



## Elite Inspectors, LLC

"Professional Commercial and Residential Property Inspections"

9951 Atlantic Blvd. Suite 122, Jacksonville, FL, 32225  
Office: (904) 724-7200, Mobile: (904) 509-6280, Fax: (904) 724-7210

## PROPERTY CONDITION REPORT

Prepared For:

**CARLOS GALLINA**

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### INSPECTION ADDRESS

13255 Atlantic Blvd., Jacksonville, FL, 32225

### INSPECTION DATE

11/7/2011 from 9:30 AM to 12:30 PM

### REPRESENTED BY

Krystelle Lopez  
Bay Bridge Real Estate



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## General Information

**Property Photo:**



**Inspection Address:** 13255 Atlantic Blvd.  
Jacksonville, FL 32225

**Inspection Date:** 11/7/2011 from 9:30 AM to 12:30 PM

**Present at Inspection:** Tenants  
Store manager-Emily

**Client Information:** Carlos Gallina

**Represented By:** Krystelle Lopez  
Bay Bridge Real Estate  
Southeast Financial Center  
200 S. Biscayne Blvd.  
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305-960-1285 - Office  
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## **Executive Summary**

The general physical condition of the building and its components is good. The major concerns found are concerning the condition of the stucco on frame facade that is installed at the front entry and extending partially on the south and west sides of the main entry to the store. There are numerous areas of water intrusion noted due to cracks in the stucco especially at the penetration points at the angled iron supports. Moisture intrusion could result in damage to internal components of the facade structure, but this was not confirmed due to restricted access panels. Active leakage was noted from the bottom or ceiling of the facade, and numerous stains were noted at the edges and ceilings underlying the facade.

Due to the lack of access to the interior of the facade we were not able to itemize the extent of hidden damage, if any, so our estimate of costs may be higher or lower than actual repair bids. Also, we are not refrigeration specialists but we did identify at least one of the roof top compressors for the coolers that needs to be further evaluated for icing refrigerant lines. The cost may be for a typical service call for the affected units, however these units appear to be the age of the building and therefore could be approaching the end of their useful life expectancy and therefore it is recommended that the cost of replacing one or more of the units be budgeted for. The roof also appears to be the original roof. Built up gravel roofs can last twenty years or more but will require periodic maintenance. The condition of the roof at this time is good but there are stains on the interior ceiling tiles that may be a result of previous roof leakage, but this was not confirmed. The parapet walls are masonry block and will need to be maintained to repair cracks and leakage from the metal caps on the top of the walls, and the flashing at the roof to wall intersections where some patching repairs are evident. It is suggested that the parapet walls be evaluated and serviced especially at those areas of concern identified within the report.

There were deviations from the guidelines during the inspection of this property and building. We were not allowed inside to inspect the pharmacy area, and were not able to enter the interior attic space of the front facade or the drive through canopy due to locked and stuck access hatches.

Our recommendations for this building include further evaluation and investigation of the issues with moisture intrusion through the facade for possible hidden damage to framed

components, and also to the roof components such as the parapet walls and their components. It is also our recommendation that the compressor units for the coolers be serviced or at least have records of recent service by a refrigeration specialist, and the one unit that is icing by serviced by a professional.

### Opinions of Probable Costs

<b>Immediate Cost</b>	<b>Units</b>	<b>Cost/Unit</b>	<b>Total Cost</b>
Service facade over front entry for moisture intrusion and possible hidden damage and also service the parapet walls and flashings as necessary	1.00	25,000.00	25,000.00

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**Total Immediate Cost: 25,000.00**

<b>5-year Projected</b>	<b>Units</b>	<b>Cost/Unit</b>	<b>Total Cost</b>
Replacement of cooler compressors or entire units as necessary	4.00	3,500.00	14,000.00

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**Total 5-year Projected: 14,000.00**

<b>Maintenance</b>	<b>Units</b>	<b>Cost/Unit</b>	<b>Total Cost</b>
General maintenance of built up roof surface and components such as flashings, scuppers etc.	1.00	1,000.00	1,000.00
Service and evaluate the compressor unit identified with icing refrigerant lines and worn insulation	1.00	500.00	500.00
Service roof top packaged HVAC systems as per recommended or existing schedule	4.00	500.00	2,000.00

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**Total Maintenance: 3,500.00**

## Scope of the PCA

As indicated in our proposal, the property condition assessment, or PCA, conforms to ASTM standards. These standards have clearly defined limitations with which you should be aware. However, the assessment is essentially visual and non-destructive and relies on random sampling techniques, as opposed to comprehensive analysis, and is not technically exhaustive. The PCA is intended to identify defects or deficiencies, or alert you to the need for further evaluation by specialists, and to recommend necessary improvements that could affect your evaluation of the property. Nevertheless, the following specialized assessments are beyond the scope of our service, but can be undertaken for a revised fee.

### **Termite & Pest Assessment**

Termite and pest assessments are usually mandated by lending institutions, and are generally the sellers' responsibility.

### **Code Compliance Assessment**

Commercial buildings commonly meet the code requirements for the year in which they were constructed, but may not have been retrofitted to meet current codes. Therefore, you may wish to have a specialist conduct a comprehensive assessment to determine compliance with current codes.

### **Seismic Vulnerability Assessment**

Prior to 1970, there were no published seismic codes for commercial buildings. Consequently, many buildings remain susceptible to seismic damage. We can elaborate on this issue, however the Federal Emergency Management Association, or FEMA, has published information detailing building types and their components that are seismically vulnerable, which are available on the web at [www.fema.org](http://www.fema.org), but you may also wish to have a structural engineer evaluate, either for purposes of information or with a view to having the building retrofitted.

