

## Property Condition Assessment Summary Report



**File Number:** 05-15-C-001

**Inspector:** Craig Milliken, PE # 32779  
CPM Real Estate Inspections, Inc.

**Date of Inspection:** April 27, 2006

**Weather:** partly cloudy, 85° F – light precipitation within last 48 hours

**Scope of Inspection** - A visual inspection of the subject property was performed on Thursday, April 27, 2006 at 10:00 AM. This Property Condition Report addresses general items of interest that were visible to the inspection attendees during this limited inspection.

Reasonable effort was made to view all safely accessible areas of the Subject Property. Concealed items cannot normally be inspected without using invasive procedures or special testing equipment that is beyond the scope of this type of general inspection. This Property Condition Report may not address every problem that may exist with this property at the time of this inspection. **CPM Real Estate Inspections, Inc. makes no warranty that there are no other defects with this property.**

The following attendees were present at the inspection:

Craig Milliken, PE	Inspector, CPM Real Estate Inspections, Inc.
Ron Sneiderman	Penn-Florida Agent
David Pinkerman	On site Maintenance Technician

**Subject Property Description** - The subject property consists of one five story multi-tenant office building containing approximately 60,000 SF. The building was thought to have been constructed in 1998.

**The following sections of this report describe key areas of interest pertaining to our inspection of the subject property.**

**Foundation and Structure** – The building shell is formed with steel columns, beams and open web trusses supporting the concrete floors and roof. Drawings were not available for review to determine the type of foundation. We did not observe any evidence of foundation related deficiencies.

Most of the building's structural elements were not exposed and are now covered by the building's interior finishes. We cannot issue an opinion on the condition of these hidden elements; however, all visible structural elements appear to be professionally installed, stable and in good condition. No modifications were noted in any visible structural member. All floor slabs appear to be in good condition.

**Roof** – The roof is a flat design. The water proofing materials consist of a granular-surfaced built-up roofing system (BUR) adhered to a structural concrete roof deck that is supported by corrugated metal panels and open web steel trusses.

The building has a three foot high parapet wall along the perimeter of the roof. The base flashing consists of the same granular surfaced materials as are placed on the deck of the roof. The parapets have sheet metal coping caps.

The roof is pitched towards internal roof drains that are connected to the site's storm sewer system. Secondary drainage is achieved through scupper openings at the base of the parapet walls.

**Roof** - continued

The roof is accessed through a stairwell that exits onto the roof deck through a locked door.

From a limited and noninvasive observation of the exterior surface of the roof and support decking visible from above the fifth floor ceiling, the roofing materials appear to have been professionally installed and in a water tight condition. No signs of active roof leaks were noted. The roof is approximately one year old

There are a few points on the roof where rainwater ponds due to inadequate pitch to drains. These areas are not severe; however, this roof should be periodically inspected by a roofing company to monitor for splits in the water proofing membranes under these points.

Mechanical equipment mounted to the roof has suffered some minor damage from hurricane Wilma.

- Access panels on two package type air conditioning units are missing and the openings are now covered with plywood. This type of temporary repair is standard practice. The plywood should adequately protect the interior components of these air handlers at this time; however they need to be monitored if they are not replaced with new metal panels. See photo #3
- Two of the building's powered ventilators are damaged and need to be repaired or replaced. See photos #4 & #5
- One rain cap from one ventilator is torn loose and needs to be removed from the roof. See photo #7
- A dish antenna appears to no longer be in use. It is tilted from the hurricane force winds. This device should be removed from the roof if it is no longer in use. See photo #7
- One roof drain screen is missing. It should be replaced.

**Building Exterior** – The building exterior walls are covered with painted cementitious stucco formed over metal lath. Some of the first floor envelope is formed with CMU walls covered with painted cementitious stucco. No distress was noted or reported in any of the sidewall system.

Exterior windows consist of tinted single-glazed glass encased in aluminum frames. Where tested, the exterior sealants were flexible and in very good condition. David Pinkerman stated that the glazing assemblies were recently resealed by a waterproofing contractor.

- Water from irrigation sprinklers has stained some of the first floor's exterior walls and windows. This is a cosmetic issue.

**Building Exterior** - continued

- Some of the glass tint is discolored and displays a rainbow appearance. It is uncertain what has caused this discoloration. This is a cosmetic issue.
- The exterior walls are soiled and stained from mildew. This can be removed with power spray washing. This is a cosmetic issue.
- Three metal doors on the north and east side of the building are corroded and should be considered for replacement to keep out vermin.

