Client / Owner's Name
Mr./Mrs. Commercial

Project Name
Commercial Building

Property's Address
123 Any Street, Lakeland FL 33801

Date & Time of Inspection
2019-08-05 09:00:30

Inspector's Company
Lucent Inspections, LLC
Lakeland, FL 33801
Phone: 863-333-2698

Inspector
August Brinkman HI-10759 August@lucent.email
Marlon Lynn AR-91842 Marlon@lucent.email

Signature of Inspector

Cover Letter and Report Reviewer's Signature

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First, we want to Thank You! Our entire team at Lucent Inspections, LLC understands and appreciates the trust you have placed in us by selecting us to undertake your property inspection. We know you had choices, and we are honored that you chose us.

On the next page, you will find details about our company that, we believe, set us apart from others in our industry, and serve to confirm your selection of us as a good decision.

Then, in the following pages, we will share the results of our comprehensive inspection of the property you are considering. Please remember that we are always available to you to answer questions, or to walk through the property with you to point out any issues we may have identified in the course of our inspection and that are included in this report.

Meet Your Inspector.

August Brinkman, Senior Inspector.

In addition to managing his own construction business in Winter Haven, August brings a variety of experiences to his work as a home inspector, including a BS in Mechanical Engineering from the University of South Carolina, years of project management and design work in the field of mechanical engineering in Aruba, Argentina and the US, and licenses and certifications in Mechanical Contracting, Residential Construction and Home Inspection.

Marlon Lynn, Principal Architect

Since 2004, Marlon has been the Principal Architect in the firm that bears his name. His years of experience in design and construction serve to reinforce his work as a commercial property inspector. Having assisted hundreds of owners in the design and development of their commercial projects throughout the Southeast, Marlon understands the unique needs of developers and owners. Active in numerous civic organizations, Marlon is a dedicated member of the Lakeland, Florida community.

It's in the numbers…

As you review this report, you'll notice we've assigned numbers to various building components we've inspected. Here is what these numbers mean:

10 – The building system or component appears new, and the owner can reasonably expect it to perform as new and for the full typical lifespan of such systems/components.
For example: *Your inspector has assigned a 10 as the Roof Covering Condition, meaning the roof covering appears to be in new condition, and the owner can reasonably expect the roof covering to last the full and typical lifespan of that particular roofing material.*

9 – The system or component appears nearly new, shows few if any signs of wear or damage, and can reasonably be expected to perform for up to 90% of the typical lifespan of such systems/components.
For example: *Your inspector has assigned a 9 as the Roof Covering Condition, meaning the roof covering appears nearly new, and the owner can reasonably expect the roof covering to last up to 90% of the typical lifespan of that particular roofing material.*

8 – The system or component shows some very minor signs of wear or damage but can reasonably be expected to perform efficiently for the duration of its typical lifespan. Any identified deficiencies can be repaired.
For example: *Your inspector has assigned an 8 as the Roof Covering Condition, meaning the roof covering material shows only minor signs of wear typical for its age, and is reasonably expected to continue to perform as required for the duration of the lifespan typical for that particular roofing material.*

7 – The system or component shows wear or damage typical of its age but can reasonably be expected to perform efficiently for the duration of its typical lifespan. Any identified deficiencies can be repaired. No damage to underlying building components is evident.
For example: *Your inspector has assigned a 7 as the Roof Covering Condition, meaning that any identified wear or damage to the roof covering material is typical for its age, that the material is expected to continue to perform efficiently for the duration of its typical lifespan, and that no damage to underlying roofing components is evident.*

6 – The system or component shows wear or damage typical of its age but is nearing the mid-point of its expected lifespan. Any identified damage or deficiencies should be addressed by repair vs. replacement. No damage to underlying building components is evident.
For example: *Your inspector has assigned a 6 as the Roof Covering Condition, meaning the roof covering material is nearing the mid-point of its expected lifespan. However, any evident damage can likely be repaired. There is no evidence of damage to underlying roofing components.*

5 – The system or component shows wear or damage to the point that the system/component has reached the mid-point of its typical lifespan. Any identified damage or deficiencies should be addressed by repair vs. replacement. Except as noted, no damage to underlying building components is evident.
For example: *Your inspector has assigned a 5 as the Roof Covering Condition, meaning the roof covering has reached the mid-point of the typical lifespan of that particular roofing material, but the material remains sound, and continues to protect the roof underlayment materials. Except as may me noted, no damage to the underlying roofing components was evident.*

4 – The system or component shows wear or damage to the extent that it has entered the final third of its expected lifespan, and some damage to underlying building components could be expected. Repair or replacement is highly recommended.
For example: *Your inspector has assigned a 4 as the Roof Covering Condition, meaning that some roof covering material is significantly damaged. Except as may be noted, damage to underlying roofing components is not evident, could reasonably be expected, and would likely be revealed if the roof covering material were removed. Repair or replacement of the roof covering is highly recommended.*