### **Hurricane Vulnerability Assessment**

Many building components are susceptible to hurricane forces, particularly those with large glazed openings. The Federal Emergency Management Association, or FEMA, has published information describing the features of building that are most vulnerable to hurricane forces, which you can review on the web at [www.fema.org](http://www.fema.org), but you may also wish to have a structural engineer evaluate, either for purposes of information or with a view to having the building retrofitted.

### **Environmental Assessment**

There are different types or levels of environmental inspections. Phase One Site Inspections are the commonest, and are typically mandated by banks and other lending institutions. However, such inspections rarely cover the testing of indoor air quality, which can be adversely affected by multiple contaminants that have been described by

the Environmental Protection Agency.

### **Americans with Disabilities Act Assessment**

The Americans with Disabilities Act, or ADA, was passed in 1999 to set federal building accessibility standards for the accommodation of disabled persons. There are three levels of assessment that are available: the first level is the least expensive, and is comprised of a purely visual survey of accessibility; the second level is similar to the first but more specific and includes generalized measurements; the third level entails a complete assessment for ADA compliance. Please be aware that state and local municipalities may have incorporated all or part of these standards into their by-laws, and may have even stipulated more stringent ones.

### **Fire Suppression Assessment**

Depending on the use, or intended use of a building, insurance companies will commonly require an evaluation of fire suppression systems and their components, and particularly as it relates to the safety of the public.

### **Tele-communications Assessment**

Telecommunications and data systems are constantly evolving and require an evaluation by specialists.

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## Pharmacy and store: General Information

**Inspectors:** Steve Franco

**Building Address:** 13255 Atlantic Blvd.  
Jacksonville, FL 32225

**Structural Details:** Floors . . . . . 1  
Style . . . . . Commercial building  
Construction Type . . . . . Masonry  
Approx. Year Built . . . . . 1996  
Approx. Area . . . . . 14000

**Weather Conditions:** General Conditions . . . . . Rainy  
Temperature . . . . . 70's



## Pharmacy and store: Main building

### Site

#### Environmental Issues

##### Indoor Air Quality

###### General Comments

###### *Other*

- 1.1.1 We do not test indoor air quality, which the Consumer product safety Commission lists fifth among potential contaminants. However, inasmuch as health is personal responsibility, we recommend having the air quality tested by a specialist, and the components through which air moves cleaned, as a prudent investment in environmental hygiene.

#### Mold Contamination

##### General Comments

###### *Informational*

- 1.1.2 Mold is a microorganism comprised of tiny seeds, or spores, that are spread on the air, come to rest, and feed on organic matter. Mold has been in existence throughout human history and takes different forms, many of which are benign, like mildew. Some that are characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others that are characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigens that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Nevertheless, mold can appear as though spontaneously at any time, so it is essential to monitor all building surfaces. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, we categorically recommend having buildings tested as a prudent investment in environmental hygiene.

#### General Topography

##### Grading

###### General Comments

###### *Informational*

- 1.1.3 Moisture is a perennial problem. It involves a host of interrelated factors, and can be unpredictable, intermittent, or constant. When moisture intrusion is not self-evident, it can be inferred by musty odors, peeling paint or plaster, efflorescence, or salt crystal formations, rust on metal components, and wood rot. However, condensation and humidity can produce similar conditions if the temperature in a building is not maintained above the dew point. Regardless, if the interior floors of a building are at the same elevation or lower than the exterior grade we could not rule out the potential for moisture intrusion, and could not sensibly endorse any such areas.

## Drainage

### Drainage Mode

*Informational*

- 1.1.4 Drainage on this site is facilitated by hard surfaces, area drains, and full or partial gutters, and we did not observe any evidence of moisture threatening the interior space. However, the area drains must be kept clean or moisture intrusion could result.

### Drains & Swales

*Informational*

- 1.1.5 The site is served by area drains that appear to be in acceptable condition. However, because it is impossible to see inside them, the seller should guarantee that the drains are functional, or they should be flushed through to the street or other discharge points. This is important, because surface water carries silt and debris that is deposited inside the pipes and can harden in the summer months to the consistency of wet concrete, which can impede drainage and require the pipes to be cleared by a roofer service.

## Parking Facilities

### Ground Level

#### Parking Spaces

*Informational*

- 1.1.6 Based on occupancy status, the current parking space should be adequate (about 68 regular spaces).



**Figure 1A - right side or east elevation**



**Figure 1B - rear elevation**



**Figure 1C - left side or west elevation**

### Surface Condition

*Informational*

- 1.1.7 The parking surfaces have been evaluated and found to be in serviceable condition.

## ADA Compliant

### *Informational*

- 1.1.8 Based on current occupancy status, the handicapped parking should be adequate.



Figure 2A - handicap parking (3)

## Lights

### *Informational*

- 1.1.9 The lights are functional.

## Landscape

### **Vegetation**

#### **General Comments**

### *Informational*

- 1.1.10 Landscaping is an important feature of a commercial building, and the cost of maintenance and improvements should be included in the operating budget.

## Shrubs

### *Informational*

- 1.1.11 The shrubs are in acceptable condition, and appear to have been well maintained.

## Enclosures

### Fences & Gates

#### *Informational*

- 1.1.12 The rear enclosure for the trash receptacle is in acceptable condition.