**Building Interior** – The interior areas of the building are finished with carpeted and ceramic tiled floors, surface mounted and recessed fluorescent lighting fixtures and wood trimmed drywall partitions. Ceilings are suspended acoustical tiles. Ceramic tile is placed on bathroom floors. All common area interior elements were observed to be in good condition

It is assumed that tenants are responsible for the installation and maintenance of interior finishes in their leased spaces.

**ADA Accessibility** – This building was completed prior to the implementation of the July 26, 1991 Americans with Disabilities Act. There are some deficiencies in the building relating to this act. Please refer to the following two pages describing deficiencies found using an Abbreviated ADA Accessibility Site Survey.

ADA Accessibility Site Survey (abbreviated)					
	Item	YES	NO	N/A	Comments
<b>Section I – Building History</b>					
1.	Have any ADA surveys been previously performed on this site?				UNKNOWN
2.	Have any ADA improvements been made to the original site?				UNKNOWN
3.	Does a "Barrier Removal" plan exist for the site?		X		
4.	Does the "Barrier Removal" plan have approval by the local building department having jurisdiction for this site?		X		
5.	Have the building owner(s) or site management company received any ADA complaints that have not been resolved?		X		
6.	Is there any open litigation related to ADA issues?		X		
<b>Section II - Parking</b>					
1.	Are there sufficient number of accessible spaces in relation to the total number of spaces as follows: 1 – 25 = 1, 25 – 50 = 2, 51 – 75 = 3, 76 – 100 = 4, 101 – 150 = 5, 151 – 200 = 6, 201 – 300 = 7, 301 – 400 = 8		X		TOTAL PARKING SPACES – 292 REQUIRED ADA SPACES – 7 ACTUAL SPACES PROVIDED - 6
2.	Are Accessible Spaces properly sized? Standard Accessible – 96" W – 60" aisle – 80" H Van Accessible – 96" W – 96" aisle – 98" H Universal Accessible – 132" W – 60" aisle – 98" H		X		ALL EXISTING SPACES ARE UNDERSIZED
3.	Are Accessible Spaces marked with vertical signs?		X		SIGNS MISSING ON SOUTH SIDE
4.	Are Accessible Spaces marked on the pavement?	X			
5.	Is there an accessible route from public transportation, passenger loading zones, public streets and sidewalks?	X			
6.	Are curbs and sidewalks properly cut and marked on the accessible route?		X		
7.	Are there signs marking the accessible route to the building?		X		
<b>Section III – Ramps - Handrails</b>					
1.	Do ramps along the accessible route have 1:12 slopes or less?	X			
2.	Are ramps a minimum of 36" wide?	X			
3.	Are railings provided on ramps sections over 72" long or 6" high?			X	
4.	Are handrails 34" – 36" high, 1 ½" clear of walls?			X	
5.	Do landings exist for every 30 LF, top and bottom of ramps?			X	
<b>Section IV – Building Ingress/Egress</b>					
1.	Is the accessible entrance 32" wide minimum?	X			
2.	Is door hardware lever type and 48" AFF maximum?	X			
<b>Section V – Paths of Travel</b>					
1.	Are all accessible paths a minimum of 36" wide without protrusions from fixtures and equipment?	X			
2.	Are there any floor obstructions greater than ¼" high requiring beveling or ramp/		X		RAMPS HAVE EDGES AT ASPHALT PAVEMENT OVER ½ INCH HIGH

ADA Accessibility Site Survey (abbreviated)					
	Item	YES	NO	N/A	Comments
<b>Section VI - Elevators</b>					
1.	Are call buttons visually illuminated when cab is called?	X			
2.	Is the "Up" button above the "Down" button?	X			
3.	Are there visual and audible floor indicators inside the cab and in the lobbies?	X			
4.	Are elevator thresholds marked in Braille and raised?	X			
5.	Are obstruction safety devices functional on elevator doors?	X			
6.	Are controls 48" maximum front and 54" maximum side approach?	X			
7.	Do control panels have Braille and raised letters left of the buttons?	X			
8.	Is there a hands free communication device in the cab?		X		
<b>Section VII - Restrooms</b>					
1.	Are accessible restrooms on an accessible path?	X			
2.	Are entrance door handles lever type?		X		
3.	Are there audible and visual fire alarm devices?		X		
4.	Are entrance doors and stall doors a minimum of 32" wide?	X			
5.	Is the turning radius a minimum of 60" in the restroom?	X			
6.	Are grab bars present?	X			
7.	Are Urinals flush knobs at 44" AFF maximum and is there clearance of 30" W x 48" Depth in front of them?		X		ALL URINALS ARE TOO HIGH
8.	Are counter tops properly dimensioned? 34" AFF maximum height 29" clear under AFF 17" clear depth under counter and sinks 30" Wide and 48" clear in front of counter		X		
9.	Are towel and soap dispensers 8" maximum clear front approach and 54" maximum clear side approach	X			
10.	Are sink handles lever type?		X		

