Asset Inspection Group

Sample report

Property Condition Assessment

Single-tenant distribution warehouse, 42,000 sq ft
4200 Example Commerce Way, Pompano Beach, FL 33069 (fictional)



Prepared for
Sample Buyer LLC and SBA 504 lender (copy)

Site visit
September 15, 2026, 1 inspector, 6.5 hours

Report issued
September 19, 2026

Prepared by
Richard Carfagna, Asset 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.

Nothing observed rises to the level of a structural or life-safety concern that should stop the transaction. The immediate needs are typical of a building of this age whose mechanical equipment was not replaced on schedule.

$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

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

Good: performing as intended, routine maintenance only. Fair: functional but showing wear or deferred maintenance; repair or replacement expected within the reserve period. Poor: at or past the end of service life, or not performing as intended; correction expected within 12 months.

SAMPLE

2. Purpose, property and scope

Sample Buyer LLC engaged Asset Inspection Group to perform a Property Condition Assessment of the property in support of its acquisition and related financing. The purpose is to identify physical deficiencies, estimate the cost to correct them, and provide a ten-year capital reserve schedule for budgeting and negotiation.

Property

Address	4200 Example Commerce Way, Pompano Beach, FL 33069
Property type	Warehouse / distribution
Building area	42,000 sq ft, 1 story
Year built	2004
Construction	Tilt-up concrete panels, steel joists, single-ply TPO roof
Occupancy	Single tenant, 100% occupied
Site	2.9 acres
Parcel	00-0000-000-0000 (fictional)

Site visit

Date and conditions	September 15, 2026, Clear, 88°F
Access	All areas accessible except the tenant's locked server room.
Persons interviewed	Facilities lead for the tenant (8 years at the property)
Documents reviewed	Roof warranty (expired 2024) 2023 sprinkler inspection report HVAC service invoices 2019 to 2026 Broward County Property Appraiser record

Scope and limitations

This assessment is a visual, non-invasive walk-through survey of readily accessible areas on the date of the site visit. It is not an engineering study, a code compliance review, an environmental assessment, a survey of concealed conditions, or a warranty of future performance. No equipment was disassembled and no destructive testing was performed. Costs are opinions of probable cost for South Florida, intended 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. This report is prepared for the client named on the cover and may be relied upon by the parties listed there; use by others is at their own risk.

SAMPLE

3. 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.

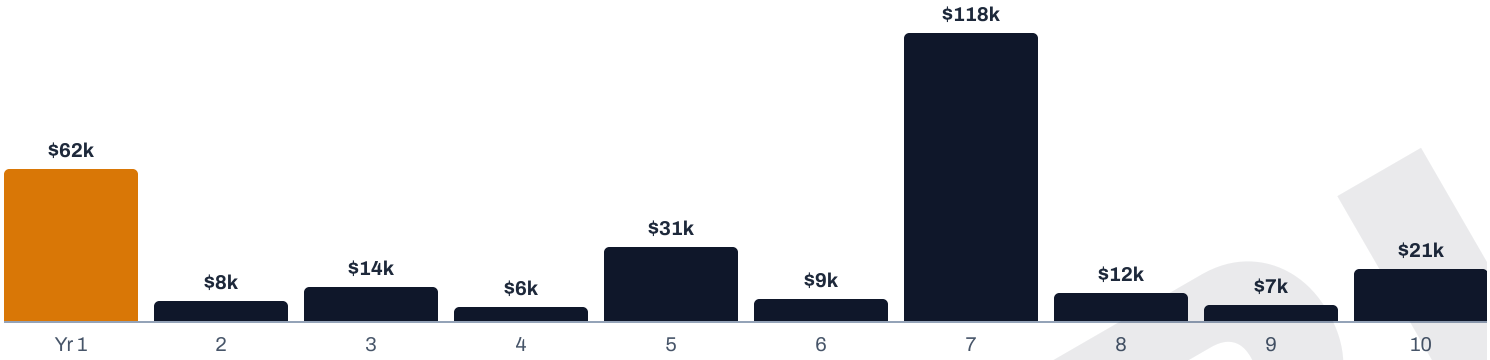
How to read the numbers

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. Each reference (M-1, R-1) links the tables to the detailed finding in section 5 and to the numbered photos.

SAMPLE

4. 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: replace four 7.5-ton rooftop package units at end of service life; correct ponding at roof drain line; rebuild hydraulic cylinders on two dock levelers; replace missing exterior disconnect cover (safety)	$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		**$288,000**

$288,000 over ten years on 42,000 sq ft is $0.69 per sq ft per year, uninflated.

SAMPLE

5. Findings by system

Site and paving Fair

Asphalt truck court shows alligator cracking at dock approach; seal coat and restriping due. Drainage functional. Estimated remaining life: 3 to 5 yrs.

S-1 Seal coat and restripe truck court and parking; crack fill at dock approach **$11,000 · 1 to 2 years**

Observed. Alligator cracking at the dock approach and oxidized asphalt across the truck court. Base appears sound.

Recommendation. Crack fill, seal coat and restripe within two years to avoid an overlay. Basis: 38,000 sq ft at $0.29.

Structure Good

Tilt-up panels plumb, no displaced joints. Hairline shrinkage cracks at two panels, non-structural, monitor only. Estimated remaining life: 25+ yrs.

No cost items. Routine maintenance only.

Building envelope Good

Panel joint sealant weathered on south and west elevations; re-caulk recommended within two years. Estimated remaining life: Sealant 1 to 2 yrs.

B-1 Remove and replace panel joint sealant, south and west elevations **$9,600 · 1 to 2 years**

Observed. Sealant is chalked, cracked and debonded at roughly half of the joints on the sun-exposed elevations.