Figure 3A - enclosure at rear

## Irrigation

### Automatic Sprinklers

#### *Informational*

- 1.1.13 We do not evaluate automatic sprinkler systems, because most of their components are buried or sealed, and because testing them could entail altering or overriding an existing program. Therefore, you should ask the sellers to demonstrate them on the walkthrough and to indicate any seasonal changes that they may make in the program.

## Hardscape

### Asphalt Paving

#### Driveways

#### *Functional*

- 1.1.14 The drive through and roadways are in acceptable condition at all sides of the building and include speed bumps at the rear that are in place and functional.



Figure 4A - drive thru on east side has a concrete surface

## Structural

### Foundation Type

#### Slab On-Grade

##### General Comments

###### *Informational*

- 1.1.15 This building has a slab foundation. Such foundations vary considerably from older ones that have no moisture barrier under them and no reinforcing steel within them to newer ones that have both. Our inspection of slab foundations conforms to ASTM standards, which is that of a generalist and not a specialist. We check the visible portion of the stem walls on the outside for any significant cracks or structural deformation, but we do not move furniture or lift carpeting and padding to look for cracks or moisture penetration, and we do not use any of the specialized devices that are used to establish relative elevations and confirm differential movement. Significantly, many slabs are built or move out of level, but the average person may not become aware of this until there is a difference of more than one inch in twenty feet, which most authorities regard as being tolerable.

Many slabs are found to contain cracks when the carpet and padding are removed, including some that contour the edge and can be quite wide. They typically result from shrinkage and usually have little structural significance. However, there is no absolute standard for evaluating cracks, and those that are less than 1/4" and which exhibit no significant vertical or horizontal displacement are generally not regarded as being significant. Although they typically do result from common shrinkage, they can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, adverse soil conditions, and poor drainage, and if they are not sealed they can allow moisture to enter a residence, and particularly if the residence is surcharged by a hill or even a slope, or if downspouts discharge adjacent to the slab. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert, and we would be happy to refer one.

##### Method of Evaluation

###### *Informational*

- 1.1.16 We evaluated the only visible portions of the slab on the exterior, which are the short stem walls.

### Superstructure

#### Wall Type

##### Reinforced Concrete

###### *Informational*

- 1.1.17 The building walls are comprised of CMU's, or concrete masonry units.

#### Roof Type

##### Metal Framed

###### *Informational*

- 1.1.18 The roof is framed with metal rafters, purlins, etc.

## Building Envelope

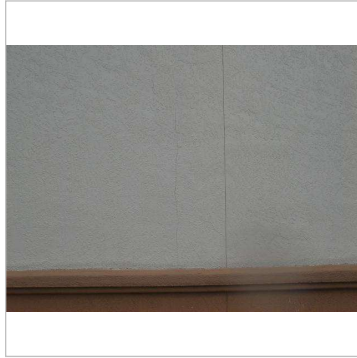
### Cladding

#### Concrete Masonry Unit

##### Specific Comments

*Needs Service*

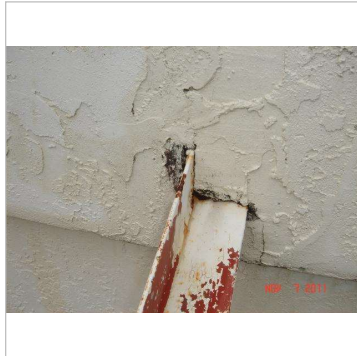
- 1.1.19 There are some obvious settling cracks that it would be prudent to seal, to forestall any possibility of moisture intrusion.



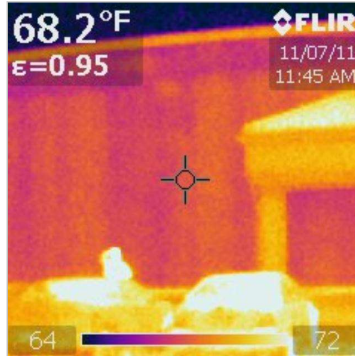
**Figure 5A - common cracks on masonry wall on left side**

**Stucco**  
**Conventional Stucco**  
*Needs Service*

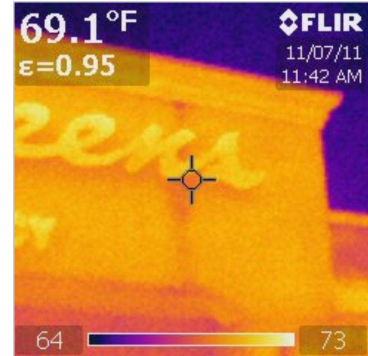
1.1.20 The stucco is leaking in places on the facads, as a result of cracks and penetration of angle iron anchors, and should be serviced. Leakage was noted through the ceiling under the facade at several areas including the west and south elevations. Infra red imaging revealed at least one are of high moisture and intrusion beneath the stucco cladding on the facade. Further evaluated and repair is needed by a stucco specialist or contractor.