3 – Approximately fifty percent (50%) of the system or component is badly deteriorated or damaged. Damage to underlying building systems is evident. Repairs could be undertaken but could be extensive and costly. Replacement is highly recommended.
For example: *Your inspector has assigned a 3 as the Roof Covering Condition, meaning that there is significant damage to over half of the roof covering material. There is also evidence of damage to underlying roofing components. Repairs could be undertaken without a full roof replacement, but they would be extensive, costly and would only extend the lifespan of the roof for a limited period of time. Full roof replacement is recommended.*

2 – The system or component is deteriorated or damaged beyond the point where repairs should be undertaken. Damage to underlying building components is evident and could be significant. Replacement is highly recommended.
For example: *Your inspector has assigned a 2 as the Roof Covering Condition, meaning that there is extensive damage to the roof covering materials as well as the roof underlayment. In addition, there is a strong likelihood that there is damage to the roof support structures (i.e., wood trusses.) Full roof replacement is highly recommended.*

1 – The system or component is deteriorated or damaged to the degree that repair is not a reasonable option, and replacement is imperative. Damage to underlying building components is evident to the point that these components are in danger of significant damage or even failure. Replacement is imperative.
For example: *Your inspector has assigned a 1 as the Roof Covering Condition, meaning that the roof covering is extensively damaged or missing altogether, moisture has penetrated the underlayment, and is causing significant damage to the roof decking. There is also evidence that roof support structures have been damaged. The roof covering, and likely components of the roof underlayment, must be replaced immediately.*

1. Executive Summary

1.1 Inspectors Opinion of Condition

But before we get to the details,
here are some general observations and summary conclusions
we have made about the property under consideration:

Summary Condition of Building System

8	Concrete
8	Masonry
8	Metals
9	Wood and Plastics
7	Thermal Moisture Protection
8	Door & Windows
9	Finishes
8	Plumbing
8	Heating, Ventilation & Air Conditioning
8	Electrical
7	Exterior Improvements

1. Executive Summary

1.2 General Physical Condition Data

Client Name	Mr./Mrs. Commercial
Project Name	Commercial Building
Current Use or Property Type	Other
Address	123 Any St
City, County, State, Zip Code	Lakeland, Polk, Florida 33801
Area of Site (acres)	1.3
Number of Buildings/Area (SF)	1 Building- 17,965 square feet
Number of Stories	1
Year(s) First Dev'd for Current Use	2001
Year(s) Significant Renovations	N/A
Current Adjoining Uses: General	Industrial, Vacant Restaurant, Residential
Applicable Building Code(s): Original	Unknown
Applicable Building Code(s): Current	N/A
Outstanding Code Violations?	Polk County has been contacted regarding any outstanding building or fire code violations. Information will be forwarded upon receipt.
Zone	C-2
Opinions of Immediate Needs	$76,800.00
Opinion of Cost: Needs Over 1-5 year period	$50,000.00
Opinion of Cost: Needs Over 5-10 year period	N/A
Probable Maximum Loss (Seismic)	N/A

1. Executive Summary

1.3 General Physical Description

[redacted]

2. Purpose and Scope

This Property Condition Assessment (PCA) report (the "Report") has been prepared pursuant to a contract between Lucent Inspections, LLC ("Lucent") and Finley Ledbetter (the "Client").

2.1 RELIANCE UPON AND USE BY THIRD PARTIES

As a condition of that contractual relationship between Lucent and the Client, the parties have exchanged information specific to the subject property. This information serves as the basis upon which the Report has been prepared. Due to the significance of this communication between Lucent and the Client, any reliance upon or use of the Report by any person or entity other the Client, is prohibited and shall be deemed a circumstance unforeseen and unforeseeable by Lucent.

Unless expressly stated herein, there are no third-party beneficiaries to the contract between Lucent and the Client nor to the Report prepared in accordance with that contract. Any reliance upon or use of the Report by any third party absent the explicit authorization in writing by both Lucent and the Client is prohibited. Any unauthorized reliance upon or use of the Report by any third party will be at that third party's sole risk. Subsequently, no obligations, either express or implied, are made by the parties to this contract to any such third party.

Authorization to third parties may be granted upon request. Such third-party authorizations will be in writing and for a fee to be agreed upon by the parties. Any third party granted such authorization agrees to be bound by all the provisions and conditions of the contract between Lucent and the Client. Absent such written authorization, no use of or reliance upon this report is granted to any third party.

