Concerns



C. Item 42 (Picture) Concerns



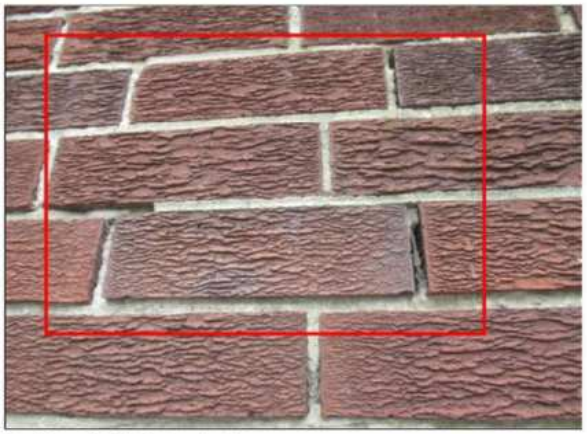
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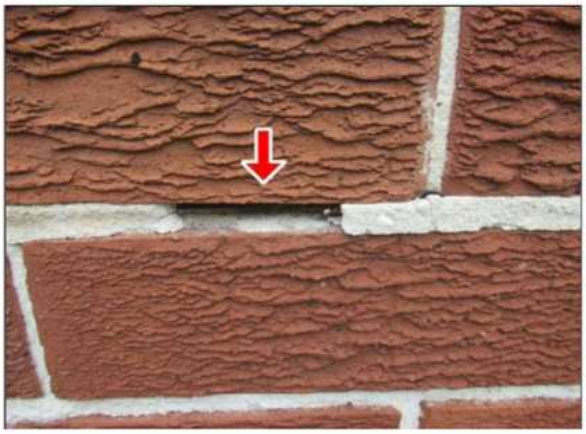
C. Item 44 (Picture) Concerns



C. Item 45 (Picture) Concerns



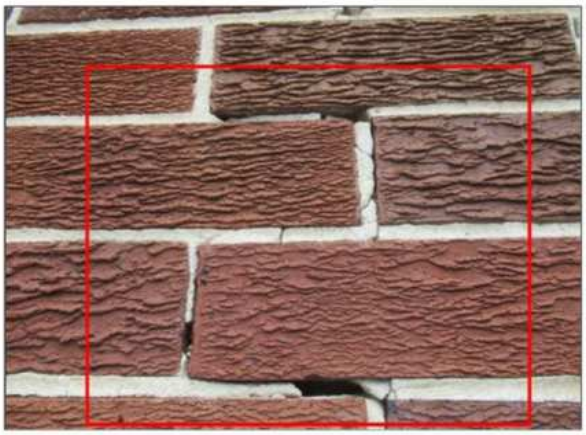
C. Item 46 (Picture) Concerns



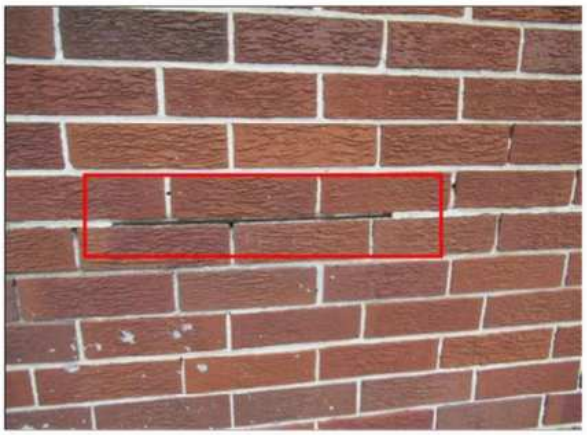
C. Item 47 (Picture) Concerns



C. Item 48 (Picture) Concerns



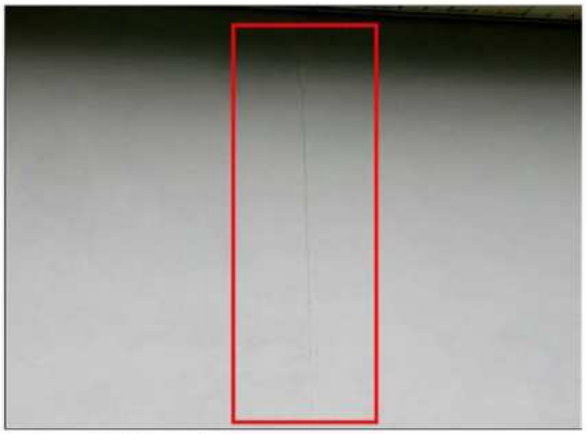
C. Item 49 (Picture) Concerns



C. Item 50 (Picture) Concerns



C. Item 51 (Picture) Concerns



C. Item 52 (Picture) Concern



C. Item 53 (Picture) Concerns



C. Item 54 (Picture) Concerns



C. Item 55 (Picture) Concerns



C. Item 56 (Picture) Concerns



C. Item 57 (Picture) Concerns

D. Fenestration System (i.e. windows, openings, doors etc.)

Description of System or Component

The office windows consist of fixed aluminum frames with single panel glazing units. The office doors consist of aluminum frames with aluminum panel and thermo glass panel units. The loading by/garage doors consists of metal frames/tracks with metal panels. All were manual with exception of one was electric for suite 100. Emergency exit/entrance doors were metal frame/panel hinged units.

Overall Condition

The overall condition of the window units were fair. The overall condition of the exit/entrance doors were good to fair. The overall condition of the loading/garage bay doors were good for suites 200/300 and fair for suite 100.

Observations of Physical Deficiencies and Concerns

a) Suite 100, both hinged doors were missing door sweeps. The northwest emergency exit was missing the auto closer, the door panel was bent/damaged, and the slide pin was seized. Due to the seized slide pin, we did not open this door.

b) Suite 100, with the exception of the electric door, the dock doors had issues such as damaged panels, dents, dings, and roller/track maintenance issues.

c) Suite 100. Three bay doors were obstructed with limited visibility, and we were unable to operate or function test.

d) Window frames/trim had worn, aged, and peeling paint at several units along with aged, worn, brittle, or cracked glazing.

e) Suite 300 first bay door did not fully open/extend adequately. Track and frame were damaged and loose.

f) Suite 200 front entrance door unit had corrosion, moisture damage, and deterioration.

Suggested Remedies and Recommendations

Recommend further evaluation by appropriate qualified contractor(s) for maintenance, service, repairs, replacements, or corrections. **This will be a significant cost.**



D. Item 1 (Picture) Suite 100 concerns



D. Item 2 (Picture) Suite 100 obstructed/locked



D. Item 3 (Picture) Suite 100 concerns



D. Item 4 (Picture) Suite 100 concerns



D. Item 5 (Picture) Suite 100 concerns



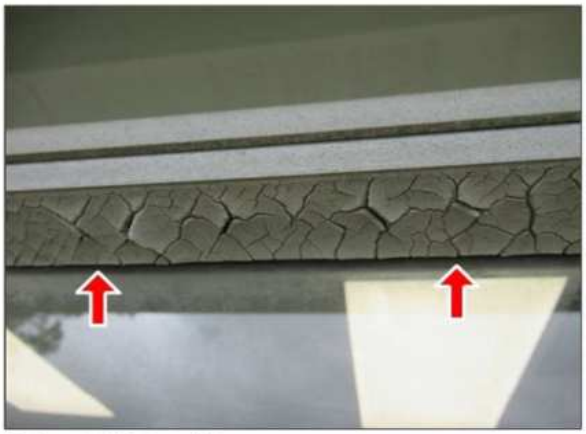
D. Item 6 (Picture) Suite 100 concerns



D. Item 7 (Picture) Concerns



D. Item 8 (Picture) Concerns



D. Item 9 (Picture) Concerns



D. Item 10 (Picture) Suite 300 concerns



D. Item 11 (Picture) Suite 300 concerns



D. Item 12 (Picture) Suite 200 concerns



D. Item 13 (Picture) Suite 200 concerns



D. Item 14 (Picture) Suite 200 concerns

E. Roofing, Roof Components & Parapet Walls

Description of System or Component

The roof consists of a low-slope pitch design. Roof covering consists of single ply membrane Thermoplastic Polyolefin (TPO) material. Per the listing broker due diligence folder and supplied documents, the TPO manufacture is GAF, it is .60 mil thickness with a manufacture warranty period of coverage from July 8th, 2023 to July 8th, 2043 and installed over the areas of suite 200 & 300 approximately during July of 2023. The TPO roof covering material for suite 100 appears to be approximately 15 years old, thickness was unknown. Suite 300 office area/building had steep-slope french overhangs

with coated/painted metal panel roofing material.

Overall Condition

The overall condition of the actual roof covering material is considered to be good. However other components/systems such as penetration/protrusion points, roof substrate (i.e. insulation or decking) roof structure, and roof drainage are fair to poor.

Observations of Physical Deficiencies and Concerns

a) The roof covering had evidence of ballooning, wrinkling, creasing, expansion, air pockets, and/or separation from substrate material at multiple smaller concentrated areas.
b) The roof covering had multiple areas of inadequate pitch/slope (to shed/drain rain/storm water) with multiple areas of depressions, sagging low spots, ponding water, pooling water, and sediment/debris building-up. Some areas were more significant in size and depth of sagging/depressions/low spots and/or ponding water.
c) Notable areas (per line item b) with sagging/low spots/depressions and ponding water were at the south rear corner suite 300, north side of suite 100, and against/near the expansion parapet walls.
d) Penetration points such as the exhaust/flue/vent pipes and vent fan units had degraded materials such as metal, caulking, mastic, sealant, etc. and were in poor condition. Multiple exhaust/flue/vent pipes had various materials applied over the openings/holes (of which many were open-ended or not connected to appliances/systems) in an apparent attempt to stop water intrusion.
e) A few areas had easily visible and apparent surface sealant repair attempts at seams or transition points. Sealant appears to be inadequate type. Also one area at the rear middle east (suite 200) had failure of surface sealant that was cracking and separated.
f) Circular rust colored stains observed at middle suite 200/300 area.
g) Substrate level (underneath the TPO roof covering) appears to have de-bonded, detached, or failure at multiple concentrated areas. It is noticeable when walking on. Feeling of squishy, spongy, popping, crunching, etc.
h) Vegetation growth (tree limbs) were in contact and hanging over roofline at rear east side of the building.
i) At the north side of suite 100, there is a perimeter drain slotted (small weep holes) bar installed along the edge where it meets the gutters. This is causing significant soot/sediment/debris build-up on the roof covering and against the metal drain bar with ponding water.The metal drain bar weep holes are also obstructed and clogged with debris, sediment, or soot.
j) Suite 300 sidewall to roof flashing at edge is cracked and failing. Metal paneling has a hole/missing fastener at the south side. Several sections of metal paneling had rusting/corrosion at the bottom edges.

Suggested Remedies and Recommendations

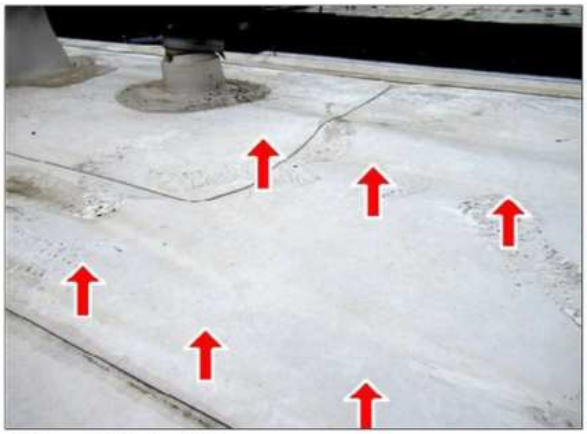
Recommend further evaluation by a qualified roof contractor for correction, repairs, service, and maintenance issues.**This will be a significant cost.**