This abbreviated survey may not address all ADA related deficiencies with the building. Major modifications to the building's interior may require full compliance with all aspects of the code.

**Electrical Systems** – Florida Power and Light provides primary electric service to the building. The primary service connections are in a locked room not accessible to the building maintenance staff. The power from this room is connected to the main switch in a room on the first floor at the NE corner of the building. Sub-panels in that room feed panels for lighting, equipment and convenience outlets on each floor. Separate meters are provided for individual tenants and common area elements of the building. The service and distribution panels appear to be professionally installed and in good condition.

Emergency power for interior lighting and the elevator is provided by a generator located in a room on the first floor at the NE corner of the building. The generator starts and assumes the load of elevator and emergency lighting automatically if the primary service is interrupted to the building. A single automatic transfer switch in the generator room performs this task. David Pinkerman stated that the generator is operated on a weekly basis to ensure its ready status. The generator and transfer switch are maintained on a bi-weekly basis by Alterna Power Generator Company and were stated to be in good condition by Scott Levesque of Alterna.

All electrical appears to be professionally installed and in good condition except for the following:

- Several junction boxes have loose or missing cover plates in areas above the suspended ceilings. These should be secured by an electrician.
- Several junction boxes in planted areas surrounding the building have loose cover plates that need to be secured.

**Plumbing** – The building has cast iron waste lines and copper supply lines. All plumbing fixtures in the building are functional and are in good condition. All exposed plumbing connections are professionally installed and appear to be leak free. Domestic water and sanitary sewer service is supplied by the City of Jupiter's public utility system.

- Some stains were noted in the ceiling tiles of an unoccupied suite. These were reportedly caused by a plumber that broke a connection on one of the waste lines when attempting to clear the line of a blockage. The line was repaired.
- Hot water is not provided in the common area restrooms and most tenant suites. A few of the tenants have installed small hot water tanks for their private usage.
- A 1" size backflow prevention device was noted on the ground level near the east building entrance. This size service line does not appear to be adequate to supply the entire building for restrooms and the restaurant. It is recommended that the plumbing plans be reviewed to determine if there is another connection. The device needs a current inspection and recertification tag.

**Air Conditioning Systems** – There are two roof top mounted air conditioning systems serving the fifth floor and two small split type systems serving a tenant on the first floor. All other tenant and common area spaces are served by heat pump units that are connected to a roof mounted cooling tower and condenser water circulating pump. The heat pump units are located in mechanical closets on each floor. All systems were reported to be operational and in good condition by Mike Quartararo of Bluewater Mechanical.

Our visual inspection of the RTU's, cooling tower and heat pumps supports this evaluation by the company that services these units.

- As previously noted in this report, there are damaged panels on the two RTU's that need to be replaced or monitored and two building's powered ventilators that need to be replaced or repaired.
- The condensate drain line from one RTU is broken and needs to be repaired.

**Life Safety/Fire Protection** – The building is fully protected by a wet sprinkler system. The system is fed from a city water connection and boost pump located in a first floor room at the NE corner of the building. A backflow prevention device in this connection is installed at ground level in front of the east entrance to the building.

- The backflow prevention device and the fire pump did not appear to have current inspection tags. Tom Harris of Gator Fire Protection stated that all inspections were current. These tags need to be located.

The building has a fire alarm panel and fire control command center located in a first floor room outside the west entrance to the building.

- Josh Woluk of Florida State Fire and Safety stated that the panel is aging and that repair parts are becoming increasingly difficult to obtain.
- Any major renovations to the building will require a new fire panel and some additional wiring. The cost of this upgrade is approximately \$ 30,000.
- There appear to be an adequate number of emergency light packs, fire extinguishers, illuminated exit signs and smoke detectors in the building. However, should major renovations occur, additional strobe lights and audible enunciators will be required in each restroom to comply with current ADA standards.