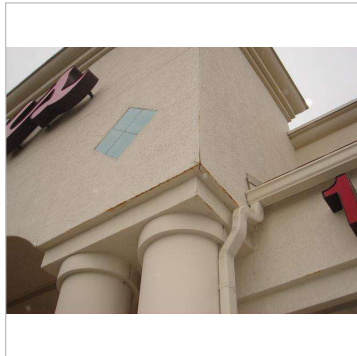
**Figure 6A - penetration into facade wall by anchor is not sealed**



**Figure 6B - leakage at parapet wall on left side**



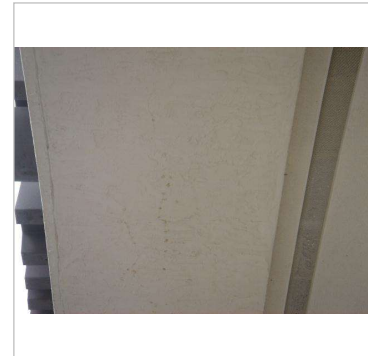
**Figure 6C - leakage at front, above and under letter n**



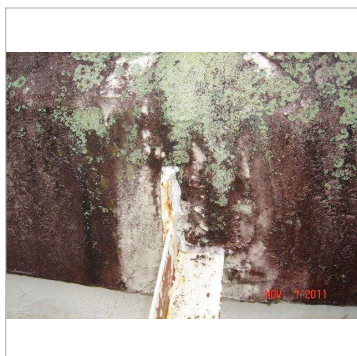
**Figure 6D - corrosion and stains on stucco walls at front right corner**



**Figure 6E - cracks in stucco-stains on soffit at front-2**



**Figure 6F - cracks in stucco-stains on soffit at front**



**Figure 6G - sealed anchor into mold like growth on facade**



**Figure 6H - water ponding on roof at west side facade**



**Figure 6I - cracks at facade wall intersections**

## Synthetic Stucco EIFS

*Needs Service*

- 1.1.21 Some areas of the building walls appear to be finished or trimmed with a synthetic stucco, also known by the acronym EIFS, or Exterior Insulation and Finish Systems, which is subject to impact damage, cracking, and general wear. This type of wall finish is present in the bands and finish on the columns and other decorative surfaces on the exterior walls of this building. Cracks in the material on the column bases was noted, and one of these decorative structures located on the facade at the southeast section is damaged. Repairs by a specialist is needed.



**Figure 7A - decorative banding is damaged-foam is showing in this photo**



**Figure 7B - corrosion and stains on stucco walls and stucco bands at front left corner**



**Figure 7C - cracks in column base stucco banding**

## Openings

### Ingress & Egress

#### Emergency Signs

*Informational*

- 1.1.22 Emergency signs, including escape routes, are posted throughout the building.

### Doors

*Informational*

- 1.1.23 The main building doors were examined, and found to be in acceptable condition (automatic sliding main entry; hinged with alarm bar at rear).



**Figure 8A - Front entry doors**



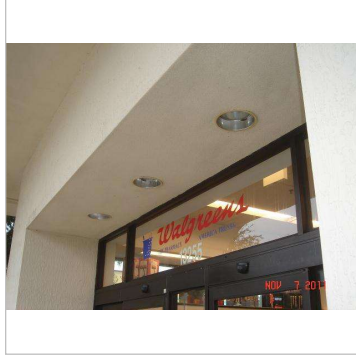
**Figure 8B - rear entry to store room**



## Windows

### *Informational*

- 1.1.24 The windows are in acceptable condition (fixed panes at front only).



**Figure 9A - fixed pane windows  
over front entry**

## Insulation

### Roofs

#### Type & Thermal Value

### *Informational*

- 1.1.25 The roof insulation is covered, and neither it nor its potential thermal value can be identified.

## Roofing

### Specific Roof Type

#### Rock and Gravel

#### General Comments

##### *Informational*

- 1.1.26 Rock and gravel roofs are among the least expensive of roofs. They are designed to last for approximately fifteen years, and are typically guaranteed against leaks by the installer for three years. They are similar to flat roofs, inasmuch as they are comprised of layers of fifteen-pound asphalt paper and a heavier mineral cap sheet that is swabbed with boiling tar and then covered with rock and gravel, which is designed to deflect the deteriorating rays of the sun. They are low-pitched and do not drain efficiently. Drainage is further impeded by the gravel, and moisture is actually held at the edges by metal that is designed to prevent the gravel from spilling over. For this reason, flat roofs are particularly susceptible to moisture damage at the eaves and must be kept clean and inspected regularly. However, poor maintenance is the most common cause of roof failure. The first indication of wear will be evident on the ridges and hips or at other points where the gravel has been displaced, and which leaves the cap sheet susceptible to ultra-violet deterioration. This does not mean that the roof is ready to be replaced but that it is in decline and will need to be monitored more closely. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage. This is important because our inspection does not include any guarantee against leaks. For such a guarantee, you would need to have a roofing company perform a water-test and issue a roof certification. However, the sellers or the occupants of the building will generally have the most intimate knowledge of the roof, and you should ask them about its history and then schedule a regular maintenance service.



Figure 10A - gravel built up roof



Figure 10B - gravel built up roof-3



Figure 10C - gravel built up roof-2

#### Method of Evaluation

##### *Informational*

- 1.1.27 We evaluated the roof and its components by walking its surface.

## Estimated Age

### Informational

- 1.1.28 The roof appears to be approximately fourteen to sixteen years old, but this is just an estimate and you should request the installation permit from the sellers, which will reveal its exact age and any warranty guarantee that might be applicable. It will need to be kept clean and inspected annually. However, our service does not include any guarantee against leaks. For such a guarantee, you would need to hire a local roofing company to perform a water-test and issue a roof certification.

## Specific Comments

### Needs Service

- 1.1.29 Although there are no apparent deficiencies with the roofing material, there are moisture stains within the structure that we will identify. However the stains on the ceiling tiles are dry at this time despite steady rainfall.