E. Item 1 (Picture) Concern



E. Item 2 (Picture) Concern



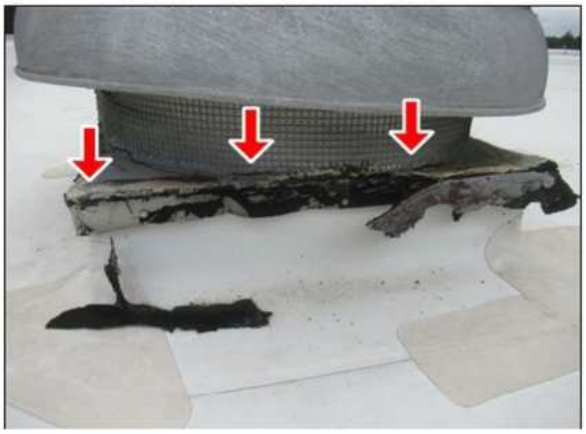
E. Item 3 (Picture) Concern



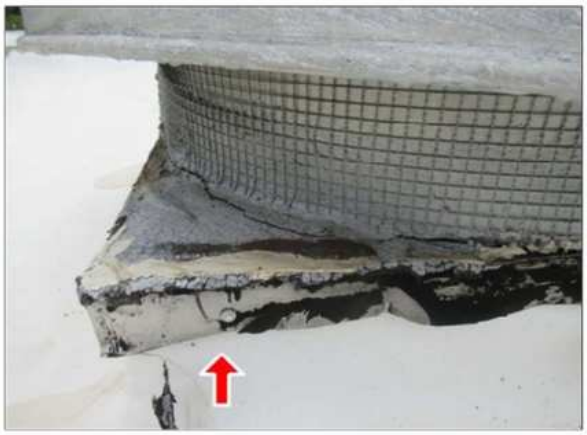
E. Item 4 (Picture) Concern



E. Item 5 (Picture) Concern



E. Item 6 (Picture) Concern



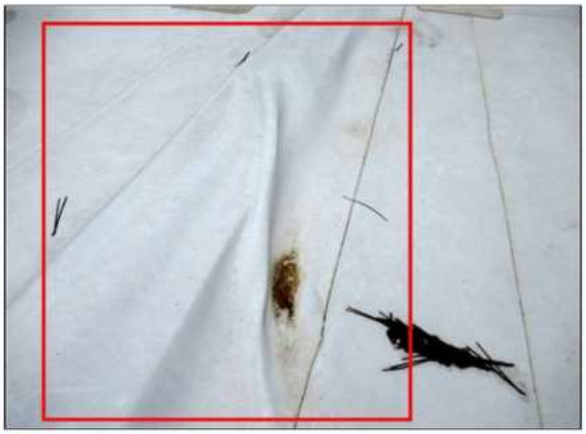
E. Item 7 (Picture) Concern



E. Item 8 (Picture) Concern



E. Item 9 (Picture) Concern



E. Item 10 (Picture) Concern



E. Item 11 (Picture) Concern



E. Item 12 (Picture) Concern



E. Item 13 (Picture) Concern



E. Item 14 (Picture) Concern



E. Item 15 (Picture) Concern



E. Item 16 (Picture) Concern



E. Item 17 (Picture) Concern



E. Item 18 (Picture) Concern



E. Item 19 (Picture) Concern



E. Item 20 (Picture) Concern



E. Item 21 (Picture) Concern



E. Item 22 (Picture) Concern



E. Item 23 (Picture) Concern



E. Item 24 (Picture) Concern



E. Item 25 (Picture) Concern



E. Item 26 (Picture) Concern



E. Item 27 (Picture) Concern



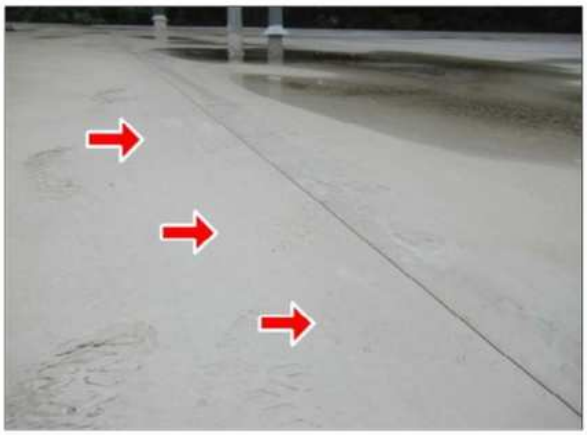
E. Item 28 (Picture) Concern



E. Item 29 (Picture) Concern



E. Item 30 (Picture) Concern



E. Item 31 (Picture) Concern



E. Item 32 (Picture) Concern



E. Item 33 (Picture) Concern



E. Item 34 (Picture) Concern



E. Item 35 (Picture) Concern



E. Item 36 (Picture) Concern



E. Item 37 (Picture) Concern



E. Item 38 (Picture) Concern



E. Item 39 (Picture) Concern



E. Item 40 (Picture) Concern



E. Item 41 (Picture) Concern



E. Item 42 (Picture) Concern



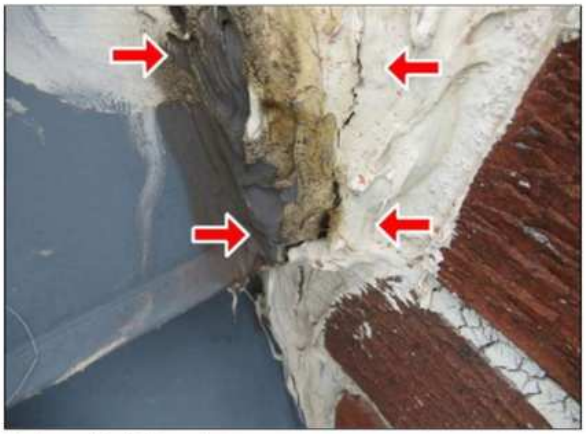
E. Item 43 (Picture) Concern



E. Item 44 (Picture) Concern



E. Item 45 (Picture) Concern



E. Item 46 (Picture) Concern



E. Item 47 (Picture) Concern



E. Item 48 (Picture) Concern



E. Item 49 (Picture) Concern



E. Item 50 (Picture) Concern



E. Item 51 (Picture) Concern

F. Roof Drainage Systems

Description of System or Component

The roof drainage system consists of roof deck drains, hoppers, aluminum gutters and downspouts. There are a few areas where downspouts connect to underground drainage components, however most of the material was not easily visible.

Overall Condition

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

Observations of Physical Deficiencies and Concerns

a) Suite 300 office building roof deck drains are inadequate (too small) in size or diameter.
b) Many areas of the roof deck drains and downspouts had debris clogging and ponding water.
c) Suite 300 front northwest upper downspout discharges onto the lower office building rooftop near the flue pipe protrusions.
d) Suite 300 office left side downspout straps are loose.
e) Suite 200/300 roof drains had evidence of rusting, corrosion, and leaking. One area suite 300 and two areas of suite 200 had active leaks.

Suggested Remedies and Recommendations

Recommend maintenance, cleaning, corrections, and repairs by a qualified roof drainage contractor. **This will be a significant cost.**



F. Item 1 (Picture) Concern



F. Item 2 (Picture) Concern



F. Item 3 (Picture) Concern



F. Item 4 (Picture) Concern



F. Item 5 (Picture) Concern



F. Item 6 (Picture) Concern



F. Item 7 (Picture) Concern



F. Item 8 (Picture) Concern



F. Item 9 (Picture) Concern



F. Item 10 (Picture) Concerns



F. Item 11 (Picture) Concern



F. Item 12 (Picture) Concerns



F. Item 13 (Picture) Concern



F. Item 14 (Picture) Concerns



F. Item 15 (Picture) Concerns



F. Item 16 (Picture) Concerns



F. Item 17 (Picture) Suite 200 concerns



F. Item 18 (Picture) Concerns

G. Insulation in Unconditioned Areas and Building Envelope

Description of System or Component
No insulation was readily accessible or easily visible.

Overall Condition
The overall condition of the insulation is unknown.

Observations of Physical Deficiencies and Concerns
None.

Suggested Remedies and Recommendations
None.

H. Canopy Roofs

Description of System or Component
There are several canopy style roofs that are attached to the building(s) exterior wall systems over door entry points. Most consist of metal roof coverings with metal framing and supports.

Overall Condition
The overall condition of the canopy roofs are considered to be good and a few fair.

Observations of Physical Deficiencies and Concerns
a) Suite 100. Entry/exit door canopy metal roofing is aged, worn, and rusted.
b) Suite 300 south entrance door canopy metal frame is bent and damaged.

c) Suite 300 south front left bay canopy metal frame is bent and damaged.
d) All metal canopy frames have visible rust and corrosion.

Suggested Remedies and Recommendations

Recommend corrections by a qualified roofing contractor. **This may be a significant cost.**



H. Item 1 (Picture) Concern



H. Item 2 (Picture) Concern



H. Item 3 (Picture) Concerns



H. Item 4 (Picture) Concerns



H. Item 5 (Picture) Concerns



H. Item 6 (Picture) Concerns

MECHANICAL, PLUMBING & ELECTRICAL

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5. Mechanical, Plumbing and Electrical Systems

Items

A. Plumbing Water Supply, Distribution and Fixtures

Description of System or Component

The water distribution pipe material is a combination of galvanized,PEX, and copper materials where easily visible. There is a main water shut-off valve located in the warehouse (next to the electrical MDP) at suite 300.

Overall Condition

The overall condition of the plumbing supply, distribution, and fixtures is considered to be good with some components that are fair.

Observations of Physical Deficiencies and Concerns

a) No water at hose bib suite 100
b) Suite 100, We did not test water at eye wash stations due to poor condition. There was no restroom and no additional interior fixtures.
c) The back-flow prevention device did not have a visible inspection tag and we were not provided any documentation. Local jurisdictions having authority typically require annual back-flow device inspections.
d) Suite 300 has old galvanized water supply/piping material. Life expectancy of galvanized water piping is 40-50 years.
e) Suite 300 had several areas/sections of galvanized water piping with degradation, rusting, corrosion, and leaking.

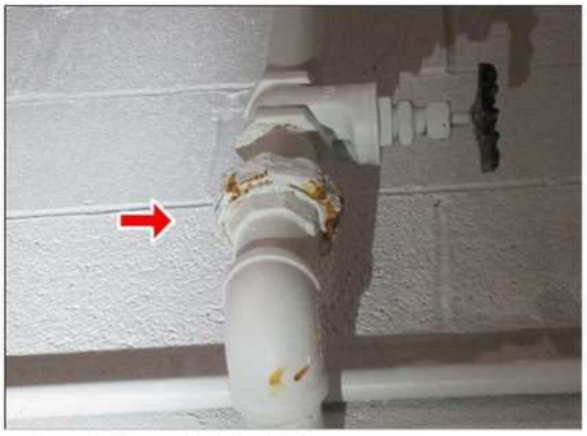
Suggested Remedies and Recommendations

Recommend repairs or corrections by a qualified licensed plumbing contractor. Recommend further evaluation for replacement of all galvanized water piping by a qualified licensed plumbing contractor. Recommend asking the seller/

inspection regulations and perform compliance inspections as needed by a qualified back-flow inspection contractor. **This will be a significant cost.**



A. Item 1 (Picture) Suite 100 concerns



A. Item 2 (Picture) Suite 300 concerns



A. Item 3 (Picture) Main water shut-off valve in suite 300



A. Item 4 (Picture) Suite 300 concerns



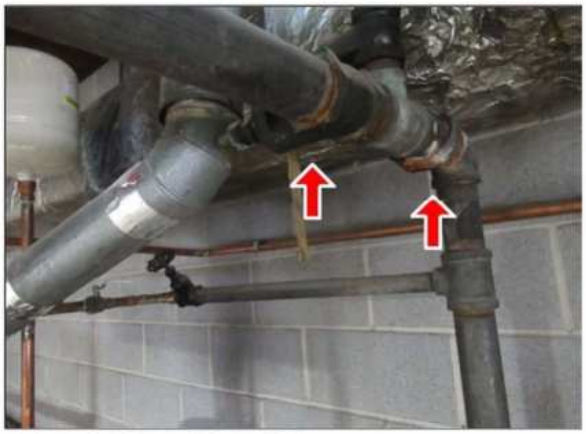
A. Item 5 (Picture) Suite 300 concerns



A. Item 6 (Picture) Suite 300 concerns



A. Item 7 (Picture) Suite 300 concerns



A. Item 8 (Picture) Suite 300 concerns



A. Item 9 (Picture) Suite 300 concerns

B. Plumbing Drain, Waste and Vent Systems

Description of System or Component

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

Overall Condition

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

Observations of Physical Deficiencies and Concerns

a) Suite 100 visible DWV piping in the warehouse has open/cut pipe, trash and debris in the wall drain hub and floor drain, and an air admittance valve. One plumbing vent did not extend above the roofline.
b) Suite 200/300 has visible cast iron DWV material. Life expectancy of cast iron pipe material is approximately 40-50 years. A Sewer scope is recommended to determine the condition.
c) Several of the floor drains had visible rust, corrosion, debris, etc. where easily visible.
d) Suite 300 front office and warehouse upper office. There was a stub-out connect for water/sewer. Sewer piping was open.
e) Suite 300 front warehouse floor drain channel was clogged full of debris and sediment.
f) Suite 300 kitchenette sewer drain piping was not configured or installed adequately. It also discharged into the utility room floor drain.

Suggested Remedies and Recommendations

Recommend further evaluation along with necessary repairs or corrections by a qualified licensed plumbing contractor. Recommend sewer scope evaluation of all cast iron piping material, floor drains, and concealed drains by a qualified licensed plumbing contractor. **This may be a significant cost.**



B. Item 1 (Picture) Suite 100 Concerns



B. Item 2 (Picture) Suite 100 Concerns



B. Item 3 (Picture) Suite 100 Concerns



B. Item 4 (Picture) Suite 100 Concerns



B. Item 5 (Picture) Suite 100 Concerns



B. Item 6 (Picture) Concerns cast iron material



B. Item 7 (Picture) Concerns



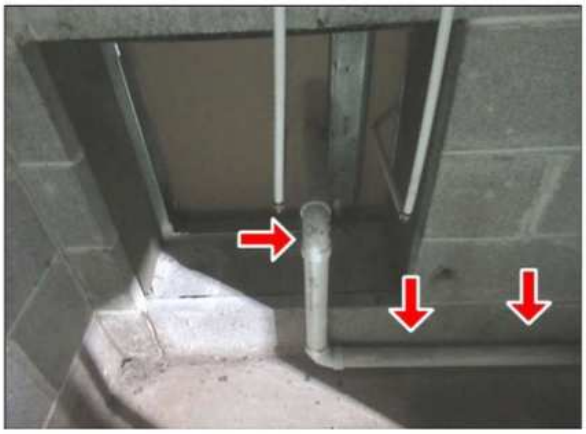
B. Item 8 (Picture) Concerns



B. Item 9 (Picture) Concerns



B. Item 10 (Picture) Concerns



B. Item 11 (Picture) Concerns



B. Item 12 (Picture) Concerns



B. Item 13 (Picture) Concerns



B. Item 14 (Picture) Concerns



B. Item 15 (Picture) Concerns



B. Item 16 (Picture) Concerns



B. Item 17 (Picture) Concerns



B. Item 18 (Picture) Concerns cast iron material



B. Item 19 (Picture) Concerns

C. Domestic Hot Water Production

Description of System or Component

Suite 300 has two natural gas fired tank water heaters for the office spaces. One unit is located in the warehouse utility room, manufacturer is A.O. Smith, model GCRL-40, 40K BTU, 40 gallon, year 2023. One unit is atop the mezzanine platform, manufacturer is Rheem, model PROG50, 38K BTU, 50 gallon, year 2023.

Overall Condition

The overall condition of the water heaters are good.

Observations of Physical Deficiencies and Concerns

a) The water heaters were not operational. They were not turned on. Gas service may be turned off to the building.
b) Warehouse utility room water heater flue piping was not connected adequately.
c) Both water heaters TPRV discharge piping was not installed/connected adequately.

Suggested Remedies and Recommendations

Recommend further evaluation for corrections and repairs by a licensed plumbing contractor.



C. Item 1 (Picture) Suite 300 no warm/hot water



C. Item 2 (Picture) Suite 300 utility room office water heater



C. Item 3 (Picture) Concern



C. Item 4 (Picture) Concern



C. Item 5 (Picture) Suite 300 warehouse mezzanine office/restroom water heater



C. Item 6 (Picture) Suite 300 concerns

D. Heating and Air Conditioning Systems

(1) Description of System or Component

Heating, Ventilation and Air Condition consists of the following. Suite 100 has one split system. Condenser is located on the roof. Air handler not accessible (confined space above suspended ceiling in finished office/storage). It was operational in cooling mode. A total of four suspended natural gas fired unit heaters and one electric fired suspended unit heater for the mezzanine area. Suite 200 has 5 natural gas fired unit heaters. Suite 300 has one natural gas fired electric cooling RTU unit for the front office space. There is one split system. Condenser is located on the roof. The air handler/ furnace is located at the ceiling in the warehouse next to the restroom/office interior build-out. There are four suspended natural gas fired unit heaters. There are several remnants of components such as flue pipes, thermostats, and gas piping for apparent heating equipment that has been removed and no longer present.

