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PROPERTY CONDITION ASSESSMENT

1234 Sample Street, Bradenton, FL 34203

Sample Client
5/15/2026 9:00AM



Inspector
Tronn Goehring

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Introduction

Thank you for selecting **Mr. Inspector** to perform this Commercial Property Inspection.

The purpose of this report is to provide an objective assessment of the observable physical condition of the subject property at the time of the inspection.

This inspection was performed in general accordance with the guidelines established by the Certified Commercial Property Inspectors Association (CCPIA) Commercial Standards of Practice (ComSOP). These standards provide a framework for evaluating major building systems and site components through a visual, non-invasive inspection of readily accessible areas.

Clients are encouraged to review the report in its entirety and contact Mr. Inspector with any questions regarding the observations or findings presented.

This report should be used as one component of the client's overall due diligence process. Commercial properties are complex assets, and no visual inspection can identify every condition that may exist. The observations and opinions contained in this report are based on the inspector's professional judgment and experience at the time of the inspection. Where conditions were observed that may warrant additional investigation, further evaluation by qualified specialists may be recommended.

EXECUTIVE SUMMARY

1234 Sample Street, Bradenton, FL 34203
Commercial Property Inspection Report | May 15, 2026 | Sample Client

1.0 Executive Summary

1.1 Property Overview

Inspection Date	May 15, 2026
Property Address	1234 Sample Street, Bradenton, FL 34203
Client	Sample Client
Year Built	2004
Property Type	Warehouse
Building Size	Approximately 9,750 sq ft (single story)
Number of Buildings	1
Number of Stories	1
Occupancy	Vacant at time of inspection
Building Structure	Pre-engineered metal building (PEMB) on slab-on-grade; concrete masonry unit (CMU) knee walls with ribbed metal panel siding above
Roof Type	Low-slope metal roof assembly with ridge ventilation and skylights
HVAC Type	Two wall-mounted exhaust/ventilation fans serving the warehouse area; not operated at time of inspection (no power)
Electrical Service	Underground; 120/240V, 400A; copper wiring; distribution panels located in warehouse area
Plumbing	Municipal water and sewer; copper supply; PVC DWV; no hot water source present
Inspector	Tronn Goehring — InterNACHI — Lic. #HI13608 (941) 356-2311 info@mrinspectorfl.com

1.2 General Condition Summary

Information

The subject property is a single-story commercial warehouse situated on a developed commercial site at 1234 Sample Street in Bradenton, Florida. The property consists of a pre-engineered metal building of approximately 9,750 square feet constructed in 2004, making the structure approximately 22 years old at the time of inspection. Site improvements include asphalt-paved parking and access drives, concrete walkways and aprons, concrete parking blocks, perimeter landscaping, and pole- and wall-mounted exterior lighting. The building was vacant at the time of inspection.

Overall, the property appears to have been constructed in a manner typical for commercial buildings of its type, age, and use in the Bradenton, Florida market. The major building systems and site improvements appeared generally functional for their intended use; however, the inspection identified several conditions characteristic of a 22-year-old commercial structure that has experienced deferred maintenance, normal weathering, and the cumulative effects of Florida's subtropical climate, including UV exposure, thermal cycling, and elevated humidity.

The most significant findings involve the metal roof system, exterior wall envelope, an interior structural post base, the interior restroom, and the electrical system. The low-slope metal roof exhibits deteriorated and corroded fasteners, localized rust streaking, improper drainage at portions of the perimeter, and a damaged roof vent. Exterior CMU knee walls exhibit cracking and remain largely unsealed. The interior restroom exhibits extensive staining, finish deterioration, and visible openings in the wall assembly that are visually consistent with prolonged moisture exposure and possible microbial growth. A steel column base within the warehouse exhibits deterioration and section loss consistent with prolonged moisture contact. Electrical deficiencies include exposed wiring, missing device cover plates, and multiple circuit breakers in the OFF position with the affected loads unverified.

Site-related findings include localized asphalt settlement, damaged and displaced concrete parking blocks, aging sealcoat, and exterior slab cracking adjacent to the overhead door apron. The interior roof cavity batt insulation is widely deteriorated and separating from the underside of the metal roof deck. The portable fire extinguishers observed on site display past-due service tags.

Overall, the property is in serviceable condition relative to its age and use type. The capital investment required over the near- to mid-term planning horizon is moderate, driven primarily by metal roof coating and eventual replacement, exterior envelope protection, restroom renovation, and pavement renewal. Items of immediate concern are summarized in Section 1.4 below. Longer-term capital planning items are identified in the Capital Reserve Forecast in Section 1.5.

1.3 Key Findings

Roof System — Metal Roof Fasteners, Drainage, and Damaged Vent

— Repair Recommended

The low-slope metal roof system exhibits backed-out and corroded fasteners with degraded gaskets at multiple locations, evident rust streaking across the panel surface, improper drainage along portions of the perimeter, and a damaged roof vent assembly with apparent gaps in its closure. These conditions present an active water intrusion pathway and reduced wind-uplift resistance during severe weather events typical of the Bradenton, Florida market. Evaluation and repair by a qualified commercial roofing contractor is recommended, including fastener and gasket replacement, drainage correction, and vent repair or replacement.

Exterior Wall Envelope — CMU Cracking and Unsealed Masonry

— Repair Recommended

The exterior CMU knee walls exhibit cracking at multiple locations and appear to be largely unsealed and unpainted. Unsealed CMU is porous and absorbs moisture readily, particularly in Florida's high-humidity environment, accelerating deterioration of the masonry, embedded reinforcement, and adjacent metal panel framing. Comprehensive envelope protection including crack repair, joint sealant replacement, and application of a breathable masonry sealer or elastomeric coating by a qualified contractor is recommended.

Interior Structural Post — Base Deterioration**— Repair Recommended**

A steel column within the warehouse interior exhibits deterioration, corrosion, and section loss at its base consistent with prolonged moisture contact at the slab interface. Deterioration at the base of a load-bearing structural member may compromise the column's load-carrying capacity over time, and the structural significance of the condition cannot be determined through visual inspection alone. Evaluation by a Florida-licensed structural engineer is recommended, along with correction of any moisture migration to the column base.

Interior Restroom — Apparent Moisture and Microbial Growth**— Repair Recommended**

The interior restroom area exhibits extensive dark staining along the lower walls and floor-wall interface, apparent surface deterioration of wall finishes, and visible openings in the wall assembly. The conditions are visually consistent with prolonged moisture exposure and possible microbial (mold) growth, which may present indoor air quality concerns and may indicate active or historic leakage. Further evaluation by a Florida-licensed mold assessor and remediation by a Florida-licensed mold remediation contractor in accordance with Chapter 468, Part XVI, Florida Statutes, is recommended.

Electrical System — Exposed Wiring, Missing Cover Plates, and De-Energized Circuits**— Repair Recommended**

Sections of branch wiring were observed routed without conduit or other approved protection, one or more switches and receptacles were observed without cover plates installed, and multiple circuit breakers were observed in the OFF position with the affected loads not available for evaluation. These conditions present shock, arc-fault, and fire hazards and prevent complete evaluation of the electrical system. Correction by a Florida-licensed electrical contractor is recommended.

Site Improvements — Pavement Settlement, Parking Blocks, and Slab Cracking**— Repair Recommended**

Localized settlement and depressed areas were observed in portions of the asphalt parking lot, the sealcoat is aged, and multiple concrete parking blocks were observed damaged, broken, or displaced. Exterior concrete flatwork adjacent to the overhead door apron exhibits cracking. Damaged parking blocks create trip hazard conditions and present a premises liability exposure prior to occupancy. Repair, reseating, and replacement of affected components by a qualified paving and site contractor is recommended.

Interior Roof Cavity Insulation — Deterioration**— Repair Recommended**

The fiberglass batt insulation suspended at the underside of the metal roof deck exhibits widespread sagging, separation from the deck, and visible deterioration throughout the warehouse area. Deteriorated insulation reduces thermal performance, contributes to condensation potential, and presents an unprofessional appearance for prospective tenants. Replacement of the insulation system by a qualified contractor is recommended.

Fire & Life Safety — Past-Due Fire Extinguisher Service**— Repair Recommended**

The portable fire extinguisher(s) observed at the property display service tags indicating the most recent annual inspection is past due. Portable fire extinguishers are required to be inspected, maintained, and tagged annually in accordance with NFPA 10 and the Florida Fire Prevention Code, and units with past-due tags may not be code-compliant. Inspection, servicing, and re-tagging by a Florida-licensed fire equipment dealer is recommended without delay.