2.3 STANDARD OF CARE AND WARRANTIES

Lucent agrees to perform the Property Condition Assessment (PCA) using methods and procedures conforming with ASTM 2018-01, "Standard Guide for Property Condition Assessments, Baseline Property Condition Assessment Process." Findings, conclusions and recommendations expressed by Lucent in this PCA report are made incorporating the limitations referenced in ASTM E 2018-08.

Lucent warrants that the findings, conclusions and recommendations contained in the Report have been prepared in accordance with accepted professional standards in place at the time the Report was prepared. Future modifications to these standards cannot and have not been anticipated in the preparation of the Report and have not been referenced.

The methodologies employed in the preparation of the Report may include a review of information that may have been provided by other sources. Lucent assumes the reliability of this information, and, in accordance with ASTM standards, is under no obligation to independently verify such information. As a consequence, Lucent cannot and does not warrant nor guarantee the accuracy or completeness of such information.

2.3 QUALIFICATIONS

2.3.1 Whereas Lucent makes every effort to provide an accurate and comprehensive Property Condition Assessment, such inspections are not to be considered technically exhaustive. As certain conditions may exist on the property that could not reasonably be identified within the scope of the assessment or from other available information, there remains the possibility that, even with the application of proper methodologies, some conditions may remain unidentified.

2.3.2 Lucent's services and the Report prepared under its contract with the Client are not to be construed as professional architecture or engineering findings or recommendations nor do they warrant or guarantee the adequacy of design or performance of any building component or system.

2.3.3 Except where expressly stated, Lucent's Report is based on a limited ground-level visual inspection of the property in accordance with ASTM 2018-08. Lucent did not gain access to all areas nor perform any exploratory probing, testing or demolition. Lucent did not take any samples of any materials nor perform any materials testing. The PCA is not to be construed as an inspection to determine compliance with any code, safety, environmental or regulatory standard.

2.3.4 The PCA is intended to identify areas that might require repair or maintenance but not to eliminate all uncertainty regarding such needs.

2.3.5 The Report is an assessment of conditions at the time the PCA was performed. Conditions are likely to change with the passage of time and Lucent is not responsible for such changes.

2.3.6 As a part of the PCA, Lucent performed a limited visual inspection for the visible presence of mold. Any testing or assessment of the type of mold or risks of such are beyond the scope of the PCA and require the services of a licensed professional. The Client acknowledges that site conditions that may support the growth of mold are outside Lucent's control and that changes in site conditions may result in additional mold growth in the future. This inspection did not investigate nor test for the possible presence of other biological contaminates.

3. Additional Considerations

(Microbial Growth, ADA (handicap accessibility), Asbestos, etc.)

3.0 NON-ASTM SCOPE CONSIDERATIONS

3.1 DISABLED PERSON ACCESSIBILITY ASSESSMENT (ADA COMPLIANCE ASSESSSMENT)

3.1.1 BACKGROUND
The Americans with Disabilities Act (ADA) became Federal law on January 26, 1992, and establishes requirements under which existing and new facilities must make "readily achievable" accommodations to remove certain architectural and communications obstacles for individuals with disabilities. Additional information on the ADA can be found at www.ADA.gov.

3.1.2 SCOPE OF SERVICES
Pursuant to ASTM, Lucent performed a "Tier 1" accessibility assessment of the "common areas" of the building. A formal ADA survey was not performed. Any items observed as being non-compliant with ADA were noted in the Report without consideration as to whether they are "readily achievable" or the cost of bringing them into compliance with ADA. Factors and considerations regarding the achievability and cost of any such modifications are outside the scope of the PCA and are not included in the Report.

3.1.3 OBSERVATIONS – PARKING
The number of parking spaces at the site is 18. Of these, 2 are marked as ADA parking spaces. Based on that ratio, the site does meet the requirement for ADA parking. In addition, curb ramps are located such as to provide an accessible route to the building entrance.
Additional observations/recommendations: None

3.2 MOLD ASSESSMENT
No mold assessment was performed as a function of this PCA.

3.3 SEISMIC ACTIVITY ASSESSMENT
Lucent did not perform a seismic activity assessment as a function of this PCA as the site is not located in Zones 4/Alpha (areas of high probability of damage from ground motion in earthquakes) as defined by the Florida Building Code.

4. Methodology and Resources

4.1 SCOPE OF SERVICES

4.1.1 ASTM based Property Condition Assessment

Lucent Inspections performed a Property Condition Assessment (PSA) based on ASTM Guide E 2018-08 at the subject property. The PSA data was collected through an on-site walkthrough, review of documents provided by the seller, online research of government departments, and interviews. All observations are visual and not based on testing of any kind.

4.1.2 Non ASTM Inspections

Lucent Inspections did not perform other inspections or tests beyond the scope of ASTM E 2018-08.