Overall Condition

The overall condition of the HVAC system is considered to be fair.

Observations of Physical Deficiencies and Concerns

a) Overall level of maintenance, care and service for these HVAC units is considered to be mostly fair condition.
b) Suite 100. 4 Gas unit heaters. One gas heater powered on but did not ignite. One t-stat was not located. One gas heater did not respond to the t-stat. One t-stat was removed.
c) Suite 100. Lower level mezzanine area. One electric ceiling mount heater did not respond to the t-stat.
d) Suite 100, the air handler located above the suspended ceiling tile in the office was not readily accessible or easily visible due to several constraints such as height, confined, location, and placement. As a result, we were unable to retrieve data such as model, age, or size. The unit did not respond to heat mode using normal controls.
e) Suite 100. There is one open flue, gas, and electrical connection for a heater that was not present or had been removed and no longer present.
f) Suite 200 & 300. None of the natural gas fired heating units were operational or turned on by using normal controls. The gas service may be turned off to the building.
g) Suite 200 & 300. There are several remnants of components such as flue pipes, thermostats, and gas piping for apparent heating equipment that has been removed and no longer present. Some of these components were broken, damaged, capped off, and/or are boarded up.
h) A couple of the rooftop metal flue exhaust pipes have rust and corrosion.
i) Suite 300 office area. Multiple ducts, supply vents piping, insulation, etc. had evidence of rodent chew damage.
j) Suite 300 office area. Multiple ducts and supply vents had disconnected pieces. One supply vent diffuser at the kitchenette was placed above the suspended ceiling.
k) Suite 300 warehouse office/restroom HVAC split system did not function in heat mode and did not function adequately in cooling mode.
l) Suite 100 has one split system condenser estimated to be 15+ years old. There are 4 gas unit heaters and one electric unit heater 20+ years old. Suite 200 has 2 gas unit heaters 20+ years old. Life expectancy of HVAC units are 10-20 years.

Suggested Remedies and Recommendations

Recommend immediate service, maintenance, repairs and corrections as needed by qualified licensed HVAC contractor. Due to age or condition, recommend budget for replacement of one condenser unit, 6 gas unit heaters, and 1 electric unit heater. **Repairs/corrections/service/maintenance may be a significant cost. Each heat/cool system will be a significant cost at the time of replacement**.



D. Item 1 (Picture) Suite 300 (office) RTU



D. Item 2 (Picture) Concerns



D. Item 3 (Picture) Concerns



D. Item 4 (Picture) Suite 300 AC unit



D. Item 5 (Picture) Suite 100 AC unit



D. Item 6 (Picture) Concern



D. Item 7 (Picture) Concern



D. Item 8 (Picture) Suite 300 concerns



D. Item 9 (Picture) Suite 300 concerns



D. Item 10 (Picture) Suite 300 concerns



D. Item 11 (Picture) Suite 300 rodent concerns



D. Item 12 (Picture) Suite 200/300 gas unit heaters no heat



D. Item 13 (Picture) Suite 300 gas unit heater example



D. Item 14 (Picture) Suite 200 gas unit heater example



D. Item 15 (Picture) Suite 200 gas unit heater example



D. Item 16 (Picture) Suite 300 split system air handler/ furnace



D. Item 17 (Picture) Suite 300 warehouse split system concerns



D. Item 18 (Picture) Suite 300 concerns



D. Item 19 (Picture) Suite 100 electric heater



D. Item 20 (Picture) Suite 100 example gas heater



D. Item 21 (Picture) Suite 100 missing t-stat



D. Item 22 (Picture) Suite 100 example gas unit heater



D. Item 23 (Picture) Suite 100 gas unit heater removed

(2) **HVAC Data**

Suite 100 (

Suspended gas unit heaters

3 units total. Mfg ADP. Model SEP-23A-4. Year 1997

1 unit total. Mfg Reznor. Model XL-200. Estimated 25+ years

Ceiling electric unit heater located lower mezzanine
Mfg Dayton. Model 3E348A. Est. 25+ years

Suite 200
Suspended gas unit heaters
2 unit total. Mfg Nortek. Model UDX250. Year 2023
1 unit total. Mfg Modine. Model PSH150. Year 2005
1 unit total. Mfg Modine. Model PSH225. Year 2006

Suite 300
1 RTU (for office area) Packaged Natural gas fired heat with electric cooling. Mfg Rheem. Year 2021. 4-ton. Model RKPN-A048DL10E
1 split system. Condenser mfg International Comfort. Model R4A5S24. 2 ton. Year 2023. Furnace/Air handler mfg Arcoaire. Data not readily accessible. Estimate 3+ years old.
Suspended gas unit heaters. 4 total. Mfg Nortek. Model UDX250. Year 2023

E. Electric Service and Meter

(1) Description of System or Component
Electrical service consists of and apparent 3-phase Delta system fed via underground lines. Voltages observed include 480/277, 208y/120, and 240/120. Other voltages may be present or available. There is one electrical meter located the front northwest side adjacent to the building. Suite 300 contained the MDP switchboard with a 3000 amp main bolted pressure contact switch. There are various electrical component groupings such as panels and transformers throughout the suites which are all listed in section 5.E.2 labeled electrical component data.

Limitations: Many panels, components, or circuits were not adequately labeled or identified which limited our assessment.

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

Observations of Physical Deficiencies and Safety Concerns
a) Many panels, components, voltages, or circuits were not adequately labeled or identified. Some of the panel directories and rating labels had been covered up or removed. These issues may be compounded by the apparent delta electrical system configuration. Improper identification of delta electrical systems, particularly high-leg delta systems, may create shock hazards, equipment damage, improper circuit connections, and unsafe servicing conditions.
b) Several switchboards and panels had missing fasteners, missing cabinet panels, bent or damaged cabinets/covers, and/or have been modified.
c) Several mismatched breaker manufacturers.
d) Suite 100 mezzanine panel and Suite 300 bottom switchboard cabinet had some visible moisture staining, streaking, or corrosion.
e) Several panels had missing knock-out covers or exposed voids at circuit breaker slots.
f) Suite 300 MDP station has electrical equipment labeled emergency panel, transfer switch,and a disconnect turned off. There may have been an emergency generator power source at one time.

Suggested Remedies and Recommendations
Recommend further evaluation of the entire electrical system by a qualified licensed electrical contractor and repair, replace, and correct as needed. **This will be a significant cost.**



E. Item 1 (Picture) Suite 100 warehouse group 1



E. Item 2 (Picture) Suite 100 warehouse concerns



E. Item 3 (Picture) Suite 100 warehouse concerns



E. Item 4 (Picture) Suite 100 warehouse concerns



E. Item 5 (Picture) Suite 100 warehouse group 1 transformer



E. Item 6 (Picture) Suite 100 mezzanine group



E. Item 7 (Picture) Suite 100 mezzanine concerns



E. Item 8 (Picture) Suite 100 mezzanine group



E. Item 9 (Picture) Suite 100 Warehouse group 2



E. Item 10 (Picture) Suite 100 warehouse concerns



E. Item 11 (Picture) Suite 100 warehouse concerns



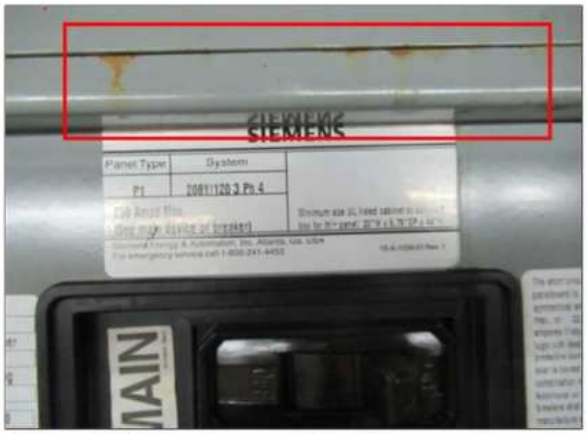
E. Item 12 (Picture) Suite 100 warehouse group 3



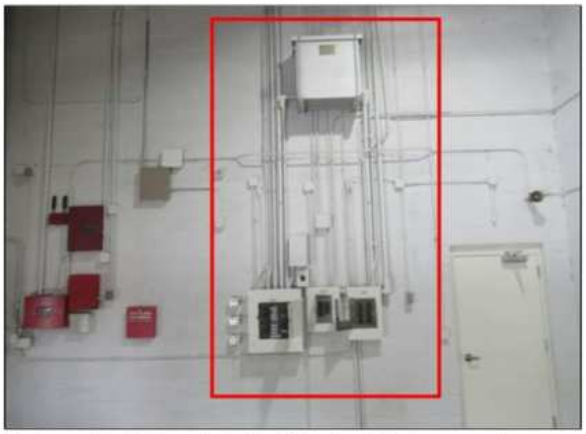
E. Item 13 (Picture) Suite 100 warehouse concerns



E. Item 14 (Picture) Suite 100 warehouse concerns



E. Item 15 (Picture) Suite 100 mezzanine moisture stain/corrosion



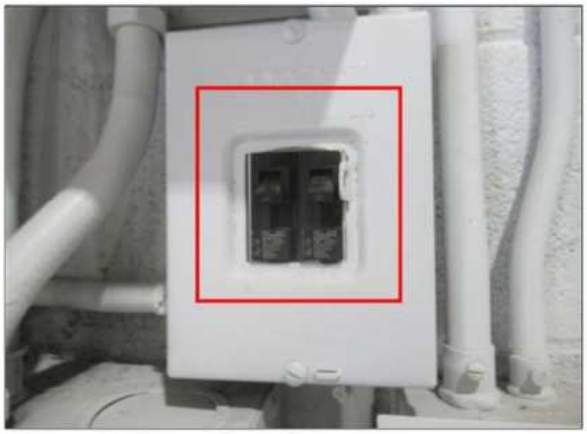
E. Item 16 (Picture) Suite 300 electrical group 1



E. Item 17 (Picture) Suite 300 concerns



E. Item 18 (Picture) Suite 300 concerns



E. Item 19 (Picture) Suite 300 concerns



E. Item 20 (Picture) Suite 300 MDP, main service disconnect, and panel equipment



E. Item 21 (Picture) Suite 300 concerns



E. Item 22 (Picture) Suite 300 main service disconnect switch



E. Item 23 (Picture) Suite 300 concerns



E. Item 24 (Picture) Suite 300 concerns



E. Item 25 (Picture) Suite 300 concerns



E. Item 26 (Picture) Concerns



E. Item 27 (Picture) Suite 300 warehouse build-out panel



E. Item 28 (Picture) Suite 300 concerns



E. Item 29 (Picture) Suite 300 warehouse office build-out transformer at platform



E. Item 30 (Picture) Suite 200 electrical equipment



E. Item 31 (Picture) Suite 200 concerns

(2) **Electrical Component Data:**

Suite 100
Warehouse group 1
Panel #3. Switchboard 600 amp max. 600 amp switchgear main disconnect. 480/277volt, 3p/4w.

Panel HJ. 125 amp max.
Sub Panel. 200 amp circuit breaker disconnect.
Transformer. No easily visible data.

Mezzanine group
Panel. 120/208v 3p/4w 250 amp max. 200 amp circuit breaker main disconnect. (Hand written field label 120-240 High Leg B Phase.)
Transformer. 75 KVA. High voltage 480. Low voltage 240/120.

Warehouse group 2
Panel #5. No easily visible data.
Sub-panel #1. 100 amp max. 208/120v 3p/4w. 50 amp circuit breaker main disconnect.
Transformer. No easily visible data.

Warehouse group 3
Panel #2. Switchboard 400 amp max. 480/277v, 3p/4w
Sub-panel. No easily visible data.
Transformer. 15 KVA. High voltage 480. Low voltage 208y/120

Suite 200
Panel A. No easily visible data.
Disconnect Switch A. 100 amp max.
Panel #8. 400 amp max. 480 v 3p/3w.
Transformer. 30 KVA. High voltage 480. Low voltage 208y/120

Suite 300
Warehouse group 1
Transformer. 30 KVA. High voltage 480 delta. Low voltage 208y/120
Panel 5. 100 amp max. 277/480v
Panel J. No easily visible data.
Panel K. No easily visible data.

Warehouse group 2. MDP Switchboard
Switchboard right side. 3000 amp max. 3p/4w. 480y/277v
3000 amp main service disconnect switch
(2) 800 amp service disconnect switches
Panel 7. 800 amp disconnect. No other easily visible data.
Switchboard left side. 1600 amp max. 3p/4w. 277/480v
Circuit breakers labeled Panel 5 south wall bldg 3. Panel 8 north wall bldg 2. Spare. Bldg 2 east wall. Vac Pump Room. Panel 2 SE corner bldg 3.
Switchboard left middle. 800 amp max. 3p/4w. 277/480v
30 amp handle disconnect
Emergency Panel. Main breaker 100 amp.
Transfer Switch. Panel locked. No easily visible data.
Transformer KVA5. 240/120v

Warehouse Office/Restrooms Area
Panel C. No easily visible data.
Upper platform. Transformer. 30 KVA. High voltage 480 delta. Low voltage 208y/120.

F. Electric Distribution

Description of System or Component
Electrical distribution consisted of metal conduit cabling, various types of lighting, switches, receptacles, and fixtures.

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

Observations of Physical Deficiencies and Concerns

a) Exterior Lighting has a mixture of old and newer equipment. Several light packs were either aged/worn, damaged, loose, or had evidence moisture intrusion.
b) Exterior and rooftop conduit and j-boxes had disconnected unions/connectors/couplings, rusting, corrosion loose, damage, not adequately fastened, or supported at several areas.
c) One exterior GFCI electrical receptacle on the northwest side of Suite 100 and Suite 300 office restroom GFCI receptacles were faulty.
d) Suite 100 has one interior pole mounted warehouse receptacle with no power.
e) All the suites had several or multiple of the following issues; junction boxes with unfilled holes or missing covers, non-operational light fixtures, damaged/loose receptacles/outlets/conduit, open grounds, and/or non-operational receptacles.
f) Suite 100, the mezzanine level has one junction box with visible soot consistent with heat, scorching, or arcing.
g) Suite 100 office fluorescent lay-in light fixtures have water staining/damage.
h) Several light bulbs were missing or light fixtures non-operational.
i) Please note, there is an electric automation/timer control panels for some of the lighting or devices. We could not function test any light fixtures connected or operated by this component.