1.4 Immediate Repairs

Electrical Systems

Sections of electrical wiring were observed routed without conduit or other approved protection, including conductors at floor level. One or more switches and receptacles were observed without cover plates installed, exposing energized components. Multiple circuit breakers were also observed in the OFF position, the cause and loads of which could not be determined at the time of inspection. Correction by a Florida-licensed electrical contractor is recommended, including installation of approved raceway, cover plate replacement, diagnostic investigation of de-energized circuits, and any associated repairs.

Building Envelope and Interior Structure

A steel column within the warehouse interior exhibits corrosion and section loss at its base. Evaluation by a Florida-licensed structural engineer is recommended to determine the structural significance of the condition and to specify appropriate repair or reinforcement. Interior CMU walls exhibit through-wall openings that compromise the wall's integrity and pest, dust, and moisture isolation; repair by a qualified masonry contractor is recommended. Source moisture migration to affected components should be identified and corrected.

Interior Restroom — Apparent Moisture and Microbial Growth

The interior restroom exhibits extensive staining, surface deterioration, and visible openings in the wall assembly that are visually consistent with prolonged moisture exposure and possible microbial growth. Microbial assessment is outside the scope of this inspection. Further evaluation by a Florida-licensed mold assessor and remediation by a Florida-licensed mold remediation contractor is recommended, with source moisture identification and correction performed by a qualified plumbing and/or building envelope contractor prior to surface restoration.

Roof System

Multiple roof panel fasteners were observed to be backed out, loose, or showing significant corrosion at the gasket and washer assembly, with rust streaking extending across the metal roof surface. A roof-mounted vent assembly was also observed to be damaged at the time of inspection. These conditions present an active water intrusion risk and should be addressed promptly by a qualified commercial roofing contractor, including fastener and gasket replacement, vent repair or replacement, and evaluation of adjacent panels and flashings.

Site — Damaged Parking Blocks

Multiple concrete parking blocks were observed cracked, broken, or displaced from their original positions. Damaged or displaced wheel stops may not perform their intended function and can create trip hazards for pedestrians, creating premises liability exposure prior to occupancy. Repair, reseating, or replacement of affected components by a qualified site contractor is recommended.

Fire & Life Safety

The portable fire extinguisher(s) observed at the property display service tags indicating the most recent annual inspection is past due. The unit(s) should be inspected, serviced, and re-tagged by a Florida-licensed fire equipment dealer without delay. Any unit that cannot be properly serviced should be replaced. The property's overall fire and life safety equipment program should be reviewed with the local Authority Having Jurisdiction as appropriate.

1.5 Capital Reserve Forecast

Asphalt Pavement — Repair, Seal, and Overlay

Asphalt pavement surfaces exhibited localized settlement, depressed areas, aging sealcoat, and minor cracking consistent with a pavement system that has not received recent surface maintenance. Near-term crack repair, sealcoat application, and restriping should be budgeted at an estimated cost of \$4,500 to \$8,500 within the 0 to 1 year horizon. A mill-and-overlay or partial repave program with base correction in settled areas should be budgeted within the 3 to 7

year horizon at an estimated cost of \$45,000 to \$90,000 depending on scope and area affected.

Metal Roof System — Coating and Eventual Replacement

The low-slope metal roof system exhibits age-related surface wear, finish oxidation, deteriorated fastener gaskets, and localized rust streaking consistent with a 22-year-old roof in a Florida coastal climate. Application of an elastomeric or silicone roof coating system to extend the remaining useful life and address fastener-related water intrusion risk should be budgeted within the 1 to 3 year horizon at an estimated cost of \$30,000 to \$60,000. Full replacement of the metal roof assembly should be retained as a capital planning contingency within the 10 to 15 year horizon at an estimated cost of \$120,000 to \$180,000.

Exterior CMU Walls — Repair and Protective Coating

Exterior CMU knee walls exhibit cracking at multiple locations and remain largely unsealed and unpainted. Comprehensive envelope protection including crack repair and tuckpointing, joint sealant replacement at panel transitions, and application of a breathable masonry sealer or elastomeric coating should be budgeted within the 1 to 3 year horizon at an estimated cost of \$7,500 to \$15,000.

Metal Wall Panels — Repair and Recoat

Ribbed metal wall panels exhibit localized denting, finish wear, and minor fastener corrosion consistent with the age of the structure. A comprehensive repair-and-recoat program addressing impact damage, finish refresh, and fastener and trim replacement should be budgeted within the 5 to 10 year horizon at an estimated cost of \$15,000 to \$30,000.

Glazing and Personnel Doors — Replacement

Fogged insulated glass units were observed at one or more personnel doors and exterior door hardware exhibited corrosion typical of doors in a subtropical climate. Replacement of failed glazing units, corroded hardware, and (where economically warranted) door assemblies should be budgeted within the 1 to 3 year horizon at an estimated cost of \$4,000 to \$8,000. Replacement glazing should meet current Florida Building Code wind-borne debris requirements applicable to the property's wind zone.

Overhead Rolling Doors — Service and Eventual Replacement

The overhead rolling doors exhibit operational issues including sticking and observed damage. Near-term service and repair by a qualified overhead door contractor should be budgeted within the 0 to 1 year horizon at an estimated cost of \$1,500 to \$4,500. Full replacement of both doors should be retained as a capital planning item within the 8 to 12 year horizon at an estimated cost of \$10,000 to \$18,000.

Warehouse Ventilation — Evaluation and Replacement Reserve

Two wall-mounted ventilation fans serve the warehouse area; the units could not be operated at the time of inspection due to a lack of electrical power. Once power is restored, the operational status, age, and remaining useful life of the equipment should be confirmed by a qualified mechanical contractor. A replacement reserve of \$2,500 to \$6,000 within the 1 to 5 year horizon should be retained pending that evaluation, with the understanding that equipment of this type and apparent age is at or near the end of its expected service life.

Interior Roof Cavity Insulation — Replacement

The fiberglass batt insulation suspended at the underside of the metal roof deck exhibits widespread sagging, separation, and visible deterioration. Full replacement with a system appropriate for metal building roof cavities should be budgeted within the 1 to 5 year horizon at an estimated cost of \$20,000 to \$35,000.

Restroom — Full Renovation Following Remediation

Following the moisture source repair and microbial remediation identified as an Immediate Repair, full renovation of the interior restroom including replacement of wall finishes, flooring, plumbing fixtures, and partition components should be budgeted within the 0 to 1 year horizon at an estimated cost of \$8,000 to \$18,000.

Interior and Site Lighting — LED Retrofit

Existing interior high-bay and exterior site lighting fixtures appear to be original to the building. Retrofit or replacement with LED fixtures by a Florida-licensed electrical contractor should be budgeted within the 1 to 5 year horizon at an estimated cost of \$8,000 to \$20,000, offering reduced operating cost, improved illumination, and longer service intervals while addressing any failed fixtures observed during the inspection.

Electrical Service Equipment — Long-Term Contingency

The 400-amp electrical service equipment, distribution panels, and disconnects appeared serviceable at the time of inspection. A long-term replacement contingency of \$8,000 to \$15,000 should be retained within the 10 to 15 year horizon to address eventual end-of-life replacement, code compliance upgrades at the time of renovation, or capacity expansion to support a future tenant's electrical demand.

Fire and Life Safety — Ongoing Maintenance

Portable fire extinguishers require annual inspection, service, and tagging in accordance with NFPA 10 and the Florida Fire Prevention Code; ongoing annual maintenance should be budgeted at \$250 to \$750. Additional fire and life safety improvements, including future installation of a fire alarm or sprinkler system, may be required based on tenant build-out, occupancy classification, or local Authority Having Jurisdiction requirements.