The building has a card access security system for after-hours access. The system was stated to be in good operating order by David Pinkerman.

The fire protection, life safety systems and security system are considered to be in good condition.

**Elevators** – The building has two hydraulic elevators. The operation of the elevators was observed to be smooth and appeared to be functioning properly. Matt Slaats of Thyssenkrupp Elevators stated that the equipment is in good working order.

Thyssenkrupp Elevators services and provides annual inspections of the elevators.

- The elevator's controller is an old electromagnetic relay type that is nearing the end of its reliable service life and will need replacement within the next few years.
- The existing controller does not have the capability to meet current code requirements to provide Phase II fire recall. This feature allows emergency personnel to control the elevator movement between floors.
- Should major renovations occur in the building, a new solid state controller will need to be installed. The cost of this upgrade is approximately \$ 70,000.

**Site Topology and Drainage** – The topology of the site is slightly raised and pitched sloping towards the storm water collection system in the drives surrounding the building and towards Indiantown Road to the south. The site's storm water system is connected to the municipal collection system along Indiantown Road.

Drainage near the building is accomplished by sheet flow over pervious and non-pervious surface contours to inlets on the property and along Indiantown Road. Roof drainage is accomplished through internal roof drains connected to the storm water drainage system.

The site's Drainage appears adequate around the building. There is no indication of past flooding of the parking lot, drives or structure.

- Small ponds of standing water were noted near three drain openings in the drives surrounding the building. These ponds are due to inadequate pitch near the drains. These problem areas could be corrected by a paving company for minimal expense. This is not considered a significant problem as the ponds are easily avoided by pedestrian and automotive traffic.

**Parking, Curbs and Drives** – There are 292 parking spaces immediately surrounding this office building including 6 accessible spaces.

- As previously noted in the abbreviated ADA survey, the current code requires 7 accessible spaces.
- Several areas of the drives surrounding the building are worn and in need of patch work.
- The surfaces of the parking spaces and drives are cracking from a normal aging process. It is recommended that the surfaces be repaired and top coated or sealed and re-striped.

**Parking, Curbs and Drives** – continued

- Several curbs surrounding planted islands in the parking lot are damaged from tree root growth. These damaged curbs need to be removed and replaced.
- The joint between the concrete paths to the building and the asphalt of the parking spaces needs to be feathered. The abrupt change in elevation at this joint is approximately  $\frac{3}{4}$  inch. This represents a barrier on the ADA accessible path. Some minor rework of the asphalt at the three entrance paths needs to be performed.

**Landscape** – Landscape is attractive surrounding the building and appears to be in good condition.

The irrigation system draws water from a well near the building. The water contains tannins that cause brown staining on the building and landscape. A water treatment system attached to the pump is used to control the staining. The irrigation system appears to be functioning properly and in good condition.

**Environmental Concerns** – There were no obvious concerns with any environmental issues. This inspection does not include a Phase I Environmental Assessment.

**Mold** – No mildew odor was noted inside the building's office areas, common areas or the restaurant. There were no visible defects noted during this inspection that would contribute to mold growth. Air handlers and associated ductwork appear clean and well maintained.

- Mildew stains on the north exterior walls of the building should be removed by pressure cleaning. The appearance of these exterior stains can affect the perception that visitors and tenants have of the cleanliness of the building.

**Wood Destroying Organisms** – There was no evidence of termites or other wood boring organisms in the building. All wood appears free of wood rot.

**Code Compliance** – This Property Condition Assessment is not a code compliance review. It is assumed that the building was in compliance with all applicable codes when it received its Certificate of Occupancy from the local Building Department and Fire Marshall's Office. Older buildings typically do not have to comply with newer versions of the building codes if they remain occupied and do not change the type of occupancies. Buildings are typically designated as being in a "legal non conforming status" until major renovations are performed.

Should major renovations be planned for this building it is recommended that an architect review the planned scope of work and address the impact that compliance with new codes will have on the budget.

**Code Compliance** - continued

Bruce Sirof, Asset Manager for Penn-Florida stated on 05/02/2006 that he is not aware of any code violations or citations of any kind from the Building Department or Fire Marshall's office pertaining to this property.

**Summary** – Overall the building appears to be in good condition. No major deficiencies were observed or reported during this inspection process. A list of repair and replacement costs on the following page summarizes items found to be in need of consideration.