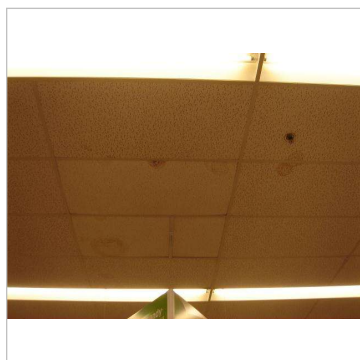


Figure 11A - dry stains over aisle #5



Figure 11B - dry stains on ceiling tiles over aisle #5

## Scuppers and Drains

### Functional

- 1.1.30 The scuppers roof drains and the drainage channels are in acceptable condition. However, without water it is difficult to judge whether they are correctly pitched to direct water into the drains, but they should function as they were intended.



Figure 12A - Scuppers at rear appear to have been sealed and re-flashed

## Parapet Walls

### Needs Service

- 1.1.31 The tops of the parapet walls are not adequately sealed, which has allowed moisture to penetrate. Some leakage signs noted on the west wall. There are also cracks in the block parapet walls that should be serviced or sealed.



Figure 13A - Evidence of leakage on parapet wall at left side



Figure 13B - stains on facade-1



Figure 13C - stains and cracks in stucco on facade wall



Figure 13D - cracks and efflorescence in block parapet wall

## Metal Flashings

### Informational

- 1.1.32 The flashings appear to be in acceptable condition.

## Concrete Tile

### Method of Evaluation

#### Informational

- 1.1.33 We were unable to access the tiled roof sections due inclement weather, or slippery and unsafe surfaces and therefore were evaluated from the ground, the upper level roof, and front a ladder.

### **Estimated Age**

#### *Informational*

- 1.1.34 The roof appears to be approximately fourteen to sixteen years old, but this is just an estimate and you should request the installation permit from the sellers, which will reveal its exact age and any warranty guarantee that might be applicable. It will need to be kept clean and inspected annually. However, our service does not include any guarantee against leaks. For such a guarantee, you would need to hire a local roofing company to perform a water-test and issue a roof certification.

### **Specific Comments**

#### *Informational*

- 1.1.35 The tiled roofs is in acceptable condition, but this is not a guarantee against leaks. For a guarantee, you would need to have a roofing company perform a water-test and issue a roof certification.



**Figure 14A - tile roof**



**Figure 14B - tiled roof on front elevation**

### **Gutters & Drainage**

#### *Informational*

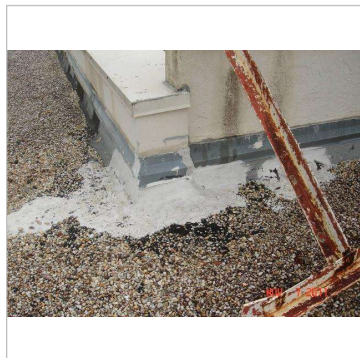
- 1.1.36 The gutters and drainage system are in acceptable condition.

## Flat or Built-Up

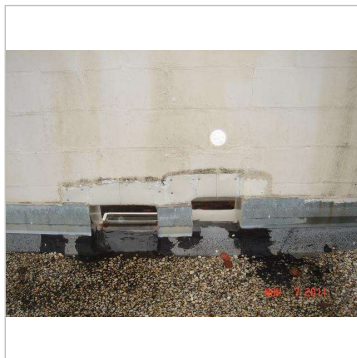
### Specific Comments

*Needs Service*

- 1.1.37 Although there are no apparent deficiencies with the roofing material, there are moisture stains within the structure that we will identify. However, active leakage can be difficult to trace and confirm when it is not raining, and you should ask the sellers about this, or have the roof water-tested before the close of escrow (stained ceiling tiles noted inside the store and areas of patched repairs noted on the roof at the front intersection of parapet wall and facade, and at the scuppers at the rear).



**Figure 15A - patched area of roof at the intersection of parapet wall and front facade**



**Figure 15B - sealant on flashing and roof at scuppers**

## Canopy and Facade Attic Spaces

### Attic Space

#### General Comments

*Needs Service*

- 1.1.38 The drive through and facade attic access hatches were sealed which prevented entry. The panel locks are painted over and could not be unlocked. As a result, these spaces were not accessed.



**Figure 16A - access hatch to facade is painted over**

## Electrical

### Three Phase Power

#### Main Service Panels

##### General Comments

###### Informational

- 1.1.39 There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many commercial systems do not comply with the latest safety standards. Common national safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. ASTM standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, if the building is reasonably small, we attempt to test every one that is unobstructed, but if a building is furnished we will obviously not be able to test each one.

##### Service Entrance

###### Informational

- 1.1.40 The main conductor lines are underground, or part of a lateral service entrance. This is characteristic of modern electrical services but, inasmuch as the service lines are underground and cannot be seen, they are not evaluated as part of our service.

##### Specific Comments

###### Informational

- 1.1.41 We have evaluated the main panel in accordance with ASTM standards and found it to be in acceptable condition. It is located at the east side of the building behind the coolers.



Figure 17A - Main service disconnect



Figure 17B - Main switching center bottom half



Figure 17C - Main switching center

### **Type of Wiring**

*Informational*

- 1.1.42 The building is wired within rigid extruded metal tubing.



**Figure 18A - extruded metal conduit**

### **Main Panel**

*Informational*

- 1.1.43 The main panel and its components have no visible deficiencies.

### **Cover Panels**

*Informational*

- 1.1.44 The interior covers are in acceptable condition.

### **Sub Panels**

#### **Specific Comments**

*Informational*

- 1.1.45 We have evaluated the sub panels in accordance with ASTM standards, and found them to be in acceptable condition.