4.2 INSPECTION METHODS

4.2.1 PSA Data Collection

The Data Collection for the Property Conditions Assessment included:

4.2.1.1 Site Walkthrough

On August 5, 2019, a visual inspect was conducted at the site by August Brinkman and Marlon Lynn. The visual data was collected by the inspectors as well as photographs to create this report. No testing or sampling was done for this report.

4.2.1.2 Research

Documents from the original construction were on-site and reviewed by the inspectors. We were also able to conduct limited internet research of government websites.

4.2.1.3 Interviews

Interviews are conducted to derive information about the property's history including facts not visually apparent.

4.3 Estimation of Age

The inspectors of Lucent Inspections use experience and product data to estimate the lifespan of individual products represented in the report. We consider the industry-standard maximum life of a product and if not available through research, estimate the remaining life where appropriate.

4.4 Recommended Action

Lucent Inspections identified items on-site that are a concern. To clarify the immediacy of each concern we categorize them into Immediate Repair, Planned Repair 1-5 years and Planned Repair 6-10 years. We exclude items that are considered normal maintenance, but deferred maintenance or uncommon items are included.

4.5 Opinion of Probable Cost

Our Opinion of Probable Cost is based on several possible sources:

- Published cost information
- User-provided costs
- Actual project cost data from our industry partners
- Data from third parties such as contractors or suppliers

Although we strive to provide accurate information, construction and material pricing varies greatly by location and can vary with time with most contractors limited estimates to 30 days.

4.6 LIMITATIONS, EXCEPTIONS & EXCLUSIONS

Limitations:

A. An inspection is not technically exhaustive.
B. An inspection will not identify concealed or latent defects.
C. An inspection will not deal with aesthetic concerns, or what could be deemed matters of taste, cosmetic defects, etc.
D. An inspection does not determine the market value of the property or its marketability.

Exclusions:

A. The inspector is not required to determine:
    a. property boundary lines or encroachments.
    b. the condition of any component or system that is not readily accessible.
    c. any manufacturers' recalls or conformance with manufacturer installation, or any information included for consumer protection purposes.
    d. any hazardous waste conditions.
    e. the existence of environmental hazards, including lead paint, asbestos or toxic drywall.
    f. the cause or reason of any condition.
    g. future conditions.
    h. the presence of evidence of rodents, birds, bats, animals, insects, or other pests.
    i. the presence of mold, mildew or fungus.
    j. the presence of airborne hazards, including radon.
    k. the air quality.
    l. the existence of electromagnetic fields.
B. The inspector is not required to operate:
    a. any system that is shut down.
    b. any system that does not function properly.
    c. or evaluate low-voltage electrical systems, such as, but not limited to:
        i. phone lines;
        ii. cable lines;
        iii. satellite dishes;
        iv. antennae;
        v. lights; or
        vi. remote controls.
    d. any system that does not turn on with the use of normal operating controls.
    e. any shut-off valves or manual stop valves.
    f. any electrical disconnect or over-current protection devices.
    g. any alarm systems.
    h. moisture meters, gas detectors or similar equipment.

C. The inspector is not required to:
   a. move any personal items or other obstructions, such as, but not limited to: throw rugs, carpeting, wall coverings, furniture, ceiling tiles, window coverings, equipment, plants, ice, debris, snow, water, dirt, pets, or anything else that might restrict the visual inspection.
   b. dismantle, open or uncover any system or component.
   c. enter or access any area that may, in the inspector's opinion, be unsafe.
   d. enter crawlspaces or other areas that may be unsafe or not readily accessible.
   e. inspect underground items, such as, but not limited to: lawn-irrigation systems, or underground storage tanks (or indications of their presence), whether abandoned or actively used.
   f. do anything that may, in the inspector's opinion, be unsafe or dangerous to him/herself or others, or damage property, such as, but not limited to: walking on roof surfaces, climbing ladders, entering attic spaces, or negotiating with pets.
   g. inspect decorative items.
   h. inspect intercoms, speaker systems or security systems.
   i. offer guarantees or warranties.
   j. offer or perform any engineering services.
   k. perform or offer Phase 1 or environmental audits.
   l. inspect any system or component that is not included in these Standards.

5. Divisions

Division 01 - Overall General Description:

Observation:

During our site inspection the property and building appear to be sound. The building was generally constructed well and has been generally maintained.

There are areas of obvious water intrusion that we address below but those seem to be specific to an area below the transom height windows.

(Front of Building)

(Right Side of Building)

(Left Side of Building)

(Rear of Building)

Recommended Scope:

Immediate Repair-
D 1.1 The metal roof will continue to deteriorate. Liquid applied coatings should be considered for stabilization of the material to extend the life of the roof.

Division 03 - Concrete:

Observation:

This building has a mixture of **Pier Foundations** for the metal building columns, **Stemwall Foundations** between and a **Concrete Slab**. There was no building crawlspace, and no basement. Exterior concrete foundation did not appear to have deficiencies. Interior concrete had normal wear for its age and use.