**Interviews Conducted** – CPM Real Estate Inspections conducted interviews with the following people.

Name	Title	Organization	Contact Method
David Pinkerman	Building Engineer	Penn-Florida	inspection attendee
Ron Sneiderman	RE Agent	Penn-Florida	inspection attendee
Tom Harris	Service Mechanic	Gator Fire Protection	telephone interview
Scott Levesque	Service Mechanic	Alternator Generator	telephone interview
Josh Woluk	Service Mechanic	Florida Fire & Security	telephone interview
Matt Slaats	Account Manager	Thyssenkrupp Elevator	telephone interview
Bruce Sior	Asset Manager	Penn-Florida	telephone interview
Steve Enochs	Paving Contractor	Blewett Paving*	telephone interview

\*Blewett Paving was contacted to provide budget estimates for repairs in the parking lot. They were not previously involved with the building. They are a qualified firm and are interested in bidding on the repairs. Their contact is Steve Enoch at 954 907 1220.

The purpose of this Property Condition Assessment was to identify general items of concern to the client. Information gathered during this limited visual inspection and presented in this report may not address every problem that may exist with the property. **CPM Real Estate Inspections, Inc. makes no warranty that all problems have been addressed.**

If there are any questions concerning this report please contact Craig Milliken, at (561) 866 9956 in Boca Raton, Florida. Thank you for choosing CPM Real Estate Inspections.



Craig Milliken, PE  
CPM Real Estate Inspections, Inc.

## List of Repair and Replacement Cost Estimates

The COSTS associated with these items assumes that licensed professional trades are used.

ITEM	ITEM DESCRIPTION	COSTS
1	Repair or replacement of powered ventilators on roof	\$ 1000 - \$ 2000
2	Removal of abandoned dish antenna on roof	\$ 300 - \$ 500
3	Replace screen over one roof drain	\$ 100 - \$ 200
4	Repair condensate drain line on one RTU	\$ 50 - \$ 100
5	Replace three exterior metal doors on utility rooms \$ 500/EA	\$ 1500
6	Modify fixtures and counter tops in restrooms to comply with ADA requirements	\$ 1000 - \$ 5000 per restroom
7	Minor electrical repairs to comply with building code	\$ 1000 - \$ 2000
8	Replacement of fire panel in near future	\$ 30,000
9	Add strobe lights and audible enunciators in restrooms to comply with ADA requirements	\$ 20,000 - \$ 40,000
10	Replace elevator controller and add Phase II fire recall controls in elevator cabs	\$ 70,000
11	Add one additional ADA parking space with proper signage	\$ 300 - \$ 500
12	Rework asphalt at entrances for ADA compliance	\$ 300 - \$ 500
13	Repair damaged asphalt in drives and parking spaces (2000 – 3000) SF X \$ 4/SF	\$ 8,000 - \$ 12,000
14	Seal Coat parking lot and drives 292 Spaces X 43 SQ Yards/Space X \$ .80/SQ Yard	\$ 10,000
15	Re-stripe entire parking lot including ADA markings 292 Spaces X \$ 3/Space	\$ 1,000
16	Replace broken curbs in parking lot 100 – 200 Linear Feet (LF) X \$ 20/LF	\$ 2,000 - \$ 4,000

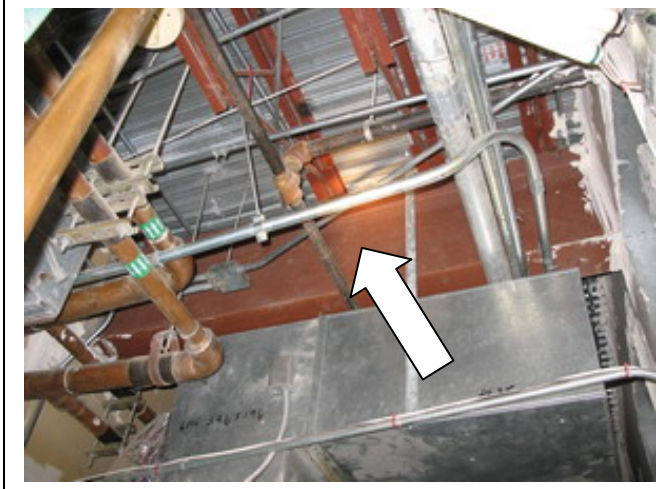


Photo # 1

Most structural elements are hidden from view. All elements viewed are in good condition.



Photo # 2

The roof is in new condition and professionally installed.