## Size & Location

### Informational

- 1.1.46 The system includes the sub panels, adjacent to the main panel. The sub panels include four (2x200 amps, and 2x 60 amp) subpanels serving the Roof Top HVAC units; and eight sub panels serving the store and lighting (4x200 amps and 2x100 amps). Some of the panels also are protected by surge protectors.



Figure 19A - Sub panels adjacent to the main panel



Figure 19B - sub panel



Figure 19C - outdoor lighting panels and surge protector



Figure 19D - Sub panels with surge protector

## Exterior Electrical

### Lights

#### Informational

- 1.1.47 The lights were tested employing a representative sampling technique and found to be functional (parking lot lights were not operated).

## Plumbing

### Water Distribution System

#### Plastic Pipes

#### Potable Water Pipes

##### Functional

- 1.1.48 The building is served by modern plastic and copper water pipes which are in good condition.

## Water Heating System

### Single Water Heater

#### Age Capacity & Location

*Informational*

- 1.1.49 Hot water is provided by a 15 year old, 40 gallon, electrically-fueled water heater, located in the rear passage area.



**Figure 20A - water heater for bathroom and employee kitchen area**

#### Relief Valve & Discharge

*Informational*

- 1.1.50 The pressure/temperature relief valve and discharge pipe are functional.

#### Electrical Connections

*Informational*

- 1.1.51 The electrical connection is functional.

#### Drain Pan & Discharge

*Informational*

- 1.1.52 The water heater is equipped with a drip-pan and an overflow pipe, which is designed to prevent water damage from a leak. Nonetheless, the water heater should be periodically monitored for signs of a leak.

## Mechanical

### Heat & A-C

#### FAU Package Systems

##### General Comments

###### *Informational*

- 1.1.53 The components of package system, or dual-packs, have a design-life ranging from ten to twenty years, but in humid climates where the cooling cycle runs more or less continuously they should only be expected to last for a maximum of ten years, and that's with optimum maintenance, which is why we attempt to apprise you of their age. We test and evaluate them in accordance with ASTM standards, which means that we do not dismantle any concealed components. Therefore, in accordance with the terms of our contract, it is essential that any recommendation that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

##### Age & Location

###### *Informational*

- 1.1.54 The building is served by means of four roof-mounted, forced-air package systems. They are approximately 1 year old, and their components should last for twenty years if the systems are well-maintained and inspected as part of a regularly scheduled maintenance program.



Figure 21A - Rtu-1 15 ton



Figure 21B - rtu-4 4ton



Figure 21C - rtu-3 6ton



Figure 21D - rtu 2 10ton

### **Specific Comments**

#### *Informational*

- 1.1.55 It would be prudent to request service records so that you can be apprised of the system's maintenance.

### **Return-air Compartment**

#### *Informational*

- 1.1.56 The return-air compartments are in acceptable condition.

### **Evaporator Coil**

#### *Functional*

- 1.1.57 The evaporator coils are functional.

### **Condensing Coil**

#### *Functional*

- 1.1.58 The condensing coils responded to the thermostats and are functional.

### **Condensate Pipe**

#### *Informational*

- 1.1.59 The condensate pipe discharges correctly into a roof drain.

### **Service Disconnect**

#### *Functional*

- 1.1.60 The service disconnects at the condensing coils are functional

### **Temperature Differentials**

#### *Informational*

- 1.1.61 The air-conditioning responded and achieved an acceptable differential temperature split between the air entering the system and that coming out, of eighteen degrees or more (infra red scan).

### **Ducts**

#### *Informational*

- 1.1.62 Significant portions of the ducts are concealed and cannot be evaluated (ceiling tiles).

## Ventilation

### Store Areas

#### Intake & Exhaust

*Informational*

- 1.1.63 Exhaust and fresh air ventilation is supplied by a dedicated and functional roof-mounted system.



Figure 22A - roof top portion of ventilation system

## Fire Suppression

### Fire sprinklers

#### Specific Comments

*Informational*

- 1.1.64 We did not evaluate fire suppression systems as part of our service, but it should be periodically inspected by a specialist as per current county or city requirements.



Figure 23A - fire system riser

## Storage Facilities

### Warehouse

#### Storage area

#### Interior doors

*Informational*

- 1.1.65 The doors are in acceptable condition.

### **Exterior doors**

*Informational*

1.1.66 The exterior door is functional.

### **Floors**

*Informational*

1.1.67 The floor has no major defects.

### **Walls & Ceilings**

*Informational*

1.1.68 The walls and ceiling are in acceptable condition.

### **Closets**

*Informational*

1.1.69 The closet is in acceptable condition.

### **Water Fountains**

*Informational*

1.1.70 The water fountain is functional (across from the employee break room).

### **Lights**

*Informational*

1.1.71 A representative number of lights and outlets were tested, and found to be functional.

### **Loading Dock**

#### **Impact & Safety**

*Functional*

1.1.72 Areas of the north side loading dock are protected by bollards and the overhead door is functional.



**Figure 24A - loading or receiving dock**

## Commercial Interior

### Common Areas

#### Entry & Lobby

##### No Recommended Service

###### *Informational*

- 1.1.73 We have evaluated the entry in compliance with ASTM standards, and found it to be in acceptable condition.

#### Store Aisles

##### No Recommended Service

###### *Informational*

- 1.1.74 We have evaluated the store aisles in compliance with ASTM standards, and found them to be in acceptable condition.

#### Floors

###### *Informational*

- 1.1.75 The finished floor has no major defects.

#### Lights

###### *Informational*

- 1.1.76 A representative number of lights were tested, and found to be functional.