Suggested Remedies and Recommendations

Recommend corrections and repairs by a qualified licensed electrical contractor. **This will be a significant cost.**



F. Item 1 (Picture) Suite 100 warehouse concerns



F. Item 2 (Picture) Concerns



F. Item 3 (Picture) Concerns



F. Item 4 (Picture) Concerns



F. Item 5 (Picture) Concerns



F. Item 6 (Picture) Concerns



F. Item 7 (Picture) Concerns



F. Item 8 (Picture) Concerns



F. Item 9 (Picture) Concerns



F. Item 10 (Picture) Concerns



F. Item 11 (Picture) Concerns



F. Item 12 (Picture) Concerns



F. Item 13 (Picture) concerns Suite 100 warehouse



F. Item 14 (Picture) concerns Suite 100 warehouse



F. Item 15 (Picture) concerns Suite 100 warehouse



F. Item 16 (Picture) concerns Suite 100 warehouse



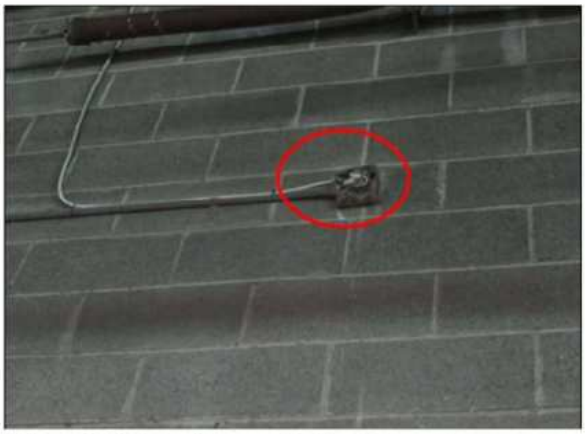
F. Item 17 (Picture) Suite 100 warehouse concerns



F. Item 18 (Picture) Suite 100 warehouse concerns



F. Item 19 (Picture) Suite 100 warehouse concerns



F. Item 20 (Picture) Suite 100 warehouse concerns



F. Item 21 (Picture) Suite 100 warehouse concerns



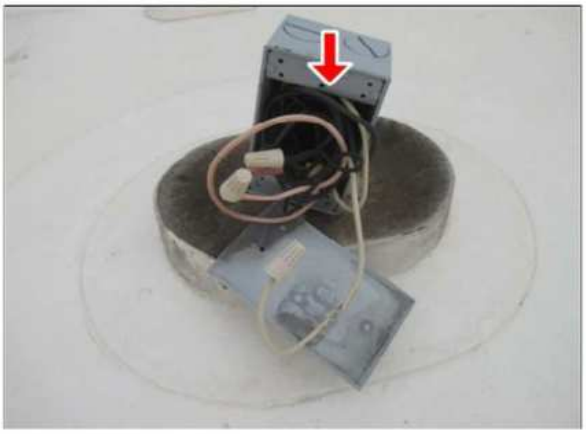
F. Item 22 (Picture) Suite 100 concerns



F. Item 23 (Picture) Suite 100 Concerns



F. Item 24 (Picture) Concerns



F. Item 25 (Picture) Concerns



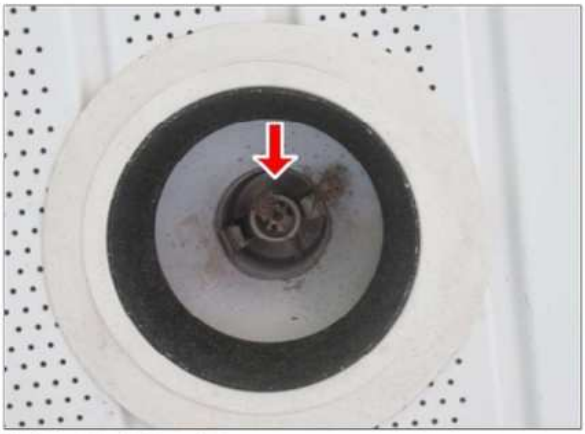
F. Item 26 (Picture) Concerns



F. Item 27 (Picture) Concerns



F. Item 28 (Picture) Concerns



F. Item 29 (Picture) Concerns



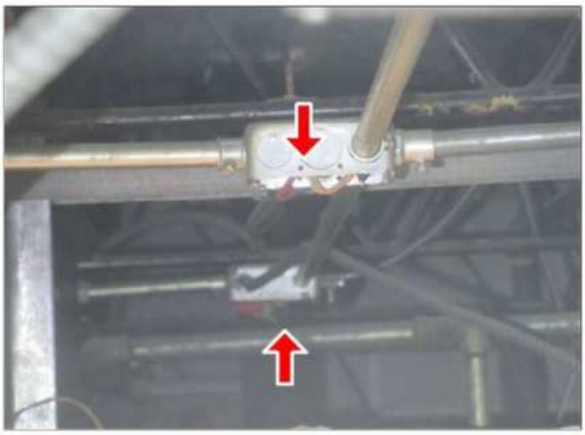
F. Item 30 (Picture) Concerns



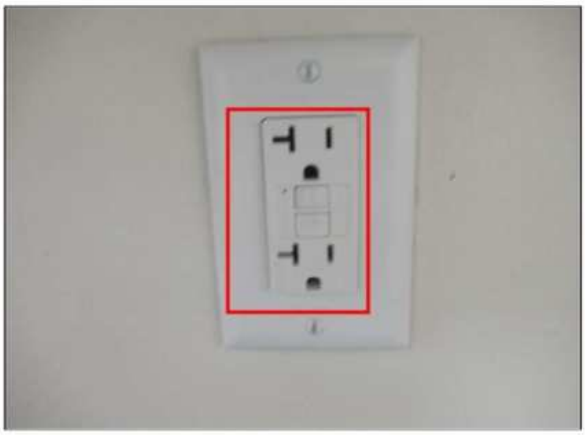
F. Item 31 (Picture) Concerns



F. Item 32 (Picture) Concerns



F. Item 33 (Picture) Suite 300 concerns



F. Item 34 (Picture) Suite 300 concerns



F. Item 35 (Picture) Suite 300 concerns



F. Item 36 (Picture) Suite 300 concerns



F. Item 37 (Picture) Suite 300 concerns



F. Item 38 (Picture) Suite 300 concerns



F. Item 39 (Picture) Suite 300 concerns



F. Item 40 (Picture) Suite 300 timer control boxes



F. Item 41 (Picture) Concerns



F. Item 42 (Picture) Suite 300 concerns



F. Item 43 (Picture) Suite 300 concerns



F. Item 44 (Picture) Suite 300 concerns



F. Item 45 (Picture) Suite 300 concerns



F. Item 46 (Picture) Suite 300 concerns



F. Item 47 (Picture) Suite 300 concerns



F. Item 48 (Picture) Suite 200 concerns

G. Gas Piping and Distribution

Description of System or Component

Gas piping distribution materials consist of black iron. 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) Suite 300 office building. Rooftop gas pipe rusted, not adequately supported or fastened, and is in contact with the roof covering.

Suggested Remedies and Recommendations

Recommend corrections by a licensed mechanical contractor.



G. Item 1 (Picture) Concerns



G. Item 2 (Picture) Concerns



G. Item 3 (Picture) Concerns



G. Item 4 (Picture) Concerns

H. Exhausts, Fans and Vents

Description of System or Component
Suite 100, there are 4 operational mechanical sidewall exhaust fans and 3 rooftop mechanical exhaust fan units. Suites 200/300 there are 3 operational large mechanical sidewall exhaust fans, one small non-operational sidewall exhaust fan, several removed/boarded up. There are 9 large rooftop exhaust fan units or remnants and one rooftop up-blast exhaust fan unit. The building has several louvered mechanical sidewall vents. Suite 300 office restrooms (2) had exhaust vent fan units, they were operational.

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

Observations of Physical Deficiencies and Concerns
a) suite 100. Sidewall exhaust fan wall switches/controls were worn but operational . Dirty components. One fan's louver is faulty.
b) suite 100. The rooftop exhaust fan units were aged, worn, rusted, corroded, and appear non-operational. One was boarded/covered up as viewed from inside the warehouse.
b) Suite 200/300. Most of the rooftop exhaust fan units were aged, worn, corroded, missing parts/components, broken or in poor condition. Several were boarded/covered up as viewed from inside the warehouse.
c) Suite 200/300. There are 3 large sidewall exhaust fan units that were operational. However, they lacked basic and routine maintenance and care. There were a few smaller exhaust fans inside the warehouse that were aged, worn, and non-operational. Several of the sidewall fans were damaged/bent and/or covered/boarded up as viewed from inside the warehouse. Several louver vents had damaged covers/parts.
d) Additionally, there were several remanent or parts of old exhausts, fans, pipes, components etc as viewed from the rooftop and inside. Many were aged, worn, rusted, corroded, etc.
e) Suite 300 warehouse restrooms did not have operational exhaust fan units.
f) Suite 200 restroom did not have operational exhaust fan unit.

Suggested Remedies and Recommendations
Recommend further evaluation by a licensed mechanical contractor for corrections, service, maintenance, repairs, or replacement. **This will be a significant cost.**



H. Item 1 (Picture) Suite 100 concerns



H. Item 2 (Picture) Suite 100 faulty fan louver



H. Item 3 (Picture) Suite 100 concerns



H. Item 4 (Picture) Suite 100 concerns



H. Item 5 (Picture) Suite 100 concerns



H. Item 6 (Picture) Suite 300 concerns



H. Item 7 (Picture) Suite 200 concerns



H. Item 8 (Picture) Suite 300 concerns



H. Item 9 (Picture) Suite 200/300 up-blast exhaust



H. Item 10 (Picture) Suite 100 concerns



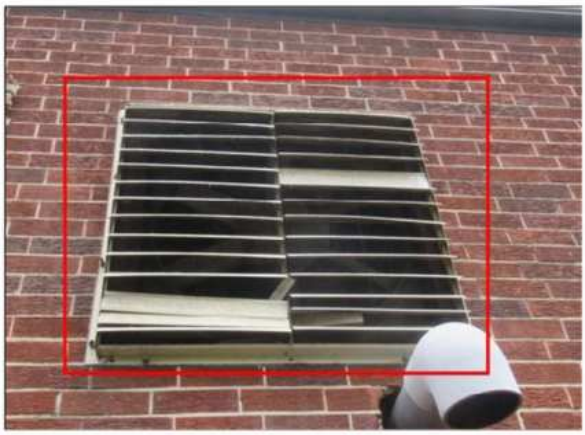
H. Item 11 (Picture) Suite 100 concerns



H. Item 12 (Picture) Concerns



H. Item 13 (Picture) Concerns



H. Item 14 (Picture) Concerns



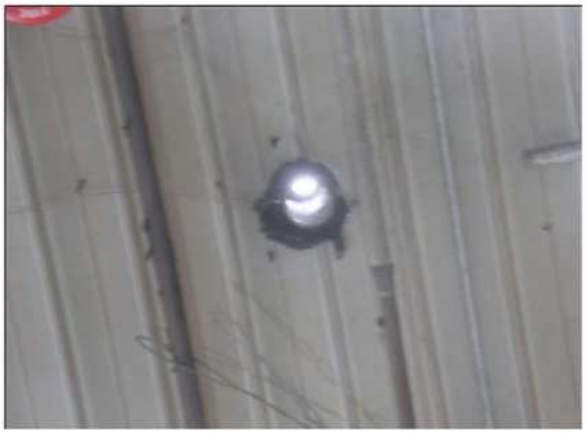
H. Item 15 (Picture) Suite 300 concerns



H. Item 16 (Picture) Suite 300 concerns



H. Item 17 (Picture) Suite 300 concerns



H. Item 18 (Picture) Suite 300 concerns



H. Item 19 (Picture) Suite 300 concerns



H. Item 20 (Picture) Suite 300 concerns



H. Item 21 (Picture) Suite 200 concerns



H. Item 22 (Picture) Suite 200 concerns



H. Item 23 (Picture) Suite 200 concerns



H. Item 24 (Picture) Suite 200 concerns



H. Item 25 (Picture) Suite 200 concerns



H. Item 26 (Picture) Suite 200 concerns



H. Item 27 (Picture) Suite 200 concerns

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

Old Plumbing, Wiring, Electrical, Mechanical, or Piping Components (Out-of-Scope)
It is typical or common in older buildings to have mechanical, electrical, plumbing, or piping components that has been removed, disconnected, decommissioned, cut, sitting idle, considered obsolete, or are non-working. Some of these systems or components are part of the building(s) initial design, some are used for a business or tenants particular need or use over the years.

Evaluating or assessing equipment, systems, or components of this nature are considered out-of-scope.
Some of the building(s) systems or components can be tethered, conjoined, or connected to business related equipment, or still connected to the building(s) systems/components that are in-use. Determining which system, component or equipment is operational, idled, decommissioned, disconnected, etc. can be difficult, near impossible, or technically exhaustive.

Leaving equipment, systems, or components behind (not fully removed) can have a negative effect or pose as a health/safety risk/hazard. Penetration points were components extend through the ceiling/roof, building envelope, or wall cladding for example can cause moisture intrusion or energy loss. Electrical/Mechanical still live/connected/energized can cause injury or pose as a fire hazard. Drains, pits, pumps can generate air borne contaminants, pollutants, or microbial growth. Open voids, holes, piping, etc. can be entry ways for rodents, animals, insects, or pests. Underground piping or UST's may exist and pose an environmental hazard.