Photo # 3

Two RTUs were damaged from hurricane Wilma. Plywood was used to cover access panels as a temporary measure.

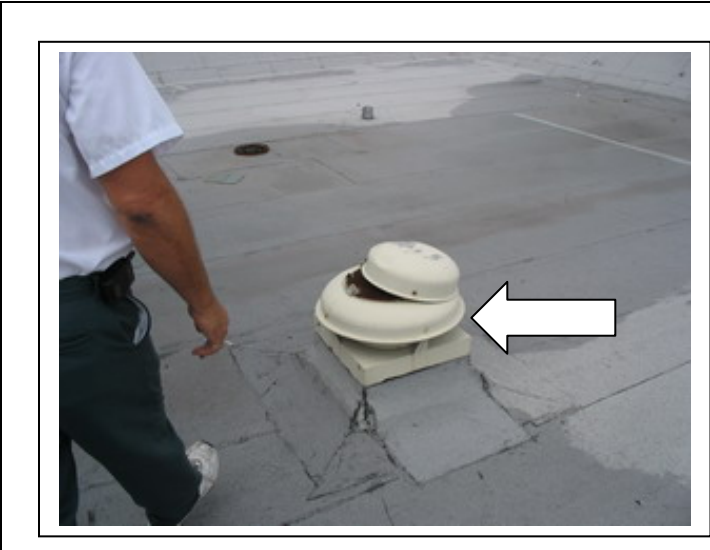


Photo # 4

Roof top powered ventilator damaged from hurricane Wilma.

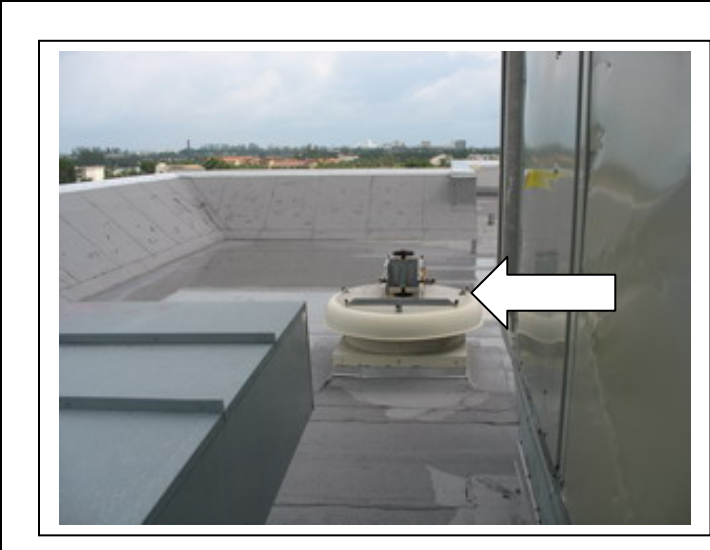


Photo # 5

Roof top powered ventilator damaged from hurricane Wilma.



Photo # 6

Rain cap from one roof top powered ventilator needs to be removed from the roof.



Photo # 7

Dish antenna on roof needs to be removed if it is no longer being used.



Photo # 8

One roof drain screen is missing.



Photo # 9

Glass tint on several windows is discolored. The window is water tight.

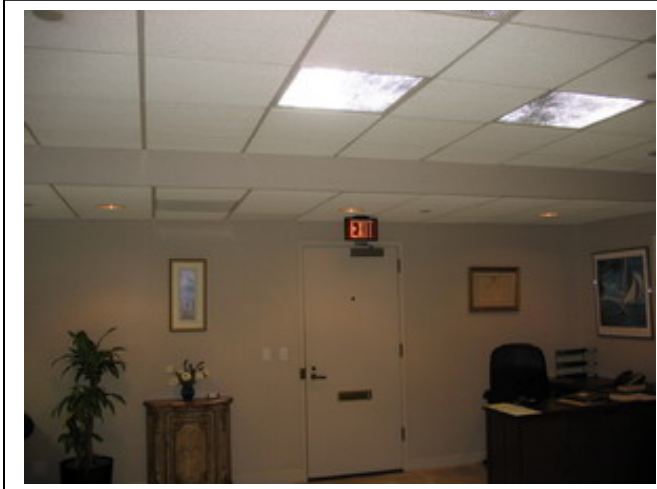


Photo # 10

Building interiors are in good condition.



Photo # 11

Exterior metal doors on the utility rooms need to be considered for replacement.



Photo # 12

Sign missing on south ADA accessible space.