System / Component	Horizon	Estimated Cost Range
Asphalt Pavement — Crack Seal, Sealcoat, Restripe	0–1 year	\$4,500 – \$8,500
Asphalt Pavement — Mill and Overlay	3–7 years	\$45,000 – \$90,000
Metal Roof — Elastomeric Coating	1–3 years	\$30,000 – \$60,000
Metal Roof — Full Replacement Contingency	10–15 years	\$120,000 – \$180,000
Exterior CMU Walls — Repair and Sealer Coating	1–3 years	\$7,500 – \$15,000
Metal Wall Panels — Repair and Recoat	5–10 years	\$15,000 – \$30,000
Glazing and Personnel Doors — Replacement	1–3 years	\$4,000 – \$8,000
Overhead Rolling Doors — Service	0–1 year	\$1,500 – \$4,500
Overhead Rolling Doors — Replacement	8–12 years	\$10,000 – \$18,000
Warehouse Ventilation — Replacement Reserve	1–5 years	\$2,500 – \$6,000
Interior Roof Insulation — Replacement	1–5 years	\$20,000 – \$35,000
Restroom — Full Renovation	0–1 year	\$8,000 – \$18,000
Lighting — LED Retrofit (interior and site)	1–5 years	\$8,000 – \$20,000
Electrical Service — Long-Term Contingency	10–15 years	\$8,000 – \$15,000
Fire and Life Safety — Ongoing Maintenance	Annual	\$250 – \$750/yr
ESTIMATED TOTAL CAPITAL RESERVE (near-term, excl. roof and long-term contingencies)	All horizons	\$155,000 – \$317,000

The subject building was constructed in 2004 and is approximately 22 years old at the time of inspection. The most capital-intensive near- and mid-term needs are concentrated in asphalt pavement renewal, metal roof coating and eventual replacement, exterior masonry envelope protection, and interior insulation replacement. The estimated near-term capital reserve, excluding the roof replacement and electrical service long-term contingencies, is approximately \$155,000 to \$317,000. Additional contingencies of approximately \$120,000 to \$180,000 for full metal roof replacement and \$8,000 to \$15,000 for long-term electrical service replacement should be retained within the 10 to 15 year planning horizon. All estimates are intended for planning purposes only. Actual costs will vary based on scope, market conditions, and contractor pricing at the time of work. A phased capital improvement plan developed with qualified contractors is recommended as part of the client's ownership and asset management planning process.

2.0 Scope of Work

SUBSECTION	# DEFECTS
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2.1 Scope of Work

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2.1 Scope of Work

Information

2.1.1 Scope of Work

The purpose of this inspection is to provide the client with an objective overview of the observable physical condition of the subject property at the time of the inspection. The inspection was conducted in general accordance with the Commercial Standards of Practice (ComSOP) established by the Certified Commercial Property Inspectors Association (CCPIA).

The inspection consisted of a visual, non-invasive evaluation of the property’s readily accessible building systems and components. The inspection is intended to identify material deficiencies, deferred maintenance, and conditions that may affect the property's performance, safety, or future capital planning.

The scope of the inspection generally included observation of the following systems and components where accessible:

Site improvements including parking areas, walkways, grading, drainage, exterior lighting, and related site features.

Building exterior components including exterior wall coverings, windows, doors, trim, sealants, and other elements of the building envelope.

Roof systems including roof coverings, flashings, drainage components, and visible roof-mounted equipment.

Structural components that were visible and readily accessible, including framing, beams, columns, and foundation elements where observable.

Mechanical systems including heating, ventilation, and air conditioning equipment and associated components.

Electrical systems including main service equipment, distribution panels, and visible wiring components.

Plumbing systems including visible supply piping, drain piping, water heating equipment, and fixtures where present.

Interior areas including ceilings, walls, floors, and general interior conditions.

The inspection was limited to conditions visible and accessible at the time of the inspection. The inspection did not include destructive testing, dismantling of equipment, or movement of furnishings, stored materials, or building components.

The inspection is not intended to determine compliance with building codes, zoning regulations, accessibility requirements, or environmental regulations. Environmental hazards such as mold, asbestos, radon, lead-based paint, or other hazardous materials are outside the scope of this inspection unless specifically contracted as additional services.

Where conditions were observed that may require specialized evaluation or repair, further review by qualified professionals may be recommended.

3.0 Property Description

SUBSECTION	# DEFECTS
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3.1 Property Description

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3.1 Property Description

Information

3.1.1 Property Type: Warehouse

3.1.2 Year Built

2004

3.1.3 Number of Buildings

1

3.1.4 Number of Stories

1

3.1.5 Approximate Square Footage

9750

3.1.6 Occupancy Status: Vacant

3.1.7 Site Description

The subject property is a commercial warehouse facility situated on a developed commercial site in Bradenton, Florida. The property consists of a single-story pre-engineered metal building of approximately 9,750 square feet constructed in 2004, improved with asphalt-paved parking areas, concrete walkways and aprons, perimeter landscaping, exterior lighting, and associated site improvements. The site is generally level and appears designed to direct surface water away from the building toward perimeter and street-side drainage. The surrounding area consists of similar light industrial, warehouse, and commercial occupancies typical of the Sample Street commercial corridor in Bradenton.

3.1.8 Parking Areas

Parking for the property is provided by an asphalt-paved parking area located primarily at the front and side of the building. The pavement surface exhibits aged sealcoat, surface fatigue, and localized depressions and settlement consistent with pavement that has experienced age-related wear and limited recent surface maintenance. Parking stall striping is present throughout the lot, though several markings are faded or partially worn. Concrete wheel stops are installed at the head of numerous stalls; several were observed in damaged, broken, or displaced condition. These conditions are described further in the Walk-Through Survey section.

3.1.9 Access Drives

Vehicle access to the property is provided by paved driveways connecting the site to Sample Street and the adjacent commercial roadway network. The drive surfaces share the general pavement conditions observed in the parking areas, including aged sealcoat, surface fatigue, and localized settled areas. Access drives appeared functional for their intended use at the time of inspection. The same deferred maintenance concerns applicable to the parking areas apply here as well and are described further in the Walk-Through Survey section.

3.1.10 Landscaping

Landscaping improvements consist of typical commercial site vegetation including grassed areas, ornamental shrubs, and perimeter trees distributed around the property. Landscaping appeared generally maintained at the time of inspection. Vegetation immediately adjacent to the building, including shrubs and weeds at the base of exterior walls, should be trimmed back periodically to prevent contact with the metal panel siding and CMU knee walls, to allow proper inspection and maintenance of exterior surfaces, and to reduce harborage for pests. Tree canopies extending toward or over the roof should be managed to reduce the risk of storm damage and debris accumulation on the metal roof system.

3.1.11 Site Lighting

Exterior lighting is provided by pole-mounted fixtures located in the parking and drive areas, supplemented by wall-mounted fixtures at building entrances and along select exterior elevations. Site lighting fixtures were visually observed where accessible during the inspection. Nighttime operation of the fixtures was not verified during the daytime inspection and should be confirmed through routine testing by property management. No emergency or standby generator was observed on site at the time of inspection.

3.1.12 Foundation Type

The building appears to be supported by a slab-on-grade concrete foundation system, which is typical for pre-engineered metal commercial buildings of this era and use type. Only visible portions of the slab and adjacent perimeter grade were observed during the inspection. Localized cracking and damage were observed in interior and exterior slab areas, including cracking adjacent to the overhead door apron and damage at scattered interior locations, which are described further in the Walk-Through Survey section. No significant differential settlement indicators were observed at accessible perimeter locations at the time of inspection. Foundation systems are largely concealed below finished floor and grade; evaluation is limited to observable surface conditions only.

3.1.13 Structural System

The building structure appears to consist of a pre-engineered metal building (PEMB) framing system, comprising structural steel columns and rigid frames supporting a metal roof deck assembly, with concrete masonry unit (CMU) knee walls at the lower portion of the exterior wall assembly. This framing approach is typical for warehouse and light industrial buildings of this vintage in the Florida market. Structural elements are primarily concealed within the wall and roof assemblies. Evaluation was limited to visible and accessible components only, and no engineering analysis or structural calculations were performed as part of this inspection. Deterioration was observed at the base of a structural column within the warehouse interior, which is described further in the Walk-Through Survey section; otherwise, no significant visible structural distress was observed at accessible locations at the time of inspection.

3.1.14 Exterior Wall Construction

Exterior wall surfaces consist of concrete masonry unit (CMU) knee walls at the lower portion of the building, with ribbed metal panel siding above. The CMU portion of the wall assembly was observed to be largely unsealed and unpainted and exhibits cracking at multiple locations. The metal panel siding exhibits localized denting, finish wear, and minor fastener corrosion consistent with the age of the structure. These conditions are described further in the Walk-Through Survey section. Joint sealants, panel transitions, and penetrations were observed where accessible and were generally consistent in condition with the age of the building envelope.

3.1.15 Roof Type

The primary roof system consists of a low-slope metal roof assembly typical for pre-engineered metal commercial buildings of this design and age, with ridge ventilation and skylight openings distributed along the roof. The roof was visually inspected from the roof surface where safely accessible. The metal panels exhibit age-related surface wear, finish oxidation, deteriorated fastener gaskets with rust streaking, an area of improper perimeter drainage, and a damaged roof-mounted vent assembly, all of which are described further in the Walk-Through Survey section. Roof drainage is provided by perimeter discharge directly off the metal panel surface.

4.0 Inspection Methodology

SUBSECTION	# DEFECTS
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4.1 Information

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4.1 Information

Information

4.1.1 Inspection Methodology

The inspection was conducted as a visual evaluation of the subject property in accordance with the Commercial Standards of Practice (ComSOP) established by the Certified Commercial Property Inspectors Association (CCPIA). The inspection was limited to readily accessible areas and visible components at the time of the site visit.

