

Sample report

Property Condition Assessment

Single-tenant distribution warehouse, 42,000 sq ft
4200 Example Commerce Way, Pompano Beach, FL (fictional)



Cover image illustrative.

Prepared for
Sample Buyer LLC and its
SBA 504 lender

Site visit
Tuesday, one inspector,
6.5 hours

**Report
issued**
Business
day 4

Prepared by
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Inspection Group

1. Executive summary

The building is a 2004 tilt-up concrete warehouse with a single-ply roof, six dock positions and approximately 3,800 sq ft of conditioned office. The structure and envelope are in generally good condition for their age. The significant findings are mechanical: four of six rooftop package units are past their expected service life, and the roof membrane has an estimated six to eight years remaining.

\$62,300 Immediate needs (0 to 12 months)	\$22,900 Short-term needs (1 to 2 years)	\$288,000 10-year reserve total, uninflated	\$0.69 Reserve per sq ft per year
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System condition ratings

System	Condition	Summary	Est. remaining life
Site and paving	Fair	Asphalt truck court shows alligator cracking at dock approach; seal coat and restriping due. Drainage functional.	3 to 5 yrs
Structure	Good	Tilt-up panels plumb, no displaced joints. Hairline shrinkage cracks at two panels, non-structural, monitor only.	25+ yrs
Building envelope	Good	Panel joint sealant weathered on south and west elevations; re-caulk recommended within two years.	Sealant 1 to 2 yrs
Roofing	Fair	TPO membrane, 11 years old. Two areas of ponding near drain line. Seams intact. Three prior patches noted.	6 to 8 yrs
HVAC	Poor	Six rooftop package units. Four are original (2004) with corroded coils and one failed compressor. Two replaced in 2019.	4 units: 0 yrs
Electrical	Good	1,200A 480V service. Panels labeled, no evidence of overheating. One exterior disconnect cover missing.	20+ yrs
Plumbing and fire protection	Good	Wet-pipe sprinkler system with current inspection tag. Water heater at office is 14 years old.	Heater 0 to 2 yrs
Interior and docks	Fair	Two of six dock levelers leak hydraulic fluid. Office finishes serviceable.	Levelers 1 to 3 yrs

2. Immediate and short-term cost tables

Immediate needs, 0 to 12 months

Ref	Item	Quantity and basis	Cost
M-1	Replace four 7.5-ton rooftop package units at end of service life, including curb adapters, crane, disconnects and startup	4 units at \$14,200	\$56,800
R-1	Correct ponding at roof drain line: add tapered insulation crickets at two locations, clear drains	2 locations at \$1,050	\$2,100
D-1	Rebuild hydraulic cylinders on two dock levelers	2 at \$1,450	\$2,900
E-1	Replace missing exterior disconnect cover (safety)	Allowance	\$500
Total immediate needs			\$62,300

Short-term needs, 1 to 2 years

Ref	Item	Quantity and basis	Cost
S-1	Seal coat and restripe truck court and parking; crack fill at dock approach	38,000 sq ft at \$0.29	\$11,000
B-1	Remove and replace panel joint sealant, south and west elevations	1,480 lin ft at \$6.50	\$9,600
P-1	Replace office water heater at end of service life	1 unit	\$2,300
Total short-term needs			\$22,900