The spaces are not wide enough or properly marked to meet the 1991 ADA code.



Photo # 13

The asphalt is not level with the concrete ramp in three locations. This is an ADA barrier that needs to be removed.

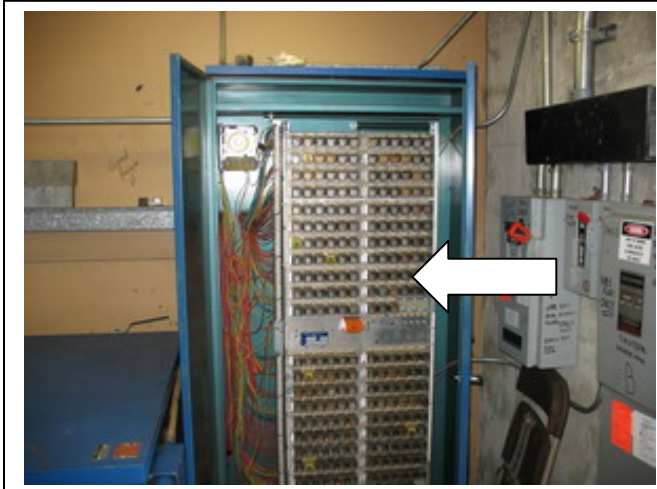


Photo # 14

Original elevator control panel is near the end of its reliable service life and does not have Phase II fire recall capabilities.



Photo # 15

The restrooms do not meet several areas of the ADA code. These sinks do not have lever type fixtures.



Photo # 16

Junction boxes on the exterior of the building need repairs to make them water tight.



Photo # 17

Several junction boxes above the suspended ceilings need cover plates.

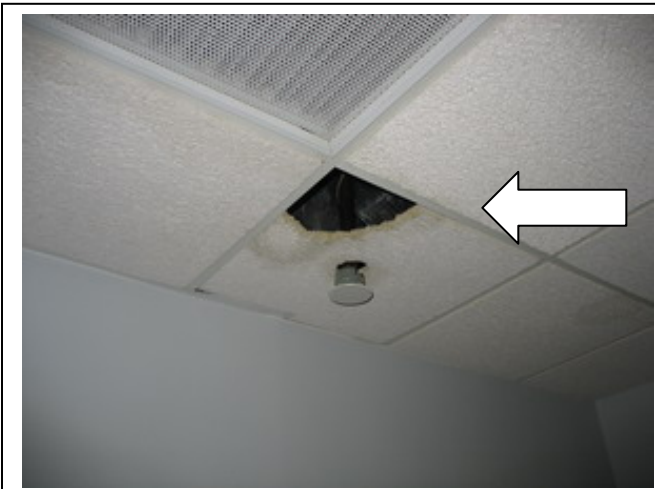


Photo # 18

Damaged ceiling tile from old plumbing leak.

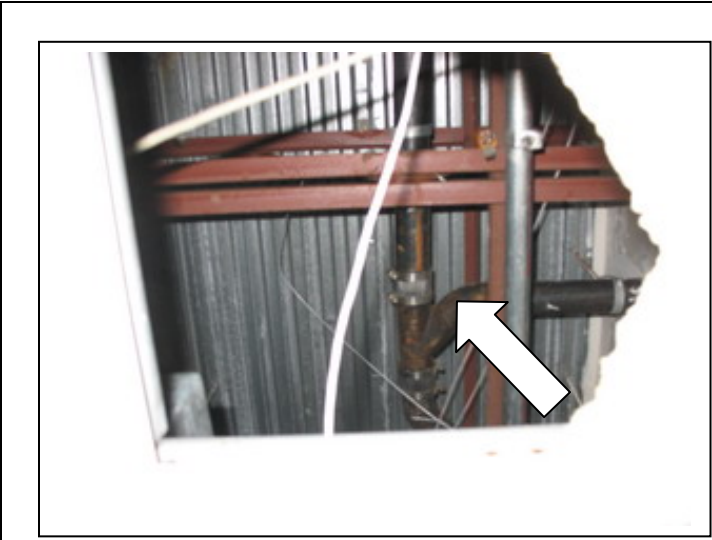


Photo # 19

Fittings on the waste line above the previous photo were disturbed when a plumber was clearing the line. The line is now repaired.