The inspection methodology consisted of the following components:

Visual Inspection

A walk-through inspection of the property was performed to observe the general condition of building systems and site improvements. The inspection included observation of accessible portions of the site, building exterior, roof systems, structural components that were visible, mechanical systems, electrical systems, plumbing systems, and representative interior areas. The inspection was non-invasive and did not include dismantling of equipment, destructive testing, or movement of furniture, stored materials, or building components.

Representative Sampling

Due to the size and complexity of many commercial properties, inspection of certain repetitive components may be performed on a representative sampling basis. Examples may include interior tenant spaces, lighting fixtures, HVAC units, and plumbing fixtures. Conditions observed in sampled areas are generally considered representative of similar components throughout the property unless otherwise noted.

Readily Accessible Areas

Observations were limited to areas that were safely accessible at the time of inspection. Areas that were locked, obstructed by stored materials, unsafe to access, or otherwise restricted were not inspected.

Photographic Documentation

Photographs were taken during the inspection to document representative building conditions and observed deficiencies. Photographs included in this report are provided to support written observations and may not depict every instance of a reported condition.

Inspector Observations and Professional Judgment

Observations and opinions contained in this report are based on the inspector’s professional judgment and experience at the time of the inspection. Where conditions were observed that may warrant additional investigation or specialized evaluation, further review by qualified professionals may be recommended.

5.0 Definitions of Observed Conditions

SUBSECTION	# DEFECTS
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5.1 Information

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5.1 Information

Information

5.1.1 Definitions of Observed Conditions

Definitions of Observed Conditions

The following definitions are provided to clarify how conditions identified during the inspection may be categorized within this report.

Material Deficiency

A material deficiency refers to a condition that may significantly affect the value, safety, or operation of the property. These conditions may involve failed building systems, structural concerns, safety hazards, or other issues that may require significant repair or corrective action. Material deficiencies typically represent conditions that could have a notable impact on the property's continued use, may result in ongoing damage if not addressed, or may require substantial repair or replacement.

Immediate Repair

Immediate repairs refer to conditions observed during the inspection that warrant prompt attention due to safety concerns, system malfunction, or the potential for continued deterioration if not addressed in a timely manner. These items are typically prioritized for correction in the near term to reduce the risk of further damage, safety hazards, or operational disruptions.

Deferred Maintenance

Deferred maintenance refers to maintenance items that appear to have been postponed or delayed beyond the point at which routine service or upkeep would normally occur. These conditions may not represent immediate system failure but may contribute to accelerated deterioration if not addressed. Examples may include aging sealants, worn pavement surfaces, deteriorated finishes, or other maintenance-related items.

Capital Improvement / Replacement

Capital improvements or replacements refer to major building components that may require replacement or significant repair due to age, normal wear, or the end of their typical service life. These items are often included in capital planning forecasts to assist property owners and lenders in anticipating future expenditures related to maintaining the property.

Representative Conditions

In commercial properties with repetitive systems or multiple similar components, certain observations may be based on representative sampling of accessible areas. Observed conditions in sampled areas may be considered generally representative of similar components throughout the property unless otherwise noted.

6.0 Walk Through Survey

SUBSECTION	# DEFECTS
6.1 Site Improvements	4
6.2 Exterior Walls	3
6.3 Windows & Exterior Doors	2
6.4 Roofing Systems	4
6.5 HVAC Systems	1
6.6 Electrical Systems	2
6.7 Plumbing Systems	—
6.8 Interior Areas	6
6.9 Attic / Insulation / Ventilation	1
6.10 Fire & Life Safety	1

6.1 Site Improvements

Defects/ Deficiencies

6.1.1 Pavement Settlement

 Recommendations

Localized settlement and depressed areas were observed in portions of the asphalt parking lot. Settlement of paved areas may indicate compaction or saturation of the underlying subgrade, failure of the base course, or compromised subsurface drainage. Left uncorrected, depressed areas tend to collect standing water, accelerate pavement deterioration, and may develop into potholes or alligator cracking. Recommend evaluation and repair by a qualified paving contractor. Repairs typically include saw-cut removal of the affected areas, base course correction, and asphalt patching with subsequent sealcoating to restore a uniform surface.





6.1.2 Damaged Parking Blocks

 Recommendations

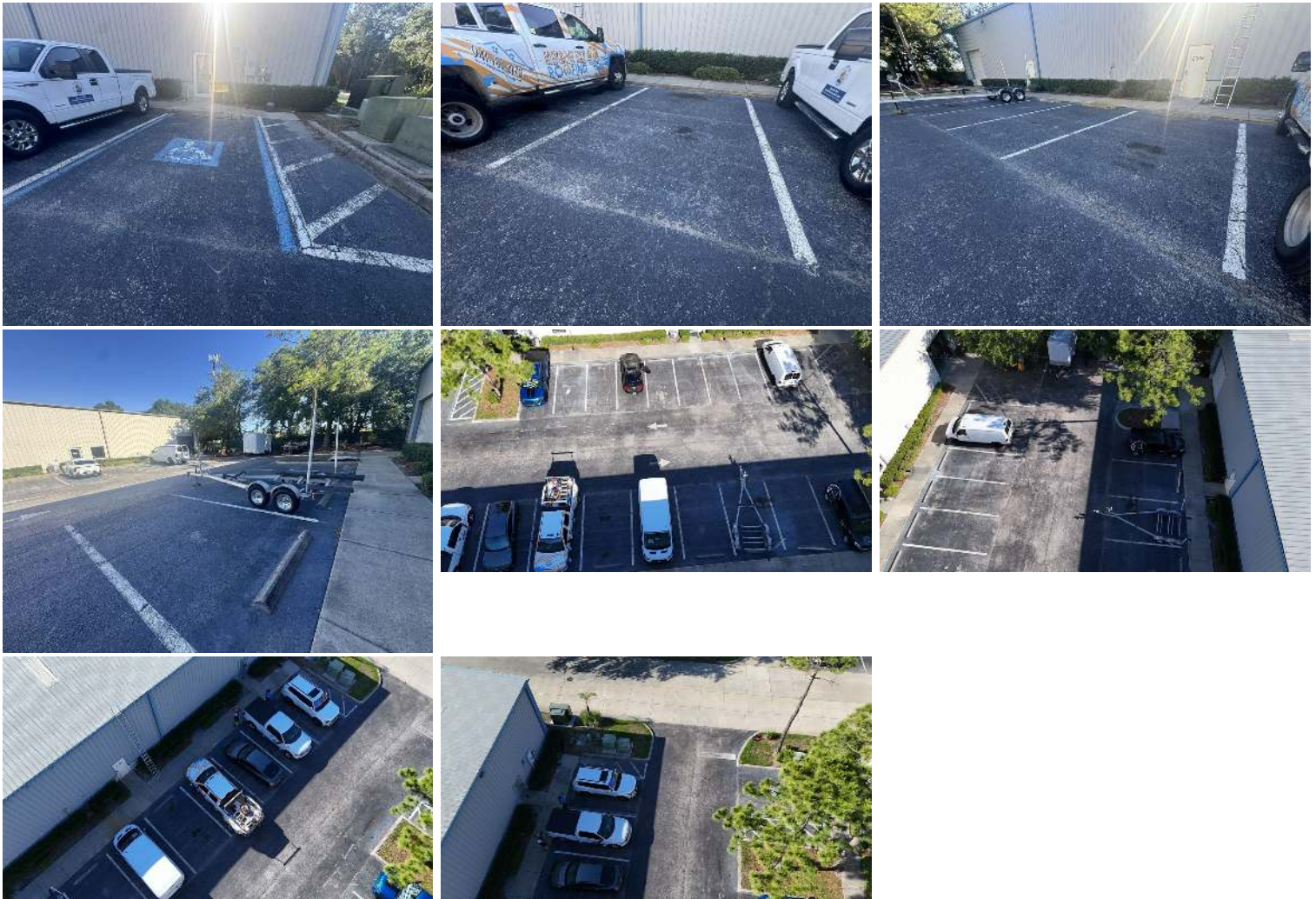
Damaged parking blocks were observed at the site. Deteriorated, broken, or displaced parking blocks can create a trip hazard and may not properly protect vehicles, sidewalks, or adjacent structures from impact. This condition can also worsen over time with continued vehicle contact and weather exposure. *Repair or replacement by a qualified contractor is recommended to improve safety and maintain proper function.*



6.1.3 Saelcoat is Aging

 Recommendations

The sealcoat was observed to be aging. As sealcoat deteriorates, the pavement surface becomes more vulnerable to moisture intrusion, UV damage, and accelerated wear. This condition can shorten the service life of the paved surface if not addressed. I recommend maintenance or resealing by a qualified paving contractor as needed to help protect the pavement and extend its lifespan.