Recommendation. Full remove-and-replace on the two elevations; spot repair elsewhere. Basis: 1,480 lin ft at $6.50.

Roofing Fair

TPO membrane, 11 years old. Two areas of ponding near drain line. Seams intact. Three prior patches noted. Estimated remaining life: 6 to 8 yrs.

R-1 Correct ponding at roof drain line: add tapered insulation crickets at two locations, clear drains **$2,100 · 0 to 12 months**

Observed. Standing-water staining along the west drain line, 48 hours after rain. Membrane seams intact; no active leaks reported.

Recommendation. Install tapered crickets and clear drains. Have the roofer inspect the three prior patches at the same visit. Basis: 2 locations at $1,050.

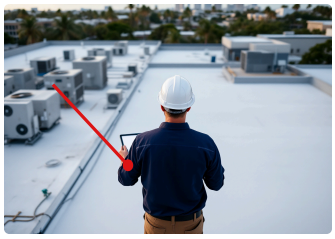


Photo 22

SAMPLE

HVAC Poor

Six rooftop package units. Four are original (2004) with corroded coils and one failed compressor. Two replaced in 2019. Estimated remaining life: 4 units: 0 yrs.

M-1 Replace four 7.5-ton rooftop package units at end of service life, including curb adapters, crane, disconnects and startup **$56,800 · 0 to 12 months**

Observed. Units 1 through 4 are original to the building (2004). Cabinet corrosion at base rails and coil sections; condenser fins deteriorated. Unit 3 compressor failed on test. Service invoices show repeated refrigerant charges since 2022.

Recommendation. Replace all four units as a single mobilization. Confirm curb dimensions and electrical capacity with the mechanical contractor before ordering. Basis: 4 units at $14,200.



Photo 14



Photo 17

Electrical Good

1,200A 480V service. Panels labeled, no evidence of overheating. One exterior disconnect cover missing. Estimated remaining life: 20+ yrs.

E-1 Replace missing exterior disconnect cover (safety) **$500 · 0 to 12 months**

Observed. Cover missing on the disconnect serving rooftop unit 6; conductors exposed to weather.

Recommendation. Replace the cover. Safety item, correct promptly. Basis: Allowance.

Plumbing and fire protection Good

Wet-pipe sprinkler system with current inspection tag. Water heater at office is 14 years old. Estimated remaining life: Heater 0 to 2 yrs.

P-1 Replace office water heater at end of service life **$2,300 · 1 to 2 years**

Observed. 40-gallon electric heater dated 2012; corrosion at the fittings, no pan.

Recommendation. Replace with pan and drain within two years. Basis: 1 unit.

Interior and docks Fair

Two of six dock levelers leak hydraulic fluid. Office finishes serviceable. Estimated remaining life: Levelers 1 to 3 yrs.

D-1 Rebuild hydraulic cylinders on two dock levelers **$2,900 · 0 to 12 months**

Observed. Levelers 2 and 5 leak hydraulic fluid at the cylinder seals; both drift under load.

Recommendation. Rebuild cylinders and replace seals. Budget full replacement of the remaining levelers in year 5. Basis: 2 at $1,450.

SAMPLE

6. Condition checklist by system

Every system reviewed, whether or not it carries a cost. Items with a reference appear in the cost tables and section 5.

System	Condition	Ref	Finding	Term	Cost
Site and paving	Fair	S-1	Seal coat and restripe truck court and parking; crack fill at dock approach	1 to 2 years	$11,000
Structure	Good		Tilt-up panels plumb, no displaced joints. Hairline shrinkage cracks at two panels, non-structural, monitor only.	Routine maintenance	-
Building envelope	Good	B-1	Remove and replace panel joint sealant, south and west elevations	1 to 2 years	$9,600
Roofing	Fair	R-1	Correct ponding at roof drain line: add tapered insulation crickets at two locations, clear drains	0 to 12 months	$2,100
HVAC	Poor	M-1	Replace four 7.5-ton rooftop package units at end of service life, including curb adapters, crane, disconnects and startup	0 to 12 months	$56,800
Electrical	Good	E-1	Replace missing exterior disconnect cover (safety)	0 to 12 months	$500
Plumbing and fire protection	Good	P-1	Replace office water heater at end of service life	1 to 2 years	$2,300
Interior and docks	Fair	D-1	Rebuild hydraulic cylinders on two dock levelers	0 to 12 months	$2,900

SAMPLE

7. Photo log



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



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.

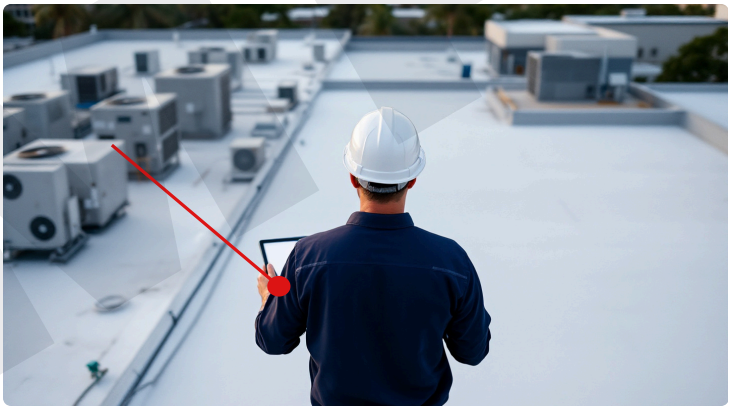


Photo 22, ref R-1. General roof view, TPO membrane. Ponding staining visible along west drain line.

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

SAMPLE