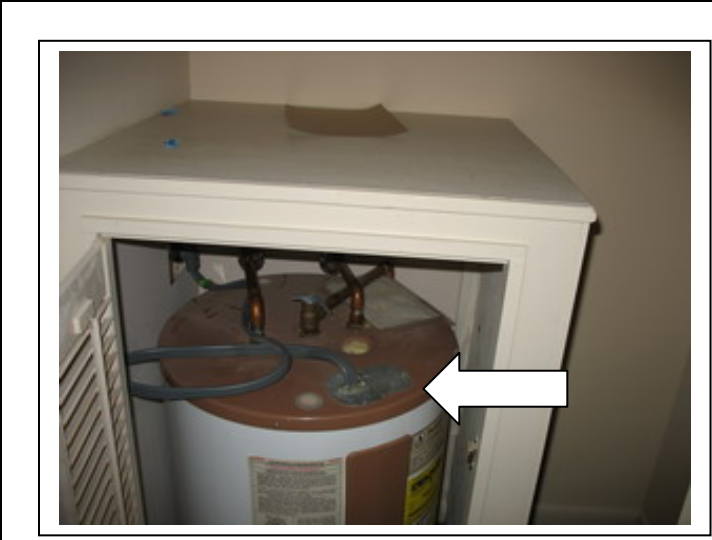


Photo # 20

A few of the tenants have their own hot water heaters. The building's common area restrooms do not have hot water.



Photo # 21

The small backflow prevention device is likely not the main domestic water connection.

The large backflow prevention device to the left is for the fire sprinkler system.



Photo # 22

New stainless steel roof mounted cooling tower.

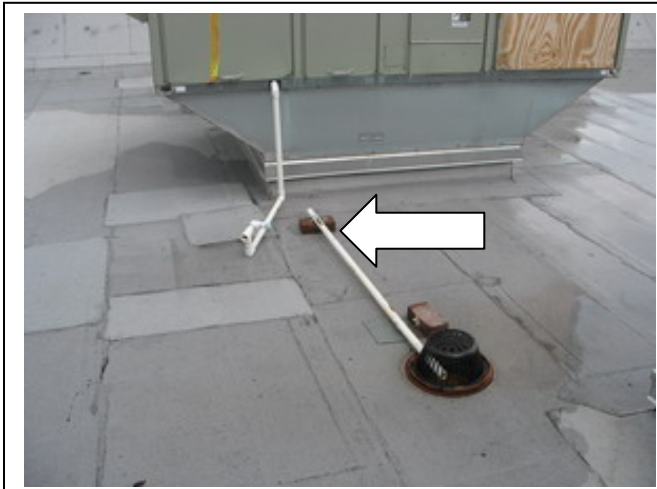


Photo #23

Broken condensate drain line from RTU needs to be repaired.



Photo # 24

Fire extinguishers have current inspection tags.

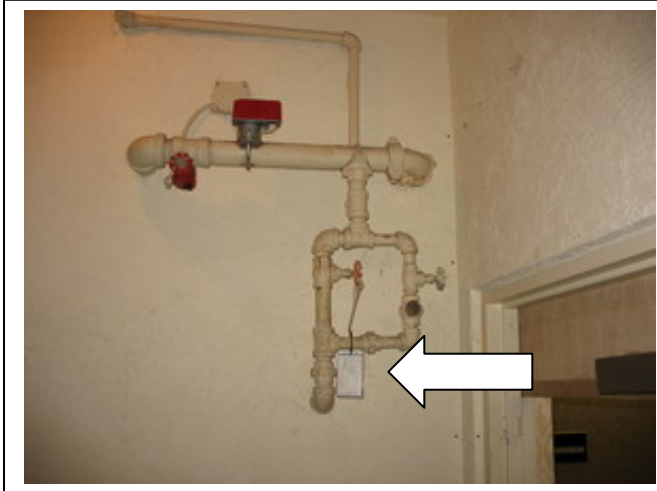


Photo # 25

Fire sprinkler test stations have current inspection tags.



Photo # 26

Current inspection tags for the fire pump were not found on site.



Photo # 27

The original fire alarm panel is beyond its reliable service life and will soon need replacement.



Photo # 28

Small ponds of water around the drain openings in the drives are due to inadequate pitch.



Photo # 29

Several areas of the drives need to be repaired.

All asphalt surfaces need to be seal coated and re-striped.



Photo # 30

Curbs are broken in several areas from tree root growth and vehicle traffic.



Photo # 31

Staining from the irrigation system.



Photo # 32

Walls on the north side of the building have mildew stains that should be removed.