Sump pit under printing press

Recommended Scope:

Immediate Repair-
D1.1 There is a sump pit under the printing equipment that will have to be filled if not used by the new user.
D1.2 On the interior the applied floor finish has warn and should be stripped and re-coated.

Planned Repair-
1-5 years: Soil erosion around the building perimeter should be monitored.
6-10 years: None

Division 04 - Masonry:

Observation:

Limited to the stemwall foundation, curved garden wall at front of building and de-mising type wall in printing area.

Recommended Scope:

Immediate Repair- None

Planned Repair-
1-5 years: None
6-10 years: None

Division 05 - Metals:

Observation:

This building is a **Metal Building Structure**. The building's roof is a **Metal Roof.** The type of flashing and trim on this building is **Metal**. Portions of the building skin is metal panel with minor damage in one area behind the building.

Recommended Scope:

Immediate Repair-
D 5.1 Metal panels with damage shown should be replaced.

Planned Repair-
1-5 years: None
6-10 years: None

Division 06 - Wood & Plastics:

Observation:

The wood in this building appears to be restricted to the interior trim and interior window frames. All appears to be in good condition.

Recommended Scope:

Immediate Repair- None

Planned Repair-
1-5 years: None
6-10 years: None

Division 07 - Thermal and Moisture Protection:

Observation:

The existing roof type is **Metal**, **TPO/ Single Ply** and shows **Signs of Inactive Leaks**. The building gutters are **Metal**.

Exterior walls of this building were constructed of **Stucco Material and Metal Building Panels.** Interior wall framing of this building was constructed of **Concrete Block**, **Metal Framing**. Interior floor framing of this building was constructed of **Concrete**.

Around the high windows on the west wall we found **Evidence of Inactive Water Leaks**.

Cracked/ Excessive caulk over front entrance awning

Corrosion under roof screws due to over torqueing at various location

Loose single ply roof fasteners are loose causing the membrane to bulge

Roof cracks south end of roof

Single ply roof over the main entrance had excessive west

Flashing at front of building collets water

Compromised exterior sheeting at north back of building

Old roof leak damage in front office next to meeting room

Old roof leak dams on meeting room ceiling

Single ply roof over entrance

Roof

Roof

Roof

Recommended Scope:

Immediate Repair-
D7.1 Roof - The screws in the metal roof appear as if they have been recently replaced which is good but there are random screws that were not replaced in the field that need to be replaced. The screws along the west flashing above the previous leaks did not get replaced. Metal roofing screws are a planned maintenance item as the gaskets between the screw and roof deck deteriorate with sun and heat exposure.

D7.2 Roof - The flashing along the west edge of the roof is not the correct profile and shows evidence of ponding at the same locations where the old screws were not replaced. The flashing should be replaced with a profile that would eliminate ponding. After reviewing the damage to the building interior ceilings, the construction joint and flashing at the top of the west wall is one of two probable sources of the previous leaks.

D7.3 Roof - On the south side of the roof there are a few creases in the metal roof ridge profiles that show evidence of temporary collapse where workers have walked on the roof. As the panel springs back into place it typically leaves a break/hole in the roof. A roofer should inspect the damaged panels and advise of the repair/replacement options.

D7.4 Roof - Throughout the roof various screws have been overtightened causing the metal to stretch and the protective coating to fail. This appears as a rust ring and tail from the screw location. Previously on this roof a worker has painted some of these to prevent further rusting.

D7.5 Roof - The single ply roofing at the entry awning is nearing the end of its life. The material shows evidence of deterioration. Along the edge of the building, the termination bar is no longer attached allowing the top edge of the flashing to pull away from the wall. This roof is integral in the flashing of the transom window which can also be a candidate for the water leak in that area. We would recommend the roofing in this area be replaced. To ensure the flashing durability the window frame should be removed, window flashing be replaced and secured into the new roofing membrane.

Planned Repair-
1-5 years:
6-10 years:

Division 08 - Doors & Windows:

Observation:

The type of windows in this building are **Aluminum Storefront Type**.