Recommendations
Recommend having appropriate licensed contractors or specialists further evaluate these concerns. Recommend proper removal, demolition, sealing off, or adequate corrections. Recommend sanitize, cleaning, remediation and clearance testing as needed per licensed contractor or specialist recommendations. **Total will be a significant cost.**



I. Item 1 (Picture) Concerns



I. Item 2 (Picture) Concerns



I. Item 3 (Picture) Concerns



I. Item 4 (Picture) Concerns



I. Item 5 (Picture) Concerns



I. Item 6 (Picture) Concerns



I. Item 7 (Picture) Concerns



I. Item 8 (Picture) Concerns



I. Item 9 (Picture) Concerns



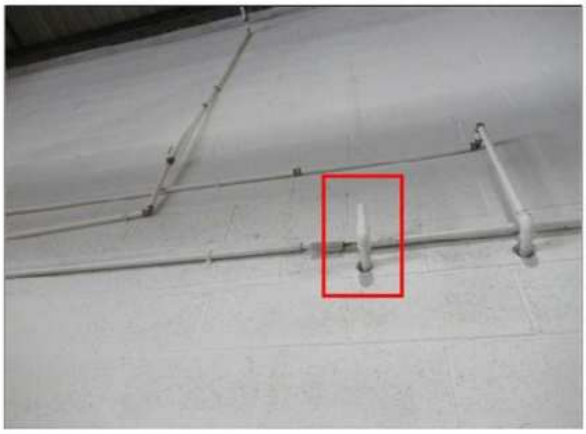
I. Item 10 (Picture) Concerns



I. Item 11 (Picture) Concerns



I. Item 12 (Picture) Concerns



I. Item 13 (Picture) Concerns



I. Item 14 (Picture) Concerns



I. Item 15 (Picture) Concerns



I. Item 16 (Picture) Concerns



I. Item 17 (Picture) Concerns



I. Item 18 (Picture) Concerns



I. Item 19 (Picture) Concerns



I. Item 20 (Picture) Concerns



I. Item 21 (Picture) Concerns



I. Item 22 (Picture) Concerns



I. Item 23 (Picture) Concerns



I. Item 24 (Picture) Concerns



I. Item 25 (Picture) Concerns



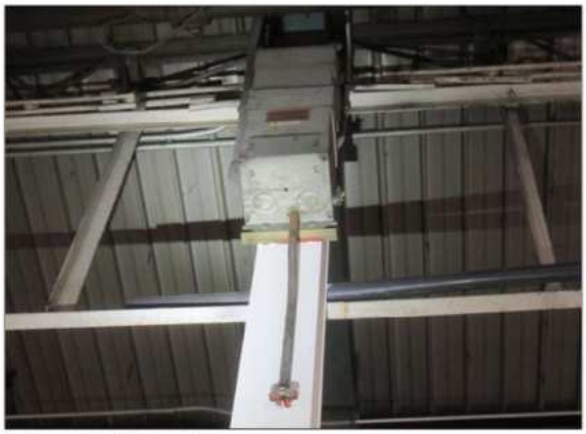
I. Item 26 (Picture) Concerns



I. Item 27 (Picture) Concerns



I. Item 28 (Picture) Concerns



I. Item 29 (Picture) Concerns

INTERIOR ELEMENTS

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6. Interior Elements

Items

A. General Views

Description of System or Component

General interior layout marketed by the listing agent and visibly assessed on-site consists of three separate suites. Suite 100 is currently occupied with mostly warehouse type space, interior mezzanine, and one room build-out with finished walls and a suspended ceiling. Suite 200 is mostly open warehouse type space with a few build-out rooms at the interior with a make-shift restroom. Suite 300 has an office space with restrooms at the northwest portion and warehouse space with an interior build-out space for restrooms and offices. Finishes are carpet flooring, LVP flooring, sheetrock/ plaster walls, and suspended ceiling tiles.



A. Item 1 (Picture) Suite 100



A. Item 2 (Picture) Suite 100



A. Item 3 (Picture) Suite 100



A. Item 4 (Picture) Suite 100



A. Item 5 (Picture) Suite



A. Item 6 (Picture) Suite 100



A. Item 7 (Picture) Suite 100



A. Item 8 (Picture) Suite 300



A. Item 9 (Picture) Suite 300



A. Item 10 (Picture) Suite 300



A. Item 11 (Picture) Suite 300



A. Item 12 (Picture) Suite 300



A. Item 13 (Picture) Suite 300



A. Item 14 (Picture) Suite 300



A. Item 15 (Picture) Suite 300



A. Item 16 (Picture) Suite 300



A. Item 17 (Picture) Suite 300



A. Item 18 (Picture) Suite 300



A. Item 19 (Picture) Suite 300



A. Item 20 (Picture) Suite 300



A. Item 21 (Picture) Suite 300



A. Item 22 (Picture) Suite 300



A. Item 23 (Picture) Suite 200



A. Item 24 (Picture) Suite 200



A. Item 25 (Picture) Suite 200



A. Item 26 (Picture) Suite 200



A. Item 27 (Picture) Suite 200



A. Item 28 (Picture) Suite 200



A. Item 29 (Picture) Suite 200



A. Item 30 (Picture) Suite 200



A. Item 31 (Picture) Suite 200



A. Item 32 (Picture) Suite 200



A. Item 33 (Picture) Suite 200

B. Deficiencies Observed at Interior Room Components - Walls, Ceilings, Floors, Doors and Windows

Overall Condition

The overall condition of the interior elements is considered to be fair.

Observations of Physical Deficiencies and Concerns

a) Rodent/pest/vermin activity and droppings observed at multiple areas of the building(s) including atop of suspended

ceiling tiles in office/finished areas.
b) Moisture leak stains and damage were observed at several areas of the upper walls inside the warehouse portions of the building at all three suites. Suite 300 had moisture damage present at the suspended ceiling tiles in several areas. Most of the moisture damage appears to have originated from failing HVAC related equipment, failing roof/roof drainage components, or building envelope components. One area had elevated (active) moisture readings at north side front wall of suite 200 and the roof drains/ceilings.
c) Suite 300 office windows had film/residue on the glass.
d) Suite 300 office front room had large moisture stain on LVP flooring.
e) Guard or bollard railing at suite 300 warehouse was damaged.
f) Suite 300 warehouse upper mezzanine office had visible microbial type growth on the door panel.
g) Suites 200/300 had apparent holes in the concrete floor at several areas. These were likely from old anchored equipment.

Suggested Remedies and Recommendations

Recommend correction of all issues causing moisture or water leaks by appropriate qualified contractors. Recommend remediation of all moisture related damaged systems, components, or materials by appropriate qualified contractors. Recommend further evaluation by a licensed pest contractor for removal, remediation, and sanitizing. **Total sum will be a significant cost.**



B. Item 1 (Picture) Suite 100 rodent droppings



B. Item 2 (Picture) Suite 100 rodent droppings



B. Item 3 (Picture) Suite 100 Concerns



B. Item 4 (Picture) Suite 300 rodent concerns



B. Item 5 (Picture) Suite 300 concerns



B. Item 6 (Picture) Suite 300 concerns



B. Item 7 (Picture) Suite 300 concerns



B. Item 8 (Picture) Suite 300 concerns



B. Item 9 (Picture) Suite 300 concerns



B. Item 10 (Picture) Suite 300 concerns



B. Item 11 (Picture) Concern



B. Item 12 (Picture) Concern



B. Item 13 (Picture) Suite 300 rodent concerns



B. Item 14 (Picture) Suite 300 rodent concerns



B. Item 15 (Picture) Suite 300 concerns



B. Item 16 (Picture) Suite 300 concerns



B. Item 17 (Picture) Suite 300 concern



B. Item 18 (Picture) Suite 300 rodent concerns



B. Item 19 (Picture) Concerns



B. Item 20 (Picture) Concern



B. Item 21 (Picture) Concern



B. Item 22 (Picture) Concern

FIRE PROTECTION & LIFE SAFETY

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7. Fire Protection
Items
A. Fire Sprinkler & Alarm System

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(s) are protected by a wet hydraulic automatic fire sprinkler system. There are a total of 4 riser stations. Two are in suite 300, one in suite 200, and one in suite 100. The FDC hook-up is located at the northwest entrance of suite 300. There are a total of 4 exterior post indicator valves and 2 exterior fire hydrants. The fire sprinkler had inspection tags posted by Advantage Fire Sprinkler Co. Sept 2025. suite 100 has an additional tag March 2025.

Overall Condition

The overall condition of the fire sprinkler system was fair.

Deficiencies or concerns fire sprinkler

a) A few of the PIV sight windows were translucent, faded/worn,or semi-opaque. Electrical conduit, components rusted and weathered.
b) Water motor gong bells are rusted. Recent annual fire inspection report indicates at least one is non-operational.
c) Aged, worn, faded, inadequate, or missing signage for several systems/components. Some covered up with paint.
d) Hydraulic design/nameplate is not present.
e) Per the annual fire sprinkler inspection report generated by Advantage Fire Sprinkler Co., Inc and dated September 2nd, 2025 the water motor gong for system #2 was not working. It also indicated no hydraulic name plates and PIV's are secured by lock and chain.
f) Multiple fire sprinkler heads had soot and dust build-up.
g) Suite 100. Several sprinkler heads (notably around/at the mezzanine) and suite 200 finished room had evidence of moisture seepage, corrosion, or discoloration.

Description of system or component for fire alarm

The building(s) has one apparent fire alarm system. It is manufactured by DMP and model indicated on an annual inspection report is Fire Command Center. The fire alarm panel is located at the northeast warehouse of suite 300. There is a fire alarm keypad at the north entrance in suite 100. The display module indicated power was on and all systems were normal. There were visible pull stations, strobes, photo sensor, and heat detector present.

Overall Condition

The overall condition of the fire alarm system was good.

Deficiencies or concerns for fire alarm

a) No visible annual inspection tags posted or present at the fire alarm panel. However, in the due diligence file supplied by the listing broker, there is an annual fire alarm inspection report generated by Omega Controls, LLC and dated March 3rd, 2026.
b) Key would not open the fire alarm panel. Unable to determine model and age.
c) Annual fire alarm report generated by Omega Controls, LLC and dated March 3rd, 2026 stated the horns/strobes were not synchronized between two suites and had different power supplies.
d. One fire alarm strobe at suite 300 warehouse upper office was damaged and laying on the ground.
e) Suite 300 office space placement of strobes was irregular and only located in one room. None in the restrooms.

Suggested Remedies and Recommendations

Recommend further evaluation along with repairs, corrections and any necessary recommended or required inspections by a qualified fire sprinkler and fire alarm contractor. **This may be a significant cost.**



A. Item 1 (Picture) PIV 1



A. Item 2 (Picture) Concerns



A. Item 3 (Picture) Concerns



A. Item 4 (Picture) Concerns



A. Item 5 (Picture) Concerns



A. Item 6 (Picture) PIV 2 and fire hydrant



A. Item 7 (Picture) Concerns



A. Item 8 (Picture) Concerns



A. Item 9 (Picture) Suite 100 riser



A. Item 10 (Picture) Suite 100



A. Item 11 (Picture) Suite 100 debris and corrosion



A. Item 12 (Picture) Suite 100 debris and corrosion



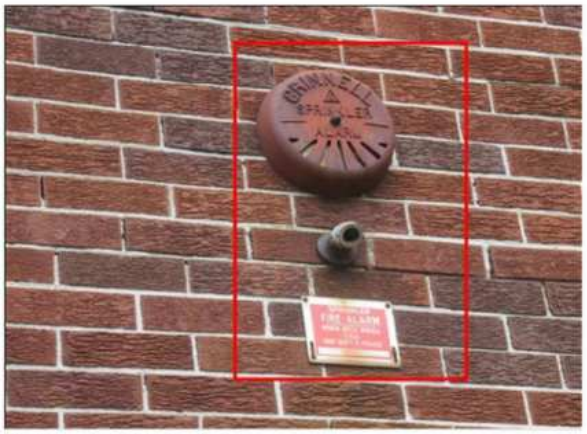
A. Item 13 (Picture) Suite 100 corrosion concerns



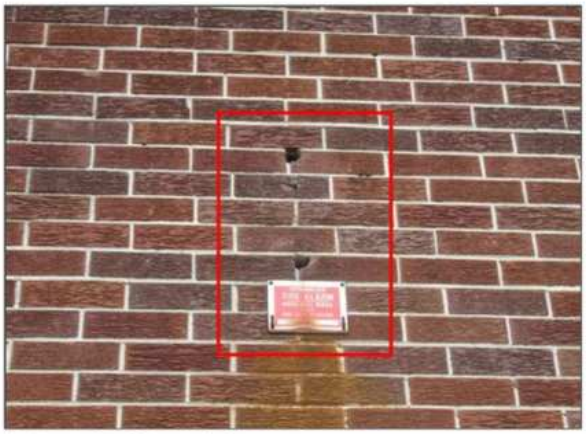
A. Item 14 (Picture) FDC hook-up



A. Item 15 (Picture) PIV 3 and Fire hydrant 2



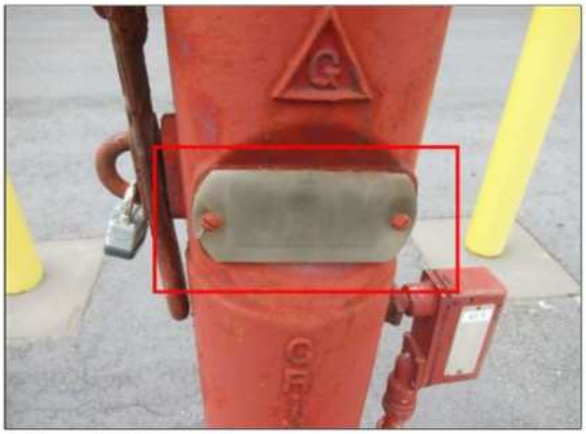
A. Item 16 (Picture) Concerns



A. Item 17 (Picture) Concerns



A. Item 18 (Picture) PIV 3



A. Item 19 (Picture) Concerns



A. Item 20 (Picture) Concerns



A. Item 21 (Picture) Concerns



A. Item 22 (Picture) Fire Alarm Panel located at suite 300



A. Item 23 (Picture) Fire alarm panel indicating normal operations



A. Item 24 (Picture) Suite 300 riser 1



A. Item 25 (Picture) Suite 300 riser 1 inspection tag



A. Item 26 (Picture) Suite 300 concerns



A. Item 27 (Picture) Suite 300 concerns



A. Item 28 (Picture) Suite 300 concerns



A. Item 29 (Picture) Suite 300 concerns



A. Item 30 (Picture) Suite 300 concerns



A. Item 31 (Picture) Suite 300 riser 2



A. Item 32 (Picture) Suite 300 riser 2 inspection tag



A. Item 33 (Picture) Suite 200 riser 3



A. Item 34 (Picture) Suite 200 riser 3 inspection tag



A. Item 35 (Picture) Suite 200 concerns

B. Life Safety & Fire Extinguisher

Description of system or component

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. We observed illuminated emergency exit and lighting, along with ABC fire extinguishers. Suite 100 had fire extinguisher inspection tags posted by JD Extinguisher

Inc. and dated November, 2025. Suites 200/300 had fire extinguisher inspection tags posted by Associated Fire Protection. and dated October, 2023

Overall Condition
Overall the condition is considered to be fair to good.