6.1.4 Slab Settlement Cracks

Recommendations

Cracking was observed in exterior concrete flatwork adjacent to the building, including areas at the overhead door apron. Cracks of this nature are commonly associated with minor settlement, thermal movement, or shrinkage, and are typical for slabs of this age in the region. While the observed cracking did not appear to indicate active or significant differential movement at the time of inspection, open cracks can allow moisture and debris intrusion and may worsen over time. Recommend evaluation and repair by a qualified concrete contractor. Repairs may include crack routing, sealant application, or partial slab replacement depending on extent. Continued periodic monitoring is recommended.





6.2 Exterior Walls

Defects/ Deficiencies

6.2.1 Wall Cracking

Recommendations

Cracking was observed in portions of the exterior CMU (concrete masonry unit) knee walls. Cracks in masonry walls may result from minor settlement, thermal expansion and contraction, or the natural curing of the masonry. While the observed cracks did not appear to be structurally significant at the time of inspection, open cracks in unsealed masonry can allow moisture intrusion, which in Florida's climate can accelerate deterioration of the masonry, embedded reinforcement, and adjacent metal panel framing. Recommend evaluation and repair by a qualified masonry or waterproofing contractor. Typical correction includes tuckpointing or routing and sealing of the affected joints, followed by a protective coating where appropriate.





6.2.2 Masonry Not Sealed

Recommendations

The exterior CMU knee walls appeared to be unsealed and unpainted in multiple locations. Unsealed concrete masonry is porous and absorbs moisture readily, particularly in Florida's high-humidity environment. Over time, this can lead to spalling, efflorescence, accelerated deterioration of the wall, and water migration into the interior. Recommend application of a breathable masonry sealer or elastomeric coating by a qualified contractor to protect the masonry, improve weather resistance, and extend the service life of the wall assembly.

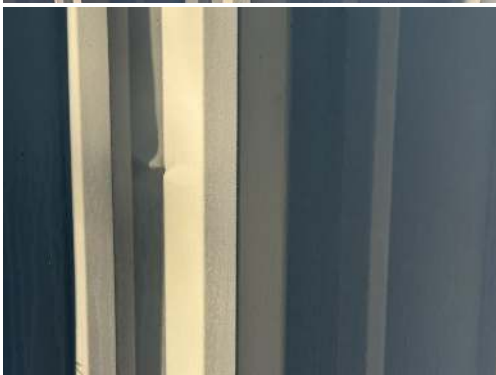
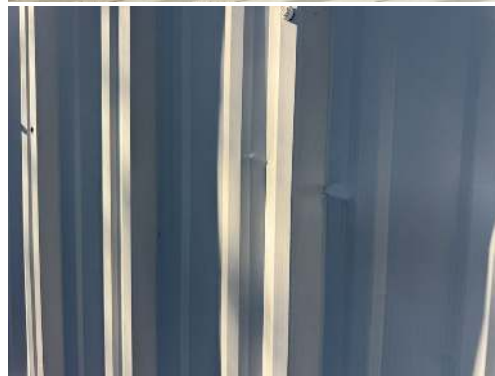
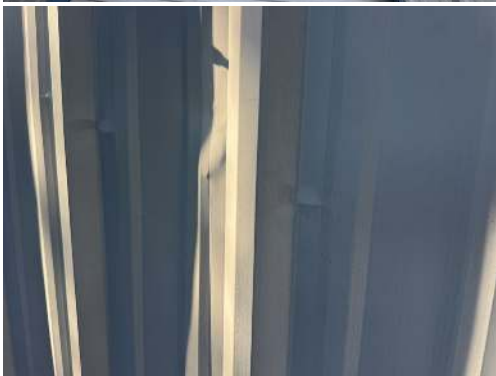




6.2.3 Metal Siding Is Dented

 Recommendations

Metal siding was observed to be dented in one or more areas. The damaged sections should be repaired or replaced as needed to restore the siding surface. Recommend repair by a qualified contractor. Further evaluation is recommended if additional concealed damage is suspected.



6.3 Windows & Exterior Doors

Defects/ Deficiencies

6.3.1 Fogged Glass- Window(s)

[➤ Recommendations](#)

Fogging and condensation between the panes of insulated glazing was observed at one or more exterior personnel door glass lites. Fogging of this nature indicates failure of the perimeter seal of the insulated glass unit (IGU), which compromises the unit's thermal performance and is generally not repairable. Recommend replacement of the affected glazing units by a qualified glazing contractor. Replacement should be made with units that meet current Florida Building Code wind-borne debris and impact requirements applicable to the property's wind zone.



6.3.2 Rusted Hinges

[➤ Recommendations](#)

Corrosion was observed on exterior door hinges and adjacent hardware. Corrosion of exterior hardware is common in coastal and subtropical environments due to elevated humidity and salt-air exposure. Continued deterioration may compromise door operation, security, and weather resistance over time. Recommend cleaning, treatment, and replacement of affected hinges and hardware by a qualified contractor, with substitution of corrosion-resistant (stainless steel or coated) hardware where practical.





6.4 Roofing Systems

Defects/ Deficiencies

6.4.1 Roof Covering Wear

 Recommendations

The metal roof covering exhibited surface oxidation, finish wear, and minor surface deterioration consistent with the age and exposure of the roofing system. Cumulative effects of UV exposure, thermal cycling, and weathering — particularly pronounced in Florida — gradually reduce the protective coating and increase susceptibility to corrosion. Although the roof appeared generally serviceable at the time of inspection, periodic maintenance and an eventual recoating or replacement should be anticipated. Recommend ongoing monitoring and evaluation by a qualified roofing contractor to establish a maintenance program, including consideration of an elastomeric roof coating system to extend remaining useful life.



6.4.2 Improper Drainage

 Recommendations

Improper drainage was observed at the property. Water was not being directed to drain properly from the affected area. Recommend evaluation and correction by a qualified contractor. Repair is recommended to improve drainage performance.



6.4.3 Roof Fasteners Are Loose and Corroded

Recommendations

Loose and corroded fasteners were observed at the roofing system. Repair is recommended to secure or replace the affected fasteners as needed. Recommend evaluation and repair by a qualified roofing contractor. Further review of surrounding roof components is also recommended during repairs.





6.4.4 Roof Vent Damaged

Recommendations

A roof vent was observed to be damaged at the time of inspection. Repair is recommended by a qualified roofing contractor. Recommend evaluation of the vent and any related roof covering around the damaged area. Further repair or replacement may be needed as determined by the contractor.



6.5 HVAC Systems

Information

6.5.1 Operational Status: Not Operating at Time of Inspection

Defects/ Deficiencies

6.5.2 Did not operate



Two wall-mounted exhaust/ventilation fans serve the warehouse area. At the time of the inspection, no electrical power was available to the units and they could not be operated or evaluated for functional condition. The interior of the building did not appear to contain conditioned (heated and cooled) air handling equipment. Recommend re-evaluation of the ventilation equipment once power is restored, and that the operational condition, age, capacity, and remaining useful life of all mechanical equipment be confirmed by a qualified HVAC contractor prior to closing or occupancy.



6.6 Electrical Systems

Information

6.6.1 Service Type: Underground

6.6.2 **Service Voltage:** 120/240V

6.6.3 **Service Amperage:** 400A

6.6.4 **Meter Location:** Exterior

6.6.5 **Main Disconnect Location:** Main Panel

6.6.6 **Wiring Materials Observed:** Copper

6.6.7 **Panel Locations:** Warehouse Area

6.6.8 **Panel Conditions:** Serviceable

Defects/ Deficiencies

6.6.9 **Missing Cover Plate(s)**

Cover plate(s) absent; install to reduce shock hazard.

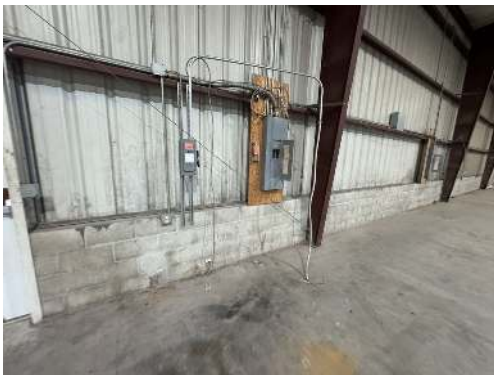
Recommendations



6.6.10 **Exposed Wiring**

Wiring exposed without conduit or protection; repair recommended.