The type of exterior doors in this building are **Aluminum Storefront**.
The type of garage door on this building is **Hollow Metal- Metal Roll Up.**

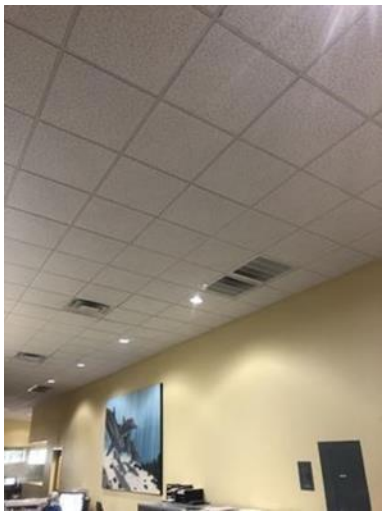
Recommended Scope:

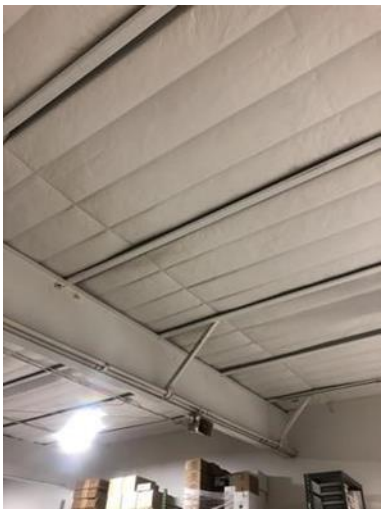
Immediate Repair-
D8.1 Along the west wall of the building there are a number of transom height windows that have water damage below them to the drywall finish. We believe the flashing at the top of the wall or at the window is the source of the leak. Removing the windows and replacing the flashing with proper details is recommended.

Planned Repair-
1-5 years:
6-10 years

Division 09 - Finishes:

Observation:





Old roof leak damage in front office next to meeting room

Lobby

Conference Room

Shop Area

Offices

Work Area

Work Station

Break Room

Work Station

Shop Area

Shop Area

Recommended Scope:

Immediate Repair-
D9.1 Painted finishes on the exterior and interior of the building appear to be in better than expected condition for the age of the building.

D9.2 At the exterior walls in the office area drywall will need repair and painting due to water damage after the confirmation of the leak repairs.

D9.3 Floor finishes in the printing area are heavily worn requiring removal and reapplication.

Planned Repair-
1-5 years:
6-10 years:

Division 22 - Plumbing:

Observation:

The main water supply valve is **Front**.

Was fire sprinkler system present: **No**.

The main supply line material is **CPVC**. The main waste and vent line material is **PVC**. The fixture supply line material is **PVC**. The fixture drain line material is **PVC**.

The sewer cleanout is **Rear**.

The water service type is **Public**. The sanitary service type is **Public**.

The water heater fuel type is **Other, Electric**. The water heater is located in the **No Water Heater On Site**.

Is the Temperature Pressure Relief Valve on the water heater installed: **Yes**.

Is the Drain Pan and Discharge under the water heater installed: **Yes**.

Types of water fixtures inspected are: **Hose, Bibs, Kitchen Sink, Bathroom Sinks, Bathroom Toilets, Laundry Sink**.

Bathroom south side

North side bathroom

Same bathroom south side

Recommended Scope:

Immediate Repair- None

Planned Repair-
1-5 years:
6-10 years:

Division 23 - Heating, Ventilation and Air Conditioning:

Observation:

The thermostat is located in ___. The heating unit is located in **Attic**. The type of heater used is **Electric Heat Pump System**. The heating system age is estimated at **12** years. The heating system fuel tank is located in **None**.

The following are additional comments about the heating system: In shops the AHU are hung exposed of the ceiling.

The cooling unit type is **Central Air- Split System**. The cooling system estimated age is **17** years. The location of the cooling unit is the **Attic**.

The following are additional comments about the cooling system: In the shops the AHU are hung exposed. AHU are from 2001 & 2002. Condensers are from 2007 & 2008.

The location of the attic access is _____.

The type of insulation in use is _____.

Average thickness of attic insulation is _____.

The attic has proper ventilation _____.

The ducts in the attic are properly sealed: **Yes**.

Thermostat

AHU hung exposed

North side AC bank

South side AC bank

Deteriorated window AC support at north side back of building

AHU shop 3

AHU shop 1

AHU shop 4

AHU shop 2

AHU shop 5

AHU #1 office

Office AHU install typ.

AHU #2 office

Typical AHU shop

AHU #3 office

Recommended Scope:

Immediate Repair-
D 23.1 An air handler in the printing area was overflowing onto the floor. We recommend the condensate lines for all units be cleaned, inspected, repaired if necessary and overflow switched inspected by a licensed air conditioning company.

D 23.2 There is a through wall air conditioning unit in the southeast corner of the building. If it is needed, it should be removed and reinstalled with materials appropriate for exterior use.

Planned Repair-
1-5 years:
6-10 years:

Division 26 - Electrical

Observation:

The location of the electrical meter and main panel is **Back Wall Of Shop**.

The size of the electrical service is _____. The type of electrical service supplied to the building is **Underground**.

The main panel type is **Circuit Breaker**.

The location of the sub-panels (if applicable) is **None**. The size of the electrical sub panel is _____. The sub panel type is _____.

The type of electrical hazards present: **None**.

