

Standard Commercial Building Inspection

Summary Report



Prepared for:

Subject Property: Shopping Center, Ft. Lauderdale, Florida

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

Date of Inspection: 03/05/04

Weather: Clear, 78°F, no recent rain



Scope of Inspection

A visual inspection of the subject property was performed on Friday, March 5, 2004. This Standard Commercial Building Inspection addresses general items of interest that were visible to the inspector 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 Standard Commercial Building Inspection 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 initial meeting at 1:30 PM:

Craig Milliken, PE Inspector, CPM Real Estate Inspections, Inc.
Director of Operations, DaneBeltRoss Asset Management
On site maintenance technician

The building was thought to be constructed in the early 1980's. The following sections of this report describe key areas of interest to the potential buyer.

Roof – The roof over the building is composed of two types of roofing systems:

1. A flat deck covered with a single sheet EPDM membrane sloped to roof drains at the center line of the roof
2. Mansard sections around the perimeter of the building covered with flat concrete roofing tiles

All sections of the roof appear to be water tight and in good condition.

The flat section of the roof was stated to be approximately one year old by the representative of the property management company. The flat section appears to be professionally installed and water tight. This roof should be under a warranty that is transferable to the new owners.

The mansard sections of the roof appear to be original roofing materials. These sections cover the walkway surrounding the building and do not cover occupied space except over the patio seating in front of the restaurant. No leaks were noted under this walkway but it is likely that some will occur in the near future because of the age of the roofing materials. Leaks in these sections will need to be repaired as they appear to prevent moisture from collecting in the plenum above the walkway.

Foundation and Structure – There were no structural defects noted during the inspection. All visible structural elements appear to have been professionally installed and to be in good condition.

Building Exterior – The exterior walls appear to be sound and the exterior finishes appear to be in very good condition for the age of the building. Exterior doors and windows all appear to be water tight and in good operating condition.

Building Interior – The tenant suites all appear to be in good condition. The ceilings in the occupied suites are free of water stains (except the Medical Center and the vacant space once occupied by ABC Liquors). The restrooms are clean and are in good working condition.

Electrical Systems – All the original electrical work in the building appears to have been professionally installed. All existing electrical appears to be in good condition.

Plumbing – All of the visible piping and bathroom fixtures appear to be in good working condition.

It was noted that the backflow prevention devices located on the east side of the building do not all have current inspection tags. These devices are required to be recertified by a plumbing contractor every year.

Air Conditioning Systems – There are 13 rooftop mounted package type A/C systems mounted on the flat section of the roof. The units are specified as follows:

Unit #	MFG	Size	Mfg. Date
1.	Carrier	7.5 ton	1999
2.	Carrier	12 ton	2002
3.	Carrier	4 ton	1999
4.	Carrier	4 ton	2002
5.	Carrier	4 ton	2001
6.	Carrier	4 ton	1999
7.	Carrier	6 ton	2001
8.	Carrier	6 ton	2000
9.	Carrier	6 ton	2001
10.	Carrier	7.5 ton	1999
11.	Carrier	6 ton	1999
12.	Carrier	4 ton	1995
13.	Carrier	3 ton	1999

All of the units appear to be functioning properly. The property management representative stated that all of the tenants are responsible to maintain their own system(s). The service life expectancy for these units is 10 – 15 years.

Some of the past leaks may have been because some of the previous units may have rusted and leaked through the roof openings. There is a rusted section along the bottom of the frame for a ventilation fan for the restaurant. This may be a problem soon for the restaurant.

Walkways, Parking and Drives – The walkways, parking spaces and drives all appear to be in good condition. Parking spaces belonging to this property should be identified on the site survey. Any cross easement parking rights should be identified in the contract documents and on the site survey.

Parking Issues – This shopping center currently has **129 parking spaces**. This number includes Handicap Accessible spaces. The