Recommendations





Limitations

6.6.11 Multiple Breakers Turned Off

Multiple breakers were observed in the off position at the time of inspection. The affected circuits were not evaluated further during the inspection. Recommend determining why these breakers are turned off and having any needed corrections made by a qualified electrician.



6.7 Plumbing Systems

Information

6.7.1 System Description

The plumbing systems serving the property include the domestic water supply, sanitary drain/waste/vent piping, plumbing fixtures, and water heating equipment. Plumbing components were visually inspected in accessible areas including mechanical rooms, tenant spaces, restrooms, and exterior locations where visible.

6.7.2 Water Supply Source: Municipal water

6.7.3 Water Supply Piping Material(s):: Copper

6.7.4 Drain/Waste/Vent Piping Material: PVC

6.7.5 Main Water Shutoff Device: Exterior Wall Near Point of Entry

6.7.6 Waste Disposal Type: Municipal sewer

6.7.7 Water Heater Type: NA

6.7.8 Water Heater Energy Source: NA

6.7.9 No Hot Water Source Present For Building

No hot water source was present at the commercial property.

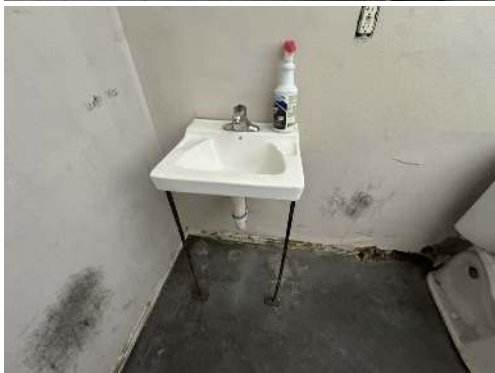
6.8 Interior Areas

Defects/ Deficiencies

6.8.1 Bathroom Condition

Recommendations

The overall bathroom condition showed items that need attention at the time of inspection. Visible deficiencies were noted in this area, and repair or correction is recommended as needed. Recommend further evaluation and repair by a qualified contractor. Repairs should be completed to address the observed bathroom condition.



6.8.2 Post Deterioration

[➡ Recommendations](#)

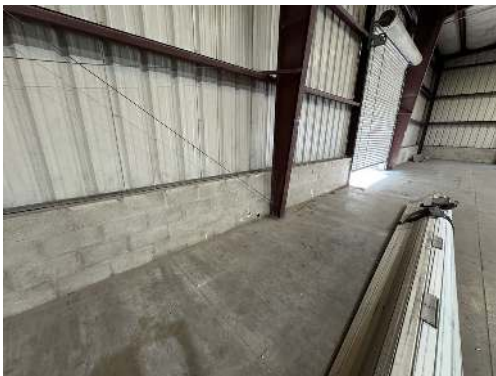
Deterioration was observed at a post. Recommend evaluation and repair by a qualified contractor. Repair is recommended to address the observed condition and restore the post as needed. Further correction should be made as appropriate based on the contractor's findings.



6.8.3 Masonry Damage

[➡ Recommendations](#)

Damage was observed in the masonry. Repair is recommended by a qualified masonry contractor. Recommend evaluation and repair of the affected areas as needed. Further review should be completed to determine the full extent of repairs.



6.8.4 Garage Door Sticks



The garage door was observed to stick during operation. Recommend evaluation and repair by a qualified garage door contractor. Repair is recommended to restore smooth operation. Further adjustment or servicing may be needed.



6.8.5 Garage Door Damaged



Damage was observed at the garage door. Recommend repair or replacement by a qualified garage door contractor. Further evaluation of the door and related hardware is recommended to determine the full extent of needed repairs. Repair is recommended.

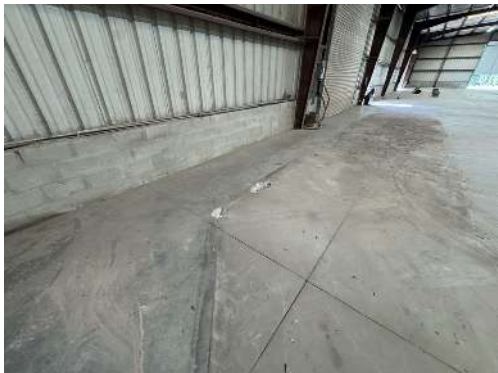


6.8.6 Slab Damaged



Damage was observed at the slab. Repair is recommended.

Recommend evaluation and repair by a qualified contractor as needed. Further monitoring may be needed after corrections are made.





6.9 Attic / Insulation / Ventilation

Information

6.9.1 Attic Type: Steel joist roof cavity

6.9.2 Insulation Type: Fiberglass batt

6.9.3 Insulation Condition: Appears adequate

6.9.4 Ventilation Type: Ridge vents

Defects/ Deficiencies

6.9.5 Insulation Deteriorating

Recommendations

Insulation was observed to be deteriorating in some areas. The material appears to be in poor condition and may no longer perform as intended. Recommend evaluation and repair or replacement of the affected insulation by a qualified contractor. Further review of the insulation conditions is recommended as part of the corrective work.



6.10 Fire & Life Safety

Information

6.10.1 No fire sprinkler system or fire alarm control panel (FACP)

No fire sprinkler system or fire alarm control panel (FACP) was observed at the time of inspection. This report entry is provided as a factual observation of the installed fire and life safety features present at the property. Fire protection systems, if desired or required, should be reviewed with the appropriate qualified contractor or local authority having jurisdiction.

Defects/ Deficiencies

6.10.2 Past Due Fire Extinguisher Inspection

➔ Recommendations

The fire extinguisher inspection was past due at the time of the inspection. The unit should be inspected and serviced in accordance with the manufacturer's guidelines. Recommend evaluation and servicing by a qualified fire safety company. Replace the extinguisher if it cannot be properly serviced or is no longer considered reliable.



7.0 Immediate Repairs

SUBSECTION	# DEFECTS
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7.1 Immediate Repairs

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7.1 Immediate Repairs

Information

7.1.1 Immediate Repairs

The following are conditions observed during the inspection that, in the inspector's professional judgment, warrant prompt attention due to safety considerations, code-related concerns, the potential for additional damage if deferred, or implications for the building envelope. Estimated opinions of cost are provided in current Bradenton, FL market ranges for PCA budgeting purposes only and do not constitute contractor bids.

7.1.1 Exposed Electrical Wiring

Observed Condition: Sections of electrical wiring were observed routed without conduit, raceway, or other approved physical protection within accessible areas of the warehouse interior. In one location, exposed conductors were observed at floor level along the slab.

Implication: Unprotected wiring is susceptible to mechanical damage, abrasion, moisture intrusion, and accidental contact, all of which present shock, arc-fault, and fire hazards. The condition is inconsistent with general electrical workmanship standards for commercial occupancies.

Recommendation: Recommend evaluation and correction by a Florida-licensed electrical contractor. Affected wiring should be installed in approved conduit or raceway, terminated in appropriately rated enclosures, and supported in accordance with applicable code.

Estimated Opinion of Cost: \$750 – \$2,500

Priority: Immediate Repair

7.1.2 Missing Electrical Device Cover Plates

Observed Condition: One or more electrical switches and receptacles were observed without cover plates installed, exposing energized conductors and device terminals.

Implication: Missing cover plates expose energized components to accidental contact and to the intrusion of dust, debris, or moisture, creating a shock and arc-fault hazard.

Recommendation: Recommend installation of appropriate cover plates at all affected devices by a Florida-licensed electrical contractor. Surrounding devices and circuits should be inspected for related deficiencies during the corrective work.

Estimated Opinion of Cost: Under \$250

Priority: Immediate Repair

7.1.3 Apparent Moisture and Microbial Growth – Restroom

Observed Condition: The interior restroom area exhibited extensive dark staining along the lower walls, floor-wall interface, and around the toilet and sink, along with apparent surface deterioration of wall finishes and the absence of intact wall coverings at multiple locations. Visible openings were also observed in the wall assembly.

Implication: The observed conditions are visually consistent with prolonged moisture exposure and possible microbial (mold) growth, which can present indoor air quality and occupant health concerns and may indicate active or historic leakage from plumbing fixtures or building envelope penetrations. Microbial assessment is outside the scope of this inspection.

Recommendation: Recommend further evaluation by a Florida-licensed mold assessor and remediation by a Florida-licensed mold remediation contractor in accordance with Chapter 468, Part XVI, Florida Statutes. The source of moisture should be identified and corrected by a qualified plumbing and/or building envelope contractor prior to surface restoration.

Estimated Opinion of Cost: \$5,000 – \$15,000 (assessment, source repair, remediation, and finish restoration)

Priority: Immediate Repair

7.1.4 Interior Structural Post — Base Deterioration

Observed Condition: Deterioration, corrosion, and section loss were observed at the base of a steel column/post within the warehouse interior. The condition appears consistent with prolonged exposure to moisture at the slab interface.