Deficiencies or concerns
a) No visible documentation or inspection tags indicating current, compliant, or in-date annual inspections for life safety systems/components.
b) Suite 100. Emergency exit light battery depleted and faulty. Device is aged and worn.
c) Fire extinguishers missing signage suite 100
d) Fire extinguishers not adequately installed/secured suites 200/300
e) Suite 300 office front door no illuminated exit signage present
f) Suite 200/300 fire extinguisher inspection tags are expired or non-compliant
g) Suite 300 restrooms did not have emergency lighting present.
h) Suite 300 office emergency lighting battery depleted and faulty. One light lens is broken.

Suggested Remedies and Recommendations
Recommend immediate evaluation for required annual inspections including any corrections or repairs by a licensed life safety contractor. **This may be a significant cost.**



B. Item 1 (Picture) Warehouse Suite 100 concerns



B. Item 2 (Picture) Suite 100 concerns



B. Item 3 (Picture) Suite 300 concerns



B. Item 4 (Picture) Suite 300 concerns



B. Item 5 (Picture) Suite 300 concerns



B. Item 6 (Picture) Suite 300 concerns



B. Item 7 (Picture) Suite 300 concerns



B. Item 8 (Picture) Suite 300 concerns



B. Item 9 (Picture) Suite 200 concern



B. Item 10 (Picture) Suite 200 concern

DOCUMENT REVIEW & INTERVIEWS

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8. Document Review and Interviews

Items

A. Document Review and Interviews

No interviews were provided to us on our behalf.

We emailed a User Questionnaire directed toward the seller or seller representative to complete. We did not receive a

A brokerage representative supplied due diligence documentation for review.

Individual names, company references and document-access links have been withheld.

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A overview and abbreviation of the information we deemed pertinent or applicable is as follows:

Faropoint generated Floor Plan. It lists Suite 100 sq. ft 31,825, Suite 200 sq. ft. 22,045, Suite 300 sq. ft 32,598

Faropoint generated Cap Ex.
January 2023: New HVAC unit at Suite 300 Office $12k
July 2023: Roof replacement (60-mil TPO Recover) over Suites 200 & 300 $240k
July 2023: Repave truck court and office parking lot at Suite 300 $165k
October 2023: New drive gate and sectional fence replacements $11k
November 2023: Whitebox of Suite 200 & 300 office/warehouse (LED lighting, new finishes, toilet fixtures, warehouse heaters and dock doors) $520k
November 2024: Enlarged existing demising wall openings to full column width (25') between Suites 200 & 300. $60k
December 2024: Security surveillance system at suite 200/300 $10k

Roof Warranty Certificate. GAF Everguard Diamond Pledge NDL Roof Guarantee. Period of coverage 7/8/2023 to 7/8/2043. 530 area of roof (squares)

Zoning report generated by Partner Engineering and Science, Inc dated January 26th, 2022. No certificate of occupancy located for this property. No Zone, Building, Fire, or Life Safety outstanding code violations.

ALTA Survey generated by Partner Engineering and Science, Inc dated February 12, 2022.

ESA Phase 1 Report generated by Partner Engineering and Science, Inc dated January 7th, 2022.

Folders Supplied:
Service Contracts & Life Safety Inspections
Annual Fire Alarm Inspection/Testing by Omega Controls, LLC dated 3/3/2026. Passed.
Fire Hydrant Report by Advantaged Fire dated 9/2/2025. Passed.
Annual Fire Sprinkler Report by Advantaged Fire Sprinkler Co. dated 9/26/24 & 9/2/2025. Passed.
Faropoint Agreement for Annual Fire sprinkler & Fire Hydrant testing with Advantaged Fire Sprinkler Co. dated 3/6/2024 to 3/6/2025. Expired.
Faropoint Agreement for Annual Pest Services by Northwest Exterminating Co., LLC dated 4/1/2023 to 3/31/2024. Expired.

OPINIONS OF PROBABLE COSTS

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9. Opinions of Probable Costs to Remedy Physical Deficiencies

Items

A. Opinions of Probable Cost to Remedy Physical Deficiencies

Per the scope of work and signed proposal agreement, we did not provide opinions of probable costs to remedy physical deficiencies.

ADDITIONAL CONSIDERATIONS

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10. Additional Considerations, Out of Scope Activity/Considerations

Items

A. Additional Considerations

No additional considerations were included in the scope of work, the property condition assessment, or the property condition report.

B. Out of Scope Considerations (Not Included in the Scope of Work)

Activity Exclusions - The activities listed below are excluded from, or otherwise represent limitations to, the scope of a PCA prepared in accordance with this guide. These should not be construed as all-inclusive or imply that any exclusion not specifically identified is required for the completion of a PCA in conformance with this guide.Identifying capital improvements, enhancements, or upgrades to building systems or building components. The consultant must be aware of the distinction between repair and replacement activities that maintain the subject property in its intended design condition, versus actions that improve or reposition the subject property; Interpretation of legal documents such as leases, purchase agreements, and contracts; Identifying improvements, capital expenditures, repairs, maintenance, and other activities that are or may be required at a future date, except as needed to address the objectives of the report; Removing, relocating, or re-positioning of materials, ceiling, wall, or equipment panels, furniture, storage containers, personal effects, debris, finishes or personal property that obstructs access or visibility; Conducting exploratory probing or destructive testing; Removal of access panels, dismantling or operating of equipment or appliances; Determining water pressure and flow rate, fixture unit values and counts, verifying pipe sizes, or verifying the point of discharge for underground drains; Determining National Fire Protection Association hazard classifications, identifying, classifying, or testing fire rating of assemblies. Determination of the necessity for or the presence of fire areas, fire walls, fire barriers, accessible routes, construction groups or types, or use classifications; Preparing engineering calculations to determine the adequacy or compliance any building system or building component with any specific or commonly accepted design requirements or building codes or preparing designs or specifications to remedy any physical deficiency; Taking measurements or quantities, such as to establish or confirm any information or representations provided by the owner or user; size and dimensions of the subject property or subject building; any legal encumbrances, easements; dwelling unit count and mix; building or property line setbacks or elevations; or number and size of parking spaces; Reporting on the presence or absence of pests such as wood damaging organisms, rodents, or insects; Reporting on subterranean conditions such as soil types and conditions, underground systems and utilities, sepa rate sewage disposal systems, wells, manholes, utility pits; systems that are either considered process-related or peculiar to a specific tenancy or use; or items or systems that are not permanently installed; Entering or accessing any area of the premises deemed to potentially pose a threat of dangerous conditions, including, but not limited to, entering of plenum, crawl, or confined-space areas, entering elevator/escalator pits or shafts, walking on pitched roofs, or any roof areas that appear to be unsafe, or roofs without built-in access, and removing of electrical panel and device covers; Performing any procedure that may damage or impair the physical integrity of the subject property, any building system or building component; Providing an opinion on the condition of any building system or building component that is shutdown. However, the consultant is to provide an opinion of its physical condition to the extent reasonably possible considering its age, obvious condition, manufacturer, etc; Evaluating building system or building component assemblies for adherence to design intent or code compliance including, without limitation, sound transmission class, impact isolation class, occupant load, fire rating, or load bearing capacity; Evaluating the flammability of materials and related regulations; Providing an opinion on matters regarding security of the subject property and protection of its occupants or users from unauthorized access; Operating or witnessing the operation of lighting, lawn irrigation, or other systems typically controlled by time clocks or that are normally operated by the operation staff or service companies; Providing an environmental assessment or opinion on the presence of any environmental issues such as potable water quality, hazardous building materials, hazardous wastes, toxic materials , the location or presence of designated wetlands, mold, fungus, indoor air quality, electromagnetic fields, etc; Evaluating building systems or building components that require specialized knowledge or equipment, including but not limited to process-related equipment, flue connections, interiors of chimneys, flues or boiler stacks; testing and operating of building components or building systems; examination of elevator and escalator cables , sheaves, controllers, motors; Identifying or evaluating third-party or tenant owned or maintained systems, components and equipment that are not considered to be primary improvements. Evaluation of the adequacy or accuracy of costs to complete improvements, construction budgets or schedule for work in progress or planned improvements.

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

appropriate use of any building system or building component, nor is a PCA to be construed as substituting for a warranty transfer inspection; Compliance with any federal, state, or local statute, ordinance, rule or regulation including, but not limited to, fire codes, building codes, life safety codes, ADA, FHA, and other provisions concerning accessibility, environmental regulations, health codes, zoning ordinances, compliance with trade/design standards, or standards developed by the insurance industry; Compliance of any building system or building component with a certification or actuation rate program, vendor or manufacturer warranty provisions, or provisions established by any standards that are related to insurance industry acceptance/approval, such as Factory Mutual, State Board of Fire Underwriters, etc.

Additional/General Considerations - Further Inquiry-There may be physical condition issues or certain physical improvements at the subject property that the parties may wish to assess in connection with a commercial real estate transaction that are outside the scope of this guide.

Out of Scope Considerations - Whether or not a user elects to inquire into non-scope considerations in connection with this guide is a decision to be made by the user. No assessment of such non-scope considerations is required for a PCA to be conducted in compliance with this guide. Natural Hazard Exposure; for example, flooding, hurricanes, high winds, seismic activity, etc; Damage ability, vulnerability, and resilience of building systems and building components; Environmental matters such as potable water quality, the presence, use, etc. of hazardous substances, asbestos, hazardous wastes, toxic materials, the location or presence of designated wetlands, mold, fungus, indoor air quality, electromagnetic fields, etc; release of hazardous materials, indoor air quality; Accessibility; for example, ADA, FHA and state and local requirements; Building energy performance, energy consumption, and carbon emissions; Warranty, Guarantee, and Code Compliance.

Other Standards - Other standards or protocols may exist for the discovery or assessment of physical deficiencies or out of scope considerations. The satisfaction of such standards and protocols is expressly excluded from the scope of the assessment unless otherwise agreed between the user and consultant. A partial list of standards and protocols published by ASTM is provided: E2026 Guide for Seismic Risk Assessment of Buildings; E2557 Practice for Probable Maximum Loss (PML) Evaluations for Earthquake Due-Diligence Assessments; E3026 Guide for Readily Observable Moisture Affected Materials and Conditions Conducive to Elevated Moisture in Commercial Buildings: Visual Moisture Assessment Process; E2797 Practice for Building Energy Performance Assessment for a Building Involved in a Real Estate Transaction; E3224 Guide for Building Energy Performance and Improvement Evaluation in the Assessment of Property Condition; E1527 Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process; E1528 Practice for Limited Environmental Due Diligence: Transaction Screen Process

GENERAL SUMMARY

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General Summary

GENERAL SUMMARY

Southeast Building Consultants, LLC

Commercial sample property identification has been withheld.

deficiencies, concerns, findings, suggested remedies, and recommendations that were observed during the walk-through survey portion of the property condition assessment in a condensed itemized format with just text and no photos.

Most of this list will include building systems/components that are in fair to poor condition, are in need of replacement, or are considered safety issues. No all building systems and building components will be included in this section. Please throughly review and read the entire Property Condition Report.

2. Site

A. Storm Water Drainage

Description of System or Component

Rainwater that lands on the roof coverings is directed to roof edge gutters with downspouts and roof floors drains connected to hoppers with downspouts, all of which discharge to grade. Stormwater that lands on the grounds or paved areas appears to discharge via surface drainage across the site and into adjacent grassy areas and/or the street. No underground or man-made stormwater collection system was observed on the property.

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

Observations of Physical Deficiencies and Concerns
a) There was inadequate grade slope at soil at several sections of the perimeter sidewalls. Downspouts that discharge along the perimeter compound the problem. Northwest side, one concrete exit landing was sloped towards the building resulting in some brick/brick footer deterioration.
b) Soil erosion, holes and rutting was observed at downspouts.
c) Northeast parking lot corner has sediment build-up and evidence of ponding water.

Suggested Remedies and Recommendations
Recommend corrections and maintenance of grading and drainage systems by a qualified stormwater management contractor. **This could be a significant cost.**

C. Paving, Curbing, and Parking

Description of System or Component
There are three paved areas: the southwest lot and loading docks at suite 300 with mostly asphalt and some poured concrete, the northeast Suite 100 asphalt parking lot, and the concrete paving at the northeast Suite 100 truck loading docks.

Overall Condition.
Overall the condition paving, curbing, and parking is considered to be good for suite 300 area. However, the northeast Suite 100 asphalt parking is in fair to poor condition.

Observations of Physical Deficiencies and Concerns
a) The northeast asphalt paving has widespread wear, cracking, and damage with more significant issues at concentrated areas such as crumbling and delamination.
b) The northeast asphalt paint striping is aged, faded, and worn.
c) A few of the parking space wheel stops were damaged or displaced.
d) Suite 300 asphalt paving linear line had a large gap/spacing with vegetation growth.

Suggested Remedies and Recommendations
Recommend repaving the northeast (suite 100) asphalt parking lot (mill and fill) with subsequent paint striping. Recommend sealing/crack treatment at suite 300 asphalt parking lot. **This will be a significant cost.**

D. Flatwork (sidewalks, patios, and walkways)

Description of System or Component
The flatwork consists of a poured concrete sidewalks, pads, landings, ramps, steps, and a patio.

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

Observations of Physical Deficiencies and Concerns
a) One northwest concrete landing has negative slope directing water towards the sidewall. Resulting in some sidewall brick footer and brick deterioration.

Suggested Remedies and Recommendations
Recommend correcting the landing slope/pitch by a qualified concrete contractor.

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

Description of System or Component
Landscaping consisted of grass/turf,trees with some planter beds. Wooded areas with trees are at the southwest and southeast sides of the property. Chain link fencing is provided at the majority of the property perimeter. There is one electric chain link vehicle gate at the northeast parking lot entrance. There is a concrete retaining wall between the asphalt parking and the truck loading area. Front of building (near suite 200/300) had a monument style free standing sign.

Overall Condition.
Overall the condition of the landscaping and appurtenances are considered to be fair. However, the chain link fence is a combination of newer and older fence sections. The older sections, and the vehicle gate are in poor condition.