Were smoke Detectors and Carbon Monoxide Detectors present at time of inspection: **Yes**.

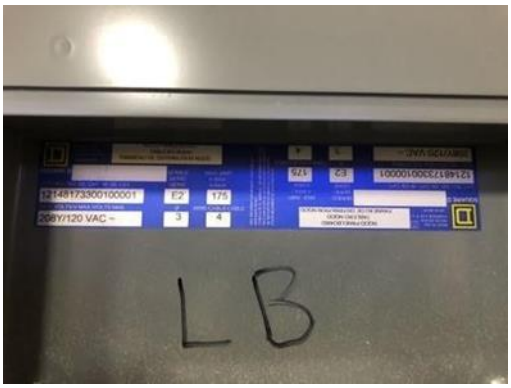
Tag

North side AC bank disconnect

South side AC bank disconnect

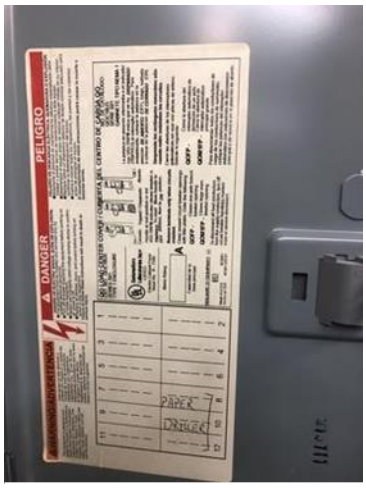
Tag

Tag



North side distribution panel

Main distribution panel



Tag

Panel LC

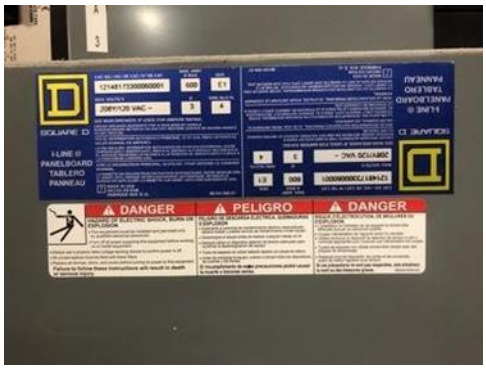
LA-1

Tag

Tag

Panel LA

Panel MDP



Tag

Tag

Panel HD

Transformer 1

Panel HA

Tag

Tag

Compromised fire proofing at Transformer 1

Transformer 2

Tag

Broken emergency light in print shop
(2 locations)

All 3 waterproof electrical boxes
in front of building are compromised

Recommended Scope:

Immediate Repair-
D 26.1 Emergency lights in at least two locations have been damaged and need to be replaced. We recommend all the emergency lights be tested and replaced as necessary by a licensed electrician due to their age.

D 26.2 Three electrical boxes in the front lawn are no longer watertight and should be repaired.

Planned Repair-
1-5 years:
6-10 years:

Division 32 - Exterior Improvements:

Observation:

The exterior walkways are **Concrete Slab**. The driveways are **Asphalt and Concrete Slab**.

The exterior stairs on this building are **Wood**. The exterior ramp on this building is **None**. The exterior porch / deck / patio on this building is **None**. The exterior balcony on this building is **None**. The carport on this building is None. The exterior railing type is **None**.

Road degradation in parking lot due to standing water

Erosion at sidewalk at front of building

Gutter downspout cover missing causing erosion

Refasten the low voltage irrigation wiring and rain sensor

Parking Lots

South side rear exterior staircase has a gab with the building

Recommended Scope:

Immediate Repair-
D 32.1 The asphalt parking lot has minor deterioration due to ponding water and tree roots. We recommend patching isolated areas and top coating the asphalt area.

D 32.2 Along the sidewalks the soil has been eroded by water. These areas should be filled and stabilized to prevent future erosion.

D 32.3 The concrete pads at the emergency egress stairs are strongly sloped causing the premanufactured stairs leaving a gap between the landing and the building slab. It is not obvious whether the slab was constructed at that slope but this can be corrected by a contractor in multiple ways, the goal being eliminated the gap providing a secure transition.

D 32.4 On the southeast corner of the building is the rain sensor for the sprinkler system. It is currently not mounted correctly to the wall and needs repair/replacement. We observed other items of the sprinkler were damaged such as sprinkler heads that need replacement. The sprinkler system was not tested.

D 32.5 One of the downspout connections has a missing cleanout cap that needs to be replaced.