Implication: Deterioration at the base of a load-bearing structural member may compromise the column's load-carrying capacity over time. Continued moisture exposure will accelerate section loss. The structural significance of the observed deterioration cannot be determined through visual inspection alone.

Recommendation: Recommend evaluation by a Florida-licensed structural engineer to determine the structural significance of the observed condition and to specify appropriate repair, reinforcement, or replacement. Source of any moisture migration to the column base should be identified and corrected.

Estimated Opinion of Cost: \$1,500 – \$5,000 (engineering evaluation and typical repair scope; engineered repairs could exceed this range depending on findings)

Priority: Immediate Repair

7.1.5 Through-Wall Openings in Interior Masonry

Observed Condition: Through-wall openings and significant damage were observed in interior CMU walls, including holes that fully penetrate the wall assembly.

Implication: Through-wall openings compromise the integrity of the wall, defeat its intended fire-separation and security functions (where applicable), and provide a pathway for pests, dust, and moisture migration between spaces.

Recommendation: Recommend repair by a qualified masonry contractor. Affected areas should be patched with matching CMU or non-shrink grout and finished to restore the wall surface. If the wall is part of a fire-rated assembly, repairs must restore the original fire-resistance rating.

Estimated Opinion of Cost: \$750 – \$2,500

Priority: Immediate Repair

7.1.6 Loose and Corroded Roof Fasteners

Observed Condition: Multiple roof panel fasteners were observed to be backed out, loose, or showing significant corrosion at the gasket and washer assembly. Rust streaking was observed extending across the metal roof surface from affected fasteners.

Implication: Failed or backed-out fasteners and degraded gaskets are a common point of water intrusion in metal roof systems, particularly in Florida's high-rainfall and wind-driven precipitation environment. Continued deterioration can result in roof leaks, damage to insulation and interior finishes, and reduced wind-uplift resistance during severe weather events.

Recommendation: Recommend evaluation and corrective action by a qualified commercial roofing contractor. Affected fasteners should be replaced with appropriately sized, gasketed screws (or oversized fasteners where holes are enlarged), and the panel surface in affected areas should be assessed for additional repair, sealant application, or coating to restore weather resistance.

Estimated Opinion of Cost: \$1,500 – \$5,000

Priority: Immediate Repair

7.1.7 Damaged Roof Vent

Observed Condition: A roof-mounted ridge or louvered vent assembly was observed to be damaged at the time of inspection, with apparent gaps and compromised closure.

Implication: Damaged roof vents provide a direct pathway for wind-driven rain, debris, and pests to enter the building envelope. In Florida, even minor openings can result in significant interior water intrusion during a single storm event.

Recommendation: Recommend evaluation and repair or replacement by a qualified commercial roofing contractor. The surrounding flashing, fasteners, and adjacent panels should also be assessed during the corrective work.

Estimated Opinion of Cost: \$750 – \$2,500

Priority: Immediate Repair

7.1.8 De-Energized Electrical Circuits — Cause Unknown

Observed Condition: Multiple circuit breakers were observed in the OFF position within the building's electrical panels. The reason for the de-energized condition could not be determined, and the affected circuits and their loads were not available for evaluation.

Implication: Circuit breakers found in the OFF position may indicate prior overload or fault conditions, deferred repairs, equipment that has been disconnected from service, or other unresolved electrical concerns. The condition prevents complete evaluation of the electrical system and any equipment served by the affected circuits.

Recommendation: Recommend that a Florida-licensed electrical contractor be retained to identify the loads served by the affected circuits, determine the reason for the de-energized condition, and complete any necessary repairs prior to re-energizing.

Estimated Opinion of Cost: \$500 – \$1,500 (diagnostic; repair costs additional based on findings)

Priority: Immediate Repair

7.1.9 Past-Due Fire Extinguisher Service

Observed Condition: The portable fire extinguisher(s) observed at the property displayed service tags indicating the most recent annual inspection was past due.

Implication: Portable fire extinguishers are required to be inspected, maintained, and tagged annually in accordance with NFPA 10 and applicable Florida Fire Prevention Code requirements. A unit with a past-due service tag may not be code-compliant and its reliability in an emergency cannot be confirmed.

Recommendation: Recommend that the extinguisher(s) be inspected, serviced, and re-tagged by a Florida-licensed fire equipment dealer. Any unit that cannot be properly serviced should be replaced. The property's overall fire and life safety equipment program should be reviewed with the local Authority Having Jurisdiction (AHJ) as appropriate.

Estimated Opinion of Cost: Under \$250

Priority: Immediate Repair

7.1.10 Damaged and Displaced Parking Blocks

Observed Condition: Multiple concrete parking blocks (wheel stops) at the parking lot were observed to be cracked, broken, or displaced from their original positions.

Implication: Damaged or displaced wheel stops may not perform their intended function and can create trip hazards for pedestrians. The condition presents a potential premises liability exposure in a vacant commercial property and should be addressed prior to occupancy or public access.

Recommendation: Recommend that affected wheel stops be repaired, re-secured, or replaced by a qualified paving or site contractor. Replacement units should be properly pinned and aligned with parking stall striping.

Estimated Opinion of Cost: \$500 – \$1,500 (depending on quantity replaced)

Priority: Immediate Repair

8.0 Capital Reserve Forecast

SUBSECTION	# DEFECTS
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8.1 Capital Reserve Forecast

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8.1 Capital Reserve Forecast

Information

8.1.1 Capital Reserve Forecast

The following capital reserve forecast is provided to assist the client in anticipating significant future expenditures associated with the subject property. Cost estimates are based on the inspector's observations, approximate equipment ages, and general industry cost data at the time of inspection. Actual costs will vary depending on contractor pricing, scope of work, material selection, and market conditions. This forecast is not a guarantee of future costs and is intended as a planning tool only. A qualified cost estimator or facilities consultant should be engaged for formal capital planning purposes.

Asphalt Pavement • Crack Seal, Sealcoat, and Restripe

Timeframe: 0–1 Year

The asphalt parking and drive areas exhibit aging sealcoat, surface fatigue, and minor cracking consistent with a pavement system that has not received recent surface maintenance. Near-term crack sealing, sealcoat application, and restriping by a qualified paving contractor are recommended to slow further deterioration and extend the service life of the pavement.

Estimated Cost Range: \$4,500 – \$8,500

Asphalt Pavement • Mill and Overlay

Timeframe: 3–7 Years

Portions of the parking lot exhibit localized settlement, depressions, and surface deterioration suggesting that the existing pavement has reached or is approaching the end of its useful service life in select areas. A full evaluation by a qualified paving contractor is recommended, with budgeting for a mill-and-overlay or partial repave program where warranted, including base correction in settled areas.

Estimated Cost Range: \$45,000 – \$90,000 (dependent on scope and area)

Metal Roof System • Maintenance, Coating, and Eventual Replacement

Timeframe: Coating 1–3 Years; Replacement Contingency 10–15 Years

The low-slope metal roof system exhibits age-related surface wear, finish oxidation, deteriorated fastener gaskets, and localized rust streaking consistent with a 22-year-old roof in a Florida coastal climate. While the roof retains remaining service life, application of an elastomeric or silicone roof coating system within the near-term horizon is recommended to extend useful life, improve weather resistance, and address ongoing fastener-related water intrusion risk. Full replacement of the metal roof assembly should be retained as a capital planning contingency.

Estimated Coating Cost: \$30,000 – \$60,000

Estimated Replacement Cost: \$120,000 – \$180,000

Exterior CMU Knee Walls • Repair and Protective Coating

Timeframe: 1–3 Years

The exterior concrete masonry knee walls exhibit cracking at multiple locations and appear to be largely unsealed and unpainted. In Florida's high-humidity, high-rainfall environment, unsealed CMU absorbs moisture readily, accelerating deterioration of the masonry and adjacent metal panel framing. Scope of work would typically include crack repair and tuckpointing, joint sealant replacement at penetrations and panel transitions, and application of a breathable masonry sealer or elastomeric coating.

Estimated Cost Range: \$7,500 – \$15,000

Metal Wall Panels • Repair and Recoat

Timeframe: 5–10 Years

The ribbed metal wall panels exhibit localized denting, finish wear, and minor fastener corrosion consistent with the age of the structure. While the panels remain serviceable, a comprehensive repair-and-recoat program by a qualified contractor should be anticipated within the mid-term planning horizon to address impact damage, refresh the protective finish, and replace fasteners and trim as needed. Full panel replacement is not anticipated within the 12-year forecast period.