### Employee Break Room

#### Doors

###### *Informational*

- 1.1.77 The door is functional.

#### Flooring

###### *Informational*

- 1.1.78 The floor has no significant defects.

### Sink & Countertop

###### *Informational*

- 1.1.79 The sink and countertop are in acceptable condition.

#### Cabinets

###### *Informational*

- 1.1.80 The cabinets are functional, and do not have any significant damage.

### Valves and Connectors

###### *Informational*

- 1.1.81 The valves and connectors below the sink are functional. However, they are not in daily use and will inevitably become stiff or frozen.

## **Trap and Drain**

### *Informational*

1.1.82 The trap and drain are functional.

## **Faucet**

### *Informational*

1.1.83 The sink faucet is functional.

## **Free Standing Microwave**

### *Functional*

1.1.84 The microwave is portable, and is functional.

## **Lights**

### *Informational*

1.1.85 The lights are functional.

## **Outlets**

### *Functional*

1.1.86 The wall outlets are functional.

## **Refrigerator**

### *Functional*

1.1.87 The refrigerator is functional.

## **Offices**

### **Manager's Office**

#### **No Recommended Service**

### *Informational*

1.1.88 We have evaluated the office, and found it to be in acceptable condition.

## **Storage Rooms**

### **Representative Sampling**

#### **Specific Comments**

### *Informational*

1.1.89 We evaluated the storage rooms using a representative sampling technique and found them to be in serviceable condition.

## **Bathrooms**

### **Men's Bathrooms**

#### **Size and Location**

### *Informational*

1.1.90 The Men's bathroom is located in the rear left.



**Doors**

*Informational*

1.1.91 The door is functional.

**Flooring**

*Informational*

1.1.92 The floor has no significant defects and includes a floor drain.

**Sink Faucet Valves & Drain**

*Informational*

1.1.93 The sinks and their components are functional but are loose on the wall and should be tightened.

**Toilet**

*Informational*

1.1.94 The toilet is functional.

**Urinals**

*Informational*

1.1.95 The urinal is functional

**Wall Heater**

*Informational*

1.1.96 The wall heater was not operated.

**Lights**

*Informational*

1.1.97 The lights are functional.

**Women's Bathrooms**

**Size and Location**

*Informational*

1.1.98 The Women's bathroom is located at the rear left.

**Doors**

*Informational*

1.1.99 The door is functional.

**Flooring**

*Informational*

1.1.100 The floor has no significant defects.

### **Sink Faucet Valves & Drain**

*Informational*

- 1.1.101 The sinks and their components are functional.

### **Toilet**

*Informational*

- 1.1.102 The toilets are functional.

### **Wall Heater**

*Informational*

- 1.1.103 The wall heater was not operated.

### **Lights**

*Informational*

- 1.1.104 The lights are functional.

## **Utility Rooms**

### **Janitorial Rooms**

#### **No Recommended Service**

*Informational*

- 1.1.105 We have evaluated the janitorial room in compliance with ASTM standards, and found it to be in acceptable condition (janitorial sink only).

### **Mechanical Rooms**

#### **No Recommended Service**

*Informational*

- 1.1.106 We have evaluated the mechanical room in compliance with ASTM standards, and found it to be in acceptable condition (off of the manager's office behind the coolers at the right or east side of the building).

## Commercial Food Services

### Refrigeration

#### Coolers

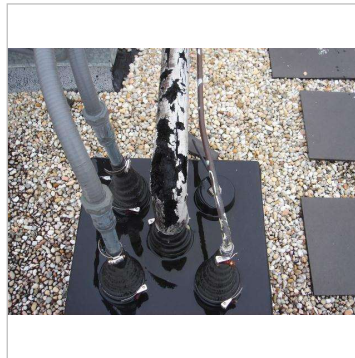
#### Compressors

*Needs Service*

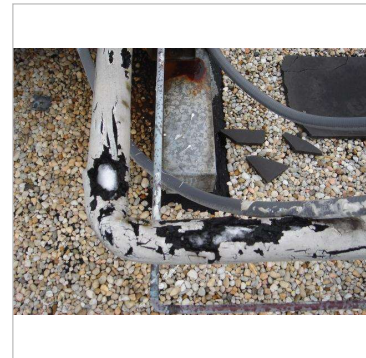
- 1.1.107 The compressors for the coolers are old, and will obviously not be as efficient as a newer model and should not be expected to last indefinitely. They are located on the roof top. It was noted that one of the units has worn insulation on the refrigerant line and icing on the suction line was noted at the time of the inspection. Further evaluation by an refrigeration specialist is needed to determine service requirements.



**Figure 25A - 4 compressor units for in-store coolers**



**Figure 25B - damaged insulation on refrigerant line**



**Figure 25C - icing on refrigerant line of 2nd smaller unit, and worn insulation**

Inspection Address: 13255 Atlantic Blvd., Jacksonville, FL, 32225  
Inspection Date/Time: 11/7/2011 from 9:30 AM to 12:30 PM

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## Summary of Estimates

### Pharmacy and store

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Main building	23,000.00
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**Total for Pharmacy and store - 23,000.00**

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**Total Summary of Estimates for Site: 23,000.00**



## Elite Inspectors, LLC

### "Professional Commercial and Residential Property Inspections"

9951 Atlantic Blvd. Suite 122, Jacksonville, FL, 32225  
Office: (904) 724-7200, Mobile: (904) 509-6280, Fax: (904) 724-7210