Planned Repair
1-5 years:
6-10 years:

6. Opinions of Probable Cost to Remedy Physical Deficiencies

$3,400.00	Division 3- Concrete
$0.00	Division 4- Masonry
$1,800.00	Division 5- Metals
$0.00	Division 6- Wood and Plastics
$6,700.00	Division 7- Thermal Moisture Protection
$2,100.00	Division 8- Door & Windows
$58,000.00	Division 9- Finishes
$0.00	Division 22- Plumbing
$1,700.00	Division 23- Heating, Ventilation & Air Conditioning
$700.00	Division 26- Electrical
$2,400.00	Division 32- Exterior Improvements
$76,800.00	TOTAL COST

7. Out of Scope Considerations

NONE

8. Qualifications

Resume - Marlon Lynn

Qualifications:

- Extensive experience in planning, building and managing projects
- Strong background in developing and operating small businesses
- Consistently provides multiple solutions to project challenges
- Maintains an extensive business and personal network in Central Florida
- Licensed to practice Architecture in Florida, Georgia and North Carolina

Professional Experience:

2004-Present Marlon D. Lynn, PA – Architect – Florida
President / Owner

Marlon Lynn Architect, PA provides a complete array of design services focusing on Retail, Hospitality and Commercial projects. Functions and responsibilities include:

- Establishment of measurable goals/objectives for the architectural firm.
- Analysis and evaluation of progress toward achievement of these goals/objectives, followed by adaptation of the business model changes to assure even greater success.
- Identification and engagement of new clients.
- Navigation of new clients through a comprehensive planning process that includes analysis of goals, objectives and challenges of the project, consideration of design alternatives, and confirmation of the final design.
- Preparation of construction documents for bidding and permitting.
- Comprehensive project management from conception to turn-key delivery of the project.

2011-Present Lucent Management, LLC
Commercial Real Estate Broker

Sale and leasing of commercial properties in the Lakeland, Florida area with an emphasis on historical properties. Functions and responsibilities include:

- Listing and marketing of properties.
- Showcasing properties to prospective buyers and tenants.
- Negotiating sales and lease terms between parties to commercial real estate transactions.
- Preparation of real estate sale and leasing documents.
- Analysis and presentation of site demographic data to clients.
- Comparative analysis to determine property market value.

2007-Present Eventual, LLC – Development and Property Management
President / Owner

Purchase, restoration and sale/lease of commercial properties in the Lakeland, Florida area with an emphasis on historical properties. Functions and responsibilities include:

- Identification of properties with potential for development or redevelopment.
- Research, analysis and preparation of proforma to determine feasibility of

development/redevelopment of prospective properties.
- Enlistment of tenants and development partners for development/redevelopment projects.
- Comprehensive project management for these projects.

1998-2004	Furr and Wegman Architects Intern Architect
1995-1998	Greased Lightning International Manufacturers Representative Marketing Research Packaging Development
1989	Fowler Construction – Haines City, Florida Contractor's Assistant
1988	Watts Construction – Haines City, Florida Contractor's Assistant

Education:

2011	Cooke Real Estate School Real Estate Licensing Training
1998	University of Florida Master of Architecture Acoustical Design Focus
1997	Vicenza Institute of Architecture, Vicenza, Italy Architectural Studies of European Urban Design, Building Design and Material Usage
1997	Museo Contisuyo, Moquegua, Peru Architectural Consultant on Cerro Baul Archeological Excavation Co-author of "Wari Construction Techniques at Cerro Baul"
1996	University of Florida Bachelor of Design in Architecture with High Honors
1992	Polk Community College Associates of Art with High Honors
1990	Haines City High School

Resume – August Brinkman

Qualifications:

- Bachelor of Science in Mechanical Engineering, University of South Carolina
- Certified Mechanical Contractor, Lic. CMC 056927
- Certified Residential Contractor, Lic CRC 1327076
- Certified InterNACHI Home Inspector, Lic. H110759
- Extensive training and experience in residential construction
- Extensive training and experience in HVAC installation

Professional Experience:

2007 – Present Certified Renovators, LLC, Winter Haven, Florida
Owner

- General home renovations, repair and maintenance
- Estimating, coordination of sub-contractors
- General residential HVAC installation

2005 – 2007 Village Properties of Central Florida, Inc.

- Acquired residential real estate for restoration and resale

1997 – 2005 Orlando Building Associates, Inc., Engineer

Installation of commercial chiller and HVAC systems up to 130-ton
Estimating, materials sourcing, heat load calculations, tests and balances
Engineering, installation of HVAC systems in office build-outs and renovations

1995 – 1996 Stork Wescar, Aruba, NV, Engineer/Project Manager

- Directed $3 Million power plant renovation

Prior Positions Stork Wescar, Argentina, Area Superintendent
Stork Wescar, Aruba, NV, Project Engineer/Superintendent
Wescon, Saudi Arabia, Project Manager/Engineer
Stork Wescar, Netherlands, Project Engineer
Chicago Bridge & Iron, Aruba, Field Engineer

9. Exhibits, Appendices, Photo Logs, etc

NONE