Observations of Physical Deficiencies and Concerns
a) A few tree limbs in contact with the rear southeast side of the building.
b) Approximately 30% of the chain link fence, gates, accessories are old and rusted. Some fence post bases embedded in concrete have rust and deterioration. Some sections are leaning. Most of the metal fencing at suite 300 south side was covered with vegetation overgrowth.
c) The electric chain link, chain driven vehicle gate was not operational. The gate controls and components were aged, weathered, worn or damaged. We operated the gate manually.
d) The concrete retaining wall has some cracking, chipping and spalling.
e) Front monument sign had sheet metal wrap. It was pulling loose. Inside frame (limited visibility) had some age, wear, and damage.

Suggested Remedies and Recommendations
Recommend corrections by appropriate qualified contractor(s). **This will be a significant cost.**

4. Structural Frame and Building Envelope

B. Building Frame and Structure

Description of System or Component
The building(s) frame and super structure consists of pre-engineered steel columns, beams supports and CMU block/brick perimeter/supporting wall system. The roof structure is corrugated steel decking supported by open web bar joists. Suite 100 mezzanine construction consisted of a steel platform system with corrugated steel decking and a plywood walking surface. Suite 300 warehouse interior two-story structure consists of CMU block frame, poured concrete, and steel landing/stairs. Suite 200 warehouse interior structure consists of CMU block frame and poured concrete. There may be additional materials may be present some areas were not easily visible.

Overall Condition
The overall condition of the building frame and structure is considered to be fair with some specific areas or components that were poor.

Observations of Physical Deficiencies and Concerns
a) The corrugated steel decking has visible widespread rust to include pitting, scaling, corrosion, perforation, and/or flaking, accompanied by evidence of past and/or recent roof leaks. The steel bar joists also have moisture staining and corrosion in select areas.
b) Many of the steel support columns have impact type damage and are bent, dented, bowed, or twisted. Some of the columns had steel plating added at the bottom portions.
c) Warehouse spaces have evidence of moisture intrusion or seepage causing moisture staining, saturation, streaking and/or an efflorescence type substance at several areas along the perimeter walls.
d) Suite 100 mezzanine wood floor has moisture staining in several areas. Some moisture damage/ deterioration in select areas.
e) Suite 100, a few perimeter CMU blocks have impact damage/holes.
f) Suites 200/300 perimeter CMU block walls had evidence of settlement and cracking.

Suggested Remedies and Recommendations
Recommend further evaluation of all structural issues by a licensed structural engineer. Recommend corrections, repairs and replacement of all deficiencies and concerns by a qualified contractor. **This will be a significant cost.**

C. Sidewall System (exterior wall cladding and components)

Description of System or Component
The building sidewall system consists of brick veneer and the attached office building of suite 300 has stucco/ masonry cladding and vinyl/aluminium cornice wrap.

Overall Condition

The overall condition of the sidewall system is considered to be fair with some sections/areas in poor condition.

Observations of Physical Deficiencies and Concerns
a) Multiple sections and areas of the brick expansion control joints had worn and cracked sealant.
b) Multiple sections and areas of brick mortar has deterioration, thermal expansion, degradation of material, loose pieces, chips, cracks, or missing mortar. Some locations, reinforcement wire is visible and exposed where mortar was failing. The wire is rusted where visible.
c) The brick has several unsealed holes, wall protrusion, voids, or gaps. There are several areas of hairline cracks, chips, and spalling of the brick.
d) Evidence of long term water streaking down the sidewalls, mostly due to roof drainage issues. This has caused moisture staining, saturation, material degradation, seepage, and saturation. Notable areas were north to north west sides.
e) Northwest side, one negative slope at the concrete landing has caused the bottom courses of brick and brick footer to have moisture saturation and deterioration.
f) A few sealant/caulk type repairs were observed at the brick cladding and mortar. Notably upper northeast portion of suite 300. These type repairs are inadequate.
g) Sidewall upper metal drip edge flashing at perimeter had several areas of rusting and corrosion.
h) Suite 300 office building masonry stucco plaster had several areas of small settlement/shrinkage cracking, chipping, and peeling.

Suggested Remedies and Recommendations
Recommend further evaluation by a qualified structural engineer. All subsequent prescribed corrections, repairs, and replacement to be performed by a qualified contractor as needed. **This will be a significant cost.**

D. Fenestration System (i.e. windows, openings, doors etc.)

Description of System or Component
The office windows consist of fixed aluminum frames with single panel glazing units. The office doors consist of aluminum frames with aluminum panel and thermo glass panel units. The loading by/garage doors consists of metal frames/tracks with metal panels. All were manual with exception of one was electric for suite 100. Emergency exit/entrance doors were metal frame/panel hinged units.

Overall Condition
The overall condition of the window units were fair. The overall condition of the exit/entrance doors were good to fair. The overall condition of the loading/garage bay doors were good for suites 200/300 and fair for suite 100.

Observations of Physical Deficiencies and Concerns
a) Suite 100, both hinged doors were missing door sweeps. The northwest emergency exit was missing the auto closer, the door panel was bent/damaged, and the slide pin was seized. Due to the seized slide pin, we did not open this door.
b) Suite 100, with the exception of the electric door, the dock doors had issues such as damaged panels, dents, dings, and roller/track maintenance issues.
c) Suite 100. Three bay doors were obstructed with limited visibility, and we were unable to operate or function test.
d) Window frames/trim had worn, aged, and peeling paint at several units along with aged, worn, brittle, or cracked glazing.
e) Suite 300 first bay door did not fully open/extend adequately. Track and frame were damaged and loose.
f) Suite 200 front entrance door unit had corrosion, moisture damage, and deterioration.

Suggested Remedies and Recommendations
Recommend further evaluation by appropriate qualified contractor(s) for maintenance, service, repairs, replacements, or corrections. **This will be a significant cost.**

E. Roofing, Roof Components & Parapet Walls

Description of System or Component
The roof consists of a low-slope pitch design. Roof covering consists of single ply membrane Thermoplastic Polyolefin (TPO) material. Per the listing broker due diligence folder and supplied documents, the TPO manufacture is GAF, it is .60 mil thickness with a manufacture warranty period of coverage from July 8th, 2023 to July 8th, 2043 and installed over the areas of suite 200 & 300 approximately during July of 2023. The TPO roof covering material

for suite 100 appears to be approximately 15 years old, thickness was unknown. Suite 300 office area/building had steep-slope french overhangs with coated/painted metal panel roofing material.

Overall Condition
The overall condition of the actual roof covering material is considered to be good. However other components/ systems such as penetration/protrusion points, roof substrate (i.e. insulation or decking) roof structure, and roof drainage are fair to poor.

Observations of Physical Deficiencies and Concerns
a) The roof covering had evidence of ballooning, wrinkling, creasing, expansion, air pockets, and/or separation from substrate material at multiple smaller concentrated areas.
b) The roof covering had multiple areas of inadequate pitch/slope (to shed/drain rain/storm water) with multiple areas of depressions, sagging low spots, ponding water, pooling water, and sediment/debris building-up. Some areas were more significant in size and depth of sagging/depressions/low spots and/or ponding water.
c) Notable areas (per line item b) with sagging/low spots/depressions and ponding water were at the south rear corner suite 300, north side of suite 100, and against/near the expansion parapet walls.
d) Penetration points such as the exhaust/flue/vent pipes and vent fan units had degraded materials such as metal, caulking, mastic, sealant, etc. and were in poor condition. Multiple exhaust/flue/vent pipes had various materials applied over the openings/holes (of which many were open-ended or not connected to appliances/systems) in an apparent attempt to stop water intrusion.
e) A few areas had easily visible and apparent surface sealant repair attempts at seams or transition points. Sealant appears to be inadequate type. Also one area at the rear middle east (suite 200) had failure of surface sealant that was cracking and separated.
f) Circular rust colored stains observed at middle suite 200/300 area.
g) Substrate level (underneath the TPO roof covering) appears to have de-bonded, detached, or failure at multiple concentrated areas. It is noticeable when walking on. Feeling of squishy, spongy, popping, crunching, etc.
h) Vegetation growth (tree limbs) were in contact and hanging over roofline at rear east side of the building.
i) At the north side of suite 100, there is a perimeter drain slotted (small weep holes) bar installed along the edge where it meets the gutters. This is causing significant soot/sediment/debris build-up on the roof covering and against the metal drain bar with ponding water.The metal drain bar weep holes are also obstructed and clogged with debris, sediment, or soot.
j) Suite 300 sidewall to roof flashing at edge is cracked and failing. Metal paneling has a hole/missing fastener at the south side. Several sections of metal paneling had rusting/corrosion at the bottom edges.

Suggested Remedies and Recommendations
Recommend further evaluation by a qualified roof contractor for correction, repairs, service, and maintenance issues.**This will be a significant cost.**

F. Roof Drainage Systems

Description of System or Component
The roof drainage system consists of roof deck drains, hoppers, aluminum gutters and downspouts. There are a few areas where downspouts connect to underground drainage components, however most of the material was not easily visible.

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

Observations of Physical Deficiencies and Concerns
a) Suite 300 office building roof deck drains are inadequate (too small) in size or diameter.
b) Many areas of the roof deck drains and downspouts had debris clogging and ponding water.
c) Suite 300 front northwest upper downspout discharges onto the lower office building rooftop near the flue pipe protrusions.
d) Suite 300 office left side downspout straps are loose.
e) Suite 200/300 roof drains had evidence of rusting, corrosion, and leaking. One area suite 300 and two areas of suite 200 had active leaks.

Suggested Remedies and Recommendations

Recommend maintenance, cleaning, corrections, and repairs by a qualified roof drainage contractor. **This will be a significant cost.**

H. Canopy Roofs

Description of System or Component
There are several canopy style roofs that are attached to the building(s) exterior wall systems over door entry points. Most consist of metal roof coverings with metal framing and supports.

Overall Condition
The overall condition of the canopy roofs are considered to be good and a few fair.

Observations of Physical Deficiencies and Concerns
a) Suite 100. Entry/exit door canopy metal roofing is aged, worn, and rusted.
b) Suite 300 south entrance door canopy metal frame is bent and damaged.
c) Suite 300 south front left bay canopy metal frame is bent and damaged.
d) All metal canopy frames have visible rust and corrosion.

Suggested Remedies and Recommendations
Recommend corrections by a qualified roofing contractor. **This may be a significant cost.**

5. Mechanical, Plumbing and Electrical Systems

A. Plumbing Water Supply, Distribution and Fixtures

Description of System or Component
The water distribution pipe material is a combination of galvanized,PEX, and copper materials where easily visible. There is a main water shut-off valve located in the warehouse (next to the electrical MDP) at suite 300.

Overall Condition
The overall condition of the plumbing supply, distribution, and fixtures is considered to be good with some components that are fair.

Observations of Physical Deficiencies and Concerns
a) No water at hose bib suite 100
b) Suite 100, We did not test water at eye wash stations due to poor condition. There was no restroom and no additional interior fixtures.
c) The back-flow prevention device did not have a visible inspection tag and we were not provided any documentation. Local jurisdictions having authority typically require annual back-flow device inspections.
d) Suite 300 has old galvanized water supply/piping material. Life expectancy of galvanized water piping is 40-50 years.
e) Suite 300 had several areas/sections of galvanized water piping with degradation, rusting, corrosion, and leaking.

Suggested Remedies and Recommendations
Recommend repairs or corrections by a qualified licensed plumbing contractor. Recommend further evaluation for replacement of all galvanized water piping by a qualified licensed plumbing contractor. Recommend asking the seller/owner to disclose any back-flow inspection documentation. Recommend contacting the water department for back-flow inspection regulations and perform compliance inspections as needed by a qualified back-flow inspection contractor. **This will be a significant cost.**

B. Plumbing Drain, Waste and Vent Systems

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

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

Observations of Physical Deficiencies and Concerns
a) Suite 100 visible DWV piping in the warehouse has open/cut pipe, trash and debris in the wall drain hub and floor drain, and an air admittance valve. One plumbing vent did not extend above the roofline.
b) Suite 200/300 has visible cast iron DWV material. Life expectancy of cast iron pipe material is approximately 40-50 years. A Sewer scope is recommended to determine the condition.
c) Several of the floor drains had visible rust, corrosion, debris, etc. where easily visible.
d) Suite 300 front office and warehouse upper office. There was a stub-out connect for water/sewer. Sewer piping was open.
e) Suite 300 front warehouse floor drain channel was clogged full of debris and sediment.
f) Suite 300 kitchenette sewer drain piping was not configured or installed adequately. It also discharged into the utility room floor drain.

Suggested Remedies and Recommendations
Recommend further evaluation along with necessary repairs or corrections by a qualified licensed plumbing contractor. Recommend sewer scope evaluation of all cast iron piping material, floor drains, and concealed drains by a qualified licensed plumbing contractor. **This may be a significant cost.**

C. Domestic Hot Water Production

Description of System or Component
Suite 300 has two natural gas fired tank water heaters for the office spaces. One unit is located in the warehouse utility room, manufacturer is A.O. Smith, model GCRL-40, 40K BTU, 40 gallon, year 2023. One unit is atop the mezzanine platform, manufacturer is Rheem, model PROG50, 38K BTU, 50 gallon, year 2023.

Overall Condition
The overall condition of the water heaters are good.

Observations of Physical Deficiencies and Concerns
a) The water heaters were not operational. They were not turned on. Gas service may be turned off to the building.
b) Warehouse utility room water heater flue piping was not connected adequately.
c) Both water heaters TPRV discharge piping was not installed/connected adequately.

Suggested Remedies and Recommendations
Recommend further evaluation for corrections and repairs by a licensed plumbing contractor.

D. Heating and Air Conditioning Systems

(1) Description of System or Component
Heating, Ventilation and Air Condition consists of the following. Suite 100 has one split system. Condenser is located on the roof. Air handler not accessible (confined space above suspended ceiling in finished office/storage). It was operational in cooling mode. A total of four suspended natural gas fired unit heaters and one electric fired suspended unit heater for the mezzanine area. Suite 200 has 5 natural gas fired unit heaters. Suite 300 has one natural gas fired electric cooling RTU unit for the front office space. There is one split system. Condenser is located on the roof. The air handler/furnace is located at the ceiling in the warehouse next to the restroom/office interior build-out. There are four suspended natural gas fired unit heaters. There are several remnants of components such as flue pipes, thermostats, and gas piping for apparent heating equipment that has been removed and no longer present.