## CONTRACT

**Inspection Date:** 11/7/2011 from 9:30 AM to 12:30 PM

**Client Name/Address:** CARLOS GALLINA

**Inspection Address:** 13255 Atlantic Blvd.  
Jacksonville, FL 32225

At your request, **Elite Inspectors, LLC** proposes to complete a property assessment of the building located at the address above in compliance with ASTM standard E 2018-01, which is included with the report. The purpose of the assessment is to acquaint you with the overall condition of the property and thereby reduce the likely cost of repairs that might affect your evaluation of the property. However, the inspection service is limited. It is not a code-compliance inspection and does not include any research, such as that necessary to establish boundaries, easements, and the issuance of permits or certificates of occupancy. It is not a specialized inspection, such as that conducted by geologists, engineers, environmental specialists, and termite inspectors, who evaluate soil conditions, determine differential settling or structural movement, test the quality of air and water, or detect the presence of pests or rodents, and harmful contaminants, such as radon, methane, asbestos, lead, formaldehyde, electromagnetic radiation, molds and fungi, termites, and other wood-destroying organisms.

Similarly, in accordance with the guidelines established in ASTM E 2018-01, **Elite Inspectors, LLC** disclaims any responsibility for evaluating any concealed areas or components, such as subterranean ducts, pipes, or conduits within walls, floors, or ceilings, obstructed switches and outlets, the slab beneath carpets, the interior of heat exchangers, air-conditioning coils and supply ducts, significant portions of chimney flues, and the waterproof membrane beneath roofs, balconies or shower pans. Also, we do not evaluate or endorse the following specific components: computerized systems, radio or remotely controlled components, central vacuum systems, alarm, telephone, cable, or intercom systems, private sewage systems, private water supply systems, water softeners, water circulating devices, water filtration or purification devices, shut-off valves that are not in daily use, solar systems, saunas, steam showers, humidifiers, electronic air cleaners, in-line duct motors or dampers, washers, dryers, and their valves or drain pipes, thermostats, timers, clocks, recreational or other free-standing appliances, and low-voltage lighting.

In addition, **Elite Inspectors, LLC** does not tacitly endorse or guarantee the integrity of any structure or component that was built or modified without permit, and which could include latent defects, or any item that may have been subject to a manufacturer's recall. What Elite Inspectors provides is a conscientious but essentially visual inspection, recommendations for appropriate specialist service, and any consultation that may be necessary. In return, and in consideration of the fee, you are agreeing with your signature to abide by the terms and conditions of the contract. If this is the service that you require, please sign the authorization below, and email it to [steve@eliteinspectors.com](mailto:steve@eliteinspectors.com).

### AUTHORIZATION

**I have read and understood this contract and agree to all of the terms and conditions therein and, in consideration of the fee of \$1400.00, I authorize Elite Inspectors to complete an inspection of the property in accordance with ASTM standards.**

CLIENT'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_



## Elite Inspectors, LLC

### "Professional Commercial and Residential Property Inspections"

9951 Atlantic Blvd. Suite 122, Jacksonville, FL, 32225  
Office: (904) 724-7200, Mobile: (904) 509-6280, Fax: (904) 724-7210

## PROPOSAL

**Inspection Date:** 11/7/2011 from 9:30 AM to 12:30 PM

**Client Name/Address:** CARLOS GALLINA

**Inspection Address:** 13255 Atlantic Blvd.  
Jacksonville, FL 32225

We propose to complete a Property Condition Assessment, or PCA, of the above-referenced commercial property in accordance with the American Standard for Testing Materials, or ASTM, which is an internationally recognized standard for the baseline assessment of commercial buildings, and which is available upon request and can also be viewed and downloaded by visiting [www.astm.org](http://www.astm.org). The building consists of [insert information], upon which our fee is based. Any discrepancy between the actual size and use of the building could result in an adjustment of the fee.

Upon completion of the PCA, we will provide you with a report that includes a summary of deficiencies, recommended services or upgrades, and estimated costs, after which we will be available for any consultation that you may need. We require a retainer of one third of the inspection fee with the balance due after you have received and reviewed two hard copies of the report.

If this is the service that you require, please email a signed approval to [steve@eliteinspectors.com](mailto:steve@eliteinspectors.com).

Yours sincerely,

Steve Franco

## Document Review and Interviews

The manager of the store was interviewed briefly and asked pertinent questions regarding any observations of active roof leakage or other issues that one would notice. She stated that she has not had any concerns or problems with any of the equipment or noticed any recent issues with roof leakage.



## Out of Scope Considerations

The operation of the equipment to compress cardboard boxes etc. which is located in the rear storage or storeroom area is not within the scope of the inspection, however it does appear to be in use and operable.

## Limiting Conditions

Inspection of interior "attic" spaces over the canopy and front facade was limited due to the access hatches set in the ceilings have the key holes painted over and also were screwed shut. These areas were photographed with an infra red camera which will typically show anomalies within the structures such as moisture intrusion which are identified within the report.

## Conclusion

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every minor defect. Also because we are not specialists or because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a building owner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the building and its components and keep a comprehensive insurance policy current. If you have been provided with any warranty policy, read it carefully. Such policies usually only cover insignificant costs, such as that of roofer service, and the representatives of some insurance companies can be expected to deny coverage on the grounds that a given condition was preexisting or not covered because of what they claim to be a code violation or a manufacture's defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need.

Thank you for taking the time to read this report, and call us if you have any questions or observations whatsoever. We are always attempting to improve the quality of our service and our report, and we will continue to adhere to the highest standards of the commercial real estate industry and to treat everyone with kindness, courtesy, and respect.