Items reviewed and not carried as costs

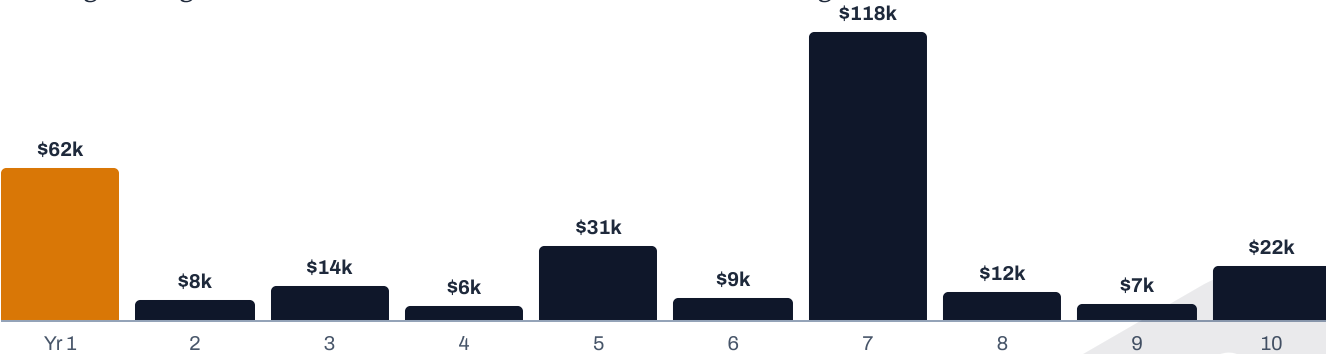
Hairline shrinkage cracking at two tilt-up panels is typical for the construction type and age, shows no displacement, and is recommended for monitoring only. It is noted here so that it is not mistaken for a structural concern.

How to read the numbers

Costs are contractor-style opinions of probable cost for South Florida, itemized so they can be checked, bid or negotiated. They separate what should be resolved now from what should be reserved for, so normal deferred maintenance is not mistaken for a reason to walk away.

3. Ten-year capital reserve schedule

Uninflated dollars. Year 1 equals the immediate needs total. The roof membrane replacement in year 7 is the largest single reserve item and the one most worth discussing with the lender.



Year	Planned work	Reserve
1	Immediate needs: four rooftop units, drain corrections, dock levelers, disconnect cover	\$62,300
2	Water heater; first half of sealant program	\$8,000
3	Seal coat and restripe; balance of sealant program	\$14,000
4	Exterior paint touch-up and dock door weather seals	\$6,000
5	Replace two remaining dock levelers; office flooring	\$31,000
6	Exterior lighting conversion and controls	\$9,000
7	Roof membrane replacement at end of useful life, 42,000 sq ft, including flashing	\$118,000
8	Asphalt overlay at truck court approach	\$12,000
9	Fire sprinkler five-year internal inspection and minor repairs	\$7,000
10	Replace two 2019 rooftop units (partial reserve)	\$20,700
Ten-year total (rounded)		\$288,000

4. Photo log (excerpt)



Photo 14, ref M-1. Rooftop units 1 through 4, original to building. Cabinet corrosion at base rails and coil sections. View north.



Photo 17, ref M-1. Unit 3 service panel open. Condenser coil fins deteriorated, compressor failed on test.

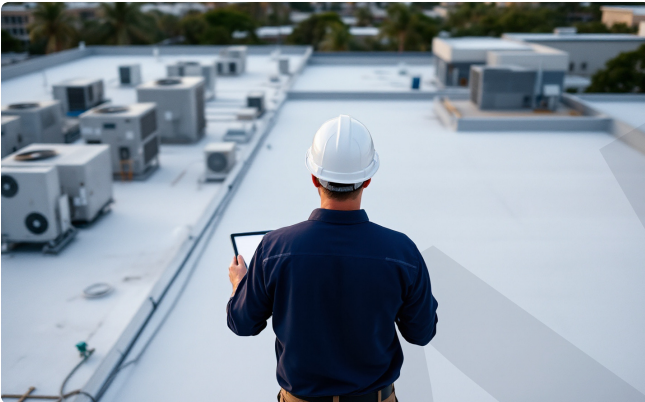


Photo 22, ref R-1. General roof view, TPO membrane. Ponding staining visible along west drain line.



Photo 3. East elevation and dock positions. Tilt-up panels plumb, joints aligned.

A full report typically carries 60 to 120 numbered photos, each tied to a finding reference. Photos in this sample are illustrative.

Scope and limitations

This assessment is a visual, non-invasive walk-through survey of readily accessible areas. It is not an engineering study, a code compliance review, an environmental assessment or a warranty of future performance. Costs are opinions of probable cost for budgeting and negotiation and should be confirmed by competitive bids. Asset Inspection Group provides inspection and consulting services only and does not perform repair work on properties it inspects.