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

Observations of Physical Deficiencies and Concerns
a) Overall level of maintenance, care and service for these HVAC units is considered to be mostly fair condition.
b) Suite 100. 4 Gas unit heaters. One gas heater powered on but did not ignite. One t-stat was not located. One gas heater did not respond to the t-stat. One t-stat was removed.
c) Suite 100. Lower level mezzanine area. One electric ceiling mount heater did not respond to the t-stat.
d) Suite 100, the air handler located above the suspended ceiling tile in the office was not readily accessible or easily visible due to several constraints such as height, confined, location, and placement. As a result, we were unable to retrieve data such as model, age, or size. The unit did not respond to heat mode using normal controls.
e) Suite 100. There is one open flue, gas, and electrical connection for a heater that was not present or had

been removed and no longer present.
f) Suite 200 & 300. None of the natural gas fired heating units were operational or turned on by using normal controls. The gas service may be turned off to the building.
g) Suite 200 & 300. There are several remnants of components such as flue pipes, thermostats, and gas piping for apparent heating equipment that has been removed and no longer present. Some of these components were broken, damaged, capped off, and/or are boarded up.
h) A couple of the rooftop metal flue exhaust pipes have rust and corrosion.
i) Suite 300 office area. Multiple ducts, supply vents piping, insulation, etc. had evidence of rodent chew damage.
j) Suite 300 office area. Multiple ducts and supply vents had disconnected pieces. One supply vent diffuser at the kitchenette was placed above the suspended ceiling.
k) Suite 300 warehouse office/restroom HVAC split system did not function in heat mode and did not function adequately in cooling mode.
l) Suite 100 has one split system condenser estimated to be 15+ years old. There are 4 gas unit heaters and one electric unit heater 20+ years old. Suite 200 has 2 gas unit heaters 20+ years old. Life expectancy of HVAC units are 10-20 years.

Suggested Remedies and Recommendations
Recommend immediate service, maintenance, repairs and corrections as needed by qualified licensed HVAC contractor. Due to age or condition, recommend budget for replacement of one condenser unit, 6 gas unit heaters, and 1 electric unit heater. **Repairs/corrections/service/maintenance may be a significant cost. Each heat/cool system will be a significant cost at the time of replacement**.

E. Electric Service and Meter

(1) Description of System or Component
Electrical service consists of and apparent 3-phase Delta system fed via underground lines. Voltages observed include 480/277, 208y/120, and 240/120. Other voltages may be present or available. There is one electrical meter located the front northwest side adjacent to the building. Suite 300 contained the MDP switchboard with a 3000 amp main bolted pressure contact switch. There are various electrical component groupings such as panels and transformers throughout the suites which are all listed in section 5.E.2 labeled electrical component data.

Limitations: Many panels, components, or circuits were not adequately labeled or identified which limited our assessment.

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

Observations of Physical Deficiencies and Safety Concerns
a) Many panels, components, voltages, or circuits were not adequately labeled or identified. Some of the panel directories and rating labels had been covered up or removed. These issues may be compounded by the apparent delta electrical system configuration. Improper identification of delta electrical systems, particularly high-leg delta systems, may create shock hazards, equipment damage, improper circuit connections, and unsafe servicing conditions.
b) Several switchboards and panels had missing fasteners, missing cabinet panels, bent or damaged cabinets/ covers, and/or have been modified.
c) Several mismatched breaker manufacturers.
d) Suite 100 mezzanine panel and Suite 300 bottom switchboard cabinet had some visible moisture staining, streaking, or corrosion.
e) Several panels had missing knock-out covers or exposed voids at circuit breaker slots.
f) Suite 300 MDP station has electrical equipment labeled emergency panel, transfer switch,and a disconnect turned off. There may have been an emergency generator power source at one time.

Suggested Remedies and Recommendations
Recommend further evaluation of the entire electrical system by a qualified licensed electrical contractor and repair, replace, and correct as needed. **This will be a significant cost.**

F. Electric Distribution

Description of System or Component
Electrical distribution consisted of metal conduit cabling, various types of lighting, switches, receptacles, and fixtures.

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

Observations of Physical Deficiencies and Concerns
a) Exterior Lighting has a mixture of old and newer equipment. Several light packs were either aged/worn, damaged, loose, or had evidence moisture intrusion.
b) Exterior and rooftop conduit and j-boxes had disconnected unions/connectors/couplings, rusting, corrosion loose, damage, not adequately fastened, or supported at several areas.
c) One exterior GFCI electrical receptacle on the northwest side of Suite 100 and Suite 300 office restroom GFCI receptacles were faulty.
d) Suite 100 has one interior pole mounted warehouse receptacle with no power.
e) All the suites had several or multiple of the following issues; junction boxes with unfilled holes or missing covers, non-operational light fixtures, damaged/loose receptacles/outlets/conduit, open grounds, and/or non-operational receptacles.
f) Suite 100, the mezzanine level has one junction box with visible soot consistent with heat, scorching, or arcing.
g) Suite 100 office fluorescent lay-in light fixtures have water staining/damage.
h) Several light bulbs were missing or light fixtures non-operational.
i) Please note, there is an electric automation/timer control panels for some of the lighting or devices. We could not function test any light fixtures connected or operated by this component.

Suggested Remedies and Recommendations
Recommend corrections and repairs by a qualified licensed electrical contractor. **This will be a significant cost.**

H. Exhausts, Fans and Vents

Description of System or Component
Suite 100, there are 4 operational mechanical sidewall exhaust fans and 3 rooftop mechanical exhaust fan units. Suites 200/300 there are 3 operational large mechanical sidewall exhaust fans, one small non-operational sidewall exhaust fan, several removed/boarded up. There are 9 large rooftop exhaust fan units or remnants and one rooftop up-blast exhaust fan unit. The building has several louvered mechanical sidewall vents. Suite 300 office restrooms (2) had exhaust vent fan units, they were operational.

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

Observations of Physical Deficiencies and Concerns
a) suite 100. Sidewall exhaust fan wall switches/controls were worn but operational . Dirty components. One fan's louver is faulty.
b) suite 100. The rooftop exhaust fan units were aged, worn, rusted, corroded, and appear non-operational. One was boarded/covered up as viewed from inside the warehouse.
b) Suite 200/300. Most of the rooftop exhaust fan units were aged, worn, corroded, missing parts/components, broken or in poor condition. Several were boarded/covered up as viewed from inside the warehouse.
c) Suite 200/300. There are 3 large sidewall exhaust fan units that were operational. However, they lacked basic and routine maintenance and care. There were a few smaller exhaust fans inside the warehouse that were aged, worn, and non-operational. Several of the sidewall fans were damaged/bent and/or covered/boarded up as viewed from inside the warehouse. Several louver vents had damaged covers/parts.
d) Additionally, there were several remanent or parts of old exhausts, fans, pipes, components etc as viewed from the rooftop and inside. Many were aged, worn, rusted, corroded, etc.
e) Suite 300 warehouse restrooms did not have operational exhaust fan units.
f) Suite 200 restroom did not have operational exhaust fan unit.

Suggested Remedies and Recommendations
Recommend further evaluation by a licensed mechanical contractor for corrections, service, maintenance, repairs, or replacement. **This will be a significant cost.**

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

Old Plumbing, Wiring, Electrical, Mechanical, or Piping Components (Out-of-Scope)
It is typical or common in older buildings to have mechanical, electrical, plumbing, or piping components that has been removed, disconnected, decommissioned, cut, sitting idle, considered obsolete, or are non-working. Some of these systems or components are part of the building(s) initial design, some are used for a business or tenants particular need or use over the years.

Evaluating or assessing equipment, systems, or components of this nature are considered out-of-scope.
Some of the building(s) systems or components can be tethered, conjoined, or connected to business related equipment, or still connected to the building(s) systems/components that are in-use. Determining which system, component or equipment is operational, idled, decommissioned, disconnected, etc. can be difficult, near impossible, or technically exhaustive.

Leaving equipment, systems, or components behind (not fully removed) can have a negative effect or pose as a health/safety risk/hazard. Penetration points were components extend through the ceiling/roof, building envelope, or wall cladding for example can cause moisture intrusion or energy loss. Electrical/Mechanical still live/connected/ energized can cause injury or pose as a fire hazard. Drains, pits, pumps can generate air borne contaminants, pollutants, or microbial growth. Open voids, holes, piping, etc. can be entry ways for rodents, animals, insects, or pests. Underground piping or UST's may exist and pose an environmental hazard.

Recommendations
Recommend having appropriate licensed contractors or specialists further evaluate these concerns. Recommend proper removal, demolition, sealing off, or adequate corrections. Recommend sanitize, cleaning, remediation and clearance testing as needed per licensed contractor or specialist recommendations. **Total will be a significant cost.**

6. Interior Elements

B. Deficiencies Observed at Interior Room Components - Walls, Ceilings, Floors, Doors and Windows

Overall Condition
The overall condition of the interior elements is considered to be fair.

Observations of Physical Deficiencies and Concerns
a) Rodent/pest/vermin activity and droppings observed at multiple areas of the building(s) including atop of suspended ceiling tiles in office/finished areas.
b) Moisture leak stains and damage were observed at several areas of the upper walls inside the warehouse portions of the building at all three suites. Suite 300 had moisture damage present at the suspended ceiling tiles in several areas. Most of the moisture damage appears to have originated from failing HVAC related equipment, failing roof/roof drainage components, or building envelope components. One area had elevated (active) moisture readings at north side front wall of suite 200 and the roof drains/ceilings.
c) Suite 300 office windows had film/residue on the glass.
d) Suite 300 office front room had large moisture stain on LVP flooring.
e) Guard or bollard railing at suite 300 warehouse was damaged.
f) Suite 300 warehouse upper mezzanine office had visible microbial type growth on the door panel.
g) Suites 200/300 had apparent holes in the concrete floor at several areas. These were likely from old anchored equipment.

Suggested Remedies and Recommendations
Recommend correction of all issues causing moisture or water leaks by appropriate qualified contractors. Recommend remediation of all moisture related damaged systems, components, or materials by appropriate qualified contractors. Recommend further evaluation by a licensed pest contractor for removal, remediation, and sanitizing. **Total sum will be a significant cost.**

7. Fire Protection

A. Fire Sprinkler & Alarm System

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

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Description of system or component for fire sprinkler

The building(s) are protected by a wet hydraulic automatic fire sprinkler system. There are a total of 4 riser stations. Two are in suite 300, one in suite 200, and one in suite 100. The FDC hook-up is located at the northwest entrance of suite 300. There are a total of 4 exterior post indicator valves and 2 exterior fire hydrants. The fire sprinkler had inspection tags posted by Advantage Fire Sprinkler Co. Sept 2025. suite 100 has an additional tag March 2025.

Overall Condition

The overall condition of the fire sprinkler system was fair.

Deficiencies or concerns fire sprinkler

a) A few of the PIV sight windows were translucent, faded/worn,or semi-opaque. Electrical conduit, components rusted and weathered.
b) Water motor gong bells are rusted. Recent annual fire inspection report indicates at least one is non-operational.
c) Aged, worn, faded, inadequate, or missing signage for several systems/components. Some covered up with paint.
d) Hydraulic design/nameplate is not present.
e) Per the annual fire sprinkler inspection report generated by Advantage Fire Sprinkler Co., Inc and dated September 2nd, 2025 the water motor gong for system #2 was not working. It also indicated no hydraulic name plates and PIV's are secured by lock and chain.
f) Multiple fire sprinkler heads had soot and dust build-up.
g) Suite 100. Several sprinkler heads (notably around/at the mezzanine) and suite 200 finished room had evidence of moisture seepage, corrosion, or discoloration.

Description of system or component for fire alarm

The building(s) has one apparent fire alarm system. It is manufactured by DMP and model indicated on an annual inspection report is Fire Command Center. The fire alarm panel is located at the northeast warehouse of suite 300. There is a fire alarm keypad at the north entrance in suite 100. The display module indicated power was on and all systems were normal. There were visible pull stations, strobes, photo sensor, and heat detector present.

Overall Condition

The overall condition of the fire alarm system was good.

Deficiencies or concerns for fire alarm

a) No visible annual inspection tags posted or present at the fire alarm panel. However, in the due diligence file supplied by the listing broker, there is an annual fire alarm inspection report generated by Omega Controls, LLC and dated March 3rd, 2026.
b) Key would not open the fire alarm panel. Unable to determine model and age.
c) Annual fire alarm report generated by Omega Controls, LLC and dated March 3rd, 2026 stated the horns/strobes were not synchronized between two suites and had different power supplies.
d. One fire alarm strobe at suite 300 warehouse upper office was damaged and laying on the ground.
e) Suite 300 office space placement of strobes was irregular and only located in one room. None in the restrooms.

Suggested Remedies and Recommendations

Recommend further evaluation along with repairs, corrections and any necessary recommended or required inspections by a qualified fire sprinkler and fire alarm contractor. **This may be a significant cost.**

B. Life Safety & Fire Extinguisher

Description of system or component
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. We observed illuminated emergency exit and lighting, along with ABC fire extinguishers. Suite 100 had fire extinguisher inspection tags posted by JD Extinguisher Inc. and dated November, 2025. Suites 200/300 had fire extinguisher inspection tags posted by Associated Fire Protection. and dated October, 2023

Overall Condition
Overall the condition is considered to be fair to good.

Deficiencies or concerns
a) No visible documentation or inspection tags indicating current, compliant, or in-date annual inspections for life safety systems/components.
b) Suite 100. Emergency exit light battery depleted and faulty. Device is aged and worn.
c) Fire extinguishers missing signage suite 100
d) Fire extinguishers not adequately installed/secured suites 200/300
e) Suite 300 office front door no illuminated exit signage present
f) Suite 200/300 fire extinguisher inspection tags are expired or non-compliant
g) Suite 300 restrooms did not have emergency lighting present.
h) Suite 300 office emergency lighting battery depleted and faulty. One light lens is broken.

Suggested Remedies and Recommendations
Recommend immediate evaluation for required annual inspections including any corrections or repairs by a licensed life safety contractor. **This may be a significant cost.**

ORIGINAL FINANCIAL RECORD

Original assessment · source page 140

ORIGINAL FINANCIAL RECORD — ANONYMIZED

Source inspection date: May 25, 2026

Service: Property condition assessment

Quantity: 1

Reported inspection fee: $5,870.00

Reported tax: $0.00

Reported total: $5,870.00

Payment method: ACH

Payment status: Paid in full

Client, address, inspector and other personal billing details withheld.