Estimated Cost Range: \$15,000 – \$30,000

Insulated Glazing and Exterior Personnel Doors • Replacement**Timeframe:** 1–3 Years

Fogged insulated glass units were observed at one or more personnel doors, indicating perimeter seal failure of the affected units. Door hardware including hinges showed evidence of corrosion typical of exterior commercial doors in a subtropical climate. Replacement of failed glazing units, corroded hardware, and (where economically warranted) the door assemblies themselves by a qualified contractor is recommended. Replacement glazing should meet current Florida Building Code wind-borne debris requirements applicable to the property's wind zone.

Estimated Cost Range: \$4,000 – \$8,000**Overhead Rolling Doors • Service and Eventual Replacement****Timeframe:** Service 0–1 Year; Replacement 8–12 Years

The overhead rolling doors exhibit operational issues including sticking, observed damage, and the age-related wear typical for hardware approaching the end of its expected service life. Near-term service by a qualified overhead door contractor is recommended to restore proper operation, balance springs, and address damaged components. Full replacement of both doors should be budgeted within the longer-term horizon.

Estimated Service Cost: \$1,500 – \$4,500**Estimated Replacement Cost:** \$10,000 – \$18,000 (both doors)**Warehouse Ventilation Equipment • Evaluation and Replacement Reserve****Timeframe:** 1–5 Years

Two wall-mounted ventilation fans serve the warehouse area. The units could not be evaluated during the inspection due to a lack of electrical power at the time of the site visit. The age, condition, and remaining service life of the equipment should be confirmed by a qualified mechanical contractor once power is restored. A replacement reserve is recommended pending that evaluation, with the understanding that equipment of this type and apparent age is at or near the end of its expected service life.

Estimated Replacement Cost: \$2,500 – \$6,000 (both units)**Interior Roof Cavity Insulation • Replacement****Timeframe:** 1–5 Years

The fiberglass batt insulation suspended at the underside of the metal roof deck exhibits widespread sagging, separation from the deck, and visible deterioration. Deteriorated insulation contributes to reduced thermal performance, condensation potential, and an unprofessional appearance for prospective tenants. Full replacement by a qualified contractor with a system appropriate for metal building roof cavities is recommended.

Estimated Cost Range: \$20,000 – \$35,000**Restroom • Full Renovation****Timeframe:** 0–1 Year (following Immediate Repair remediation)

Following the moisture source repair and microbial remediation identified as an Immediate Repair in Section 7, full renovation of the restroom is recommended including replacement of wall finishes, flooring, plumbing fixtures, and partition components. The age and condition of the existing fixtures support full replacement rather than salvage repair.

Estimated Cost Range: \$8,000 – \$18,000**Interior High-Bay and Site Lighting • LED Retrofit****Timeframe:** 1–5 Years

Existing interior high-bay and exterior site lighting fixtures appear to be original to the building and are likely metal halide or fluorescent technology. Retrofit or replacement with LED fixtures by a Florida-licensed electrical contractor offers reduced operating cost, improved illumination quality, and longer service intervals. The retrofit also addresses any failed fixtures observed during the inspection.

Estimated Cost Range: \$8,000 – \$20,000**Electrical Service Equipment • Long-Term Replacement Contingency****Timeframe:** 10–15 Years

The 400-amp electrical service equipment, distribution panels, and disconnects appeared serviceable at the time of inspection. Equipment of this age and exposure typically remains in service for an extended period; however, a replacement contingency should be retained within the longer-term planning horizon to address eventual end-of-life replacement, code compliance upgrades at the time of renovation, or capacity expansion to support a future tenant's electrical demand.

Estimated Cost Range: \$8,000 – \$15,000**Fire and Life Safety Equipment • Ongoing Maintenance****Timeframe:** Ongoing / Annual

Portable fire extinguishers require annual inspection, service, and tagging in accordance with NFPA 10 and the Florida Fire

Prevention Code. A service contract with a Florida-licensed fire equipment dealer is recommended if not already in place. Additional fire and life safety improvements, including future installation of a fire alarm or sprinkler system, may be required based on tenant build-out, occupancy classification, or local Authority Having Jurisdiction requirements.

Estimated Annual Maintenance Cost: \$250 – \$750

Future System Reserve (if required by future use): \$25,000 – \$60,000

9.0 Photo Appendix

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9.1 Site Overview	—
9.2 Roof Systems	—
9.3 Mechanical Systems	—
9.4 Electrical Systems	—
9.5 Plumbing Systems	—
9.6 Interior	—
9.7 Fire & Life Safety	—

9.1 Site Overview

Information

9.1.1 Photos







9.2 Roof Systems

Information

9.2.1 Photos





9.3 Mechanical Systems

Information

9.3.1 Photos



9.4 Electrical Systems

Information

9.4.1 Photos





9.5 Plumbing Systems

Information

9.5.1 Photos

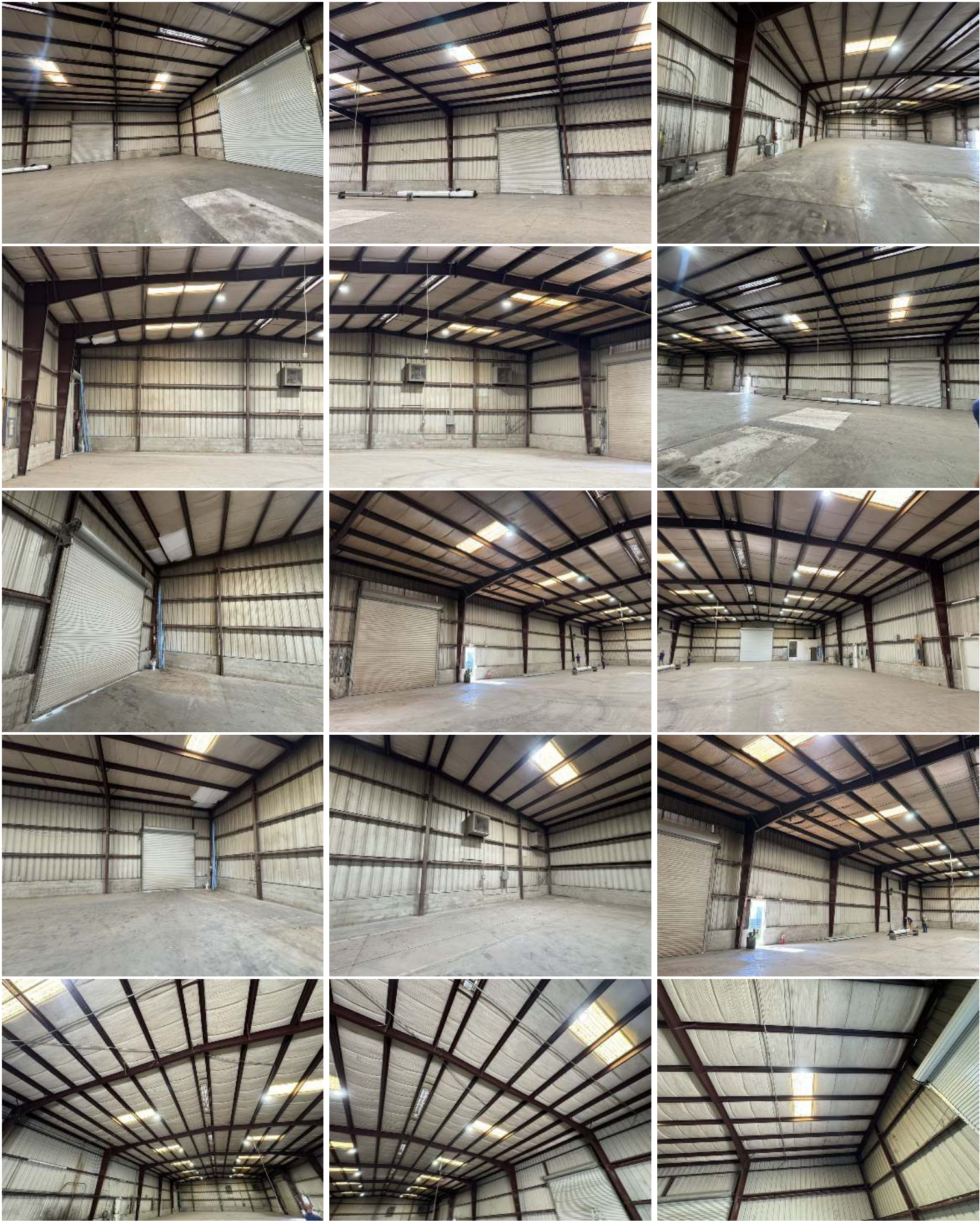


9.6 Interior

Information

9.6.1 Photos







9.7 Fire & Life Safety

Information

9.7.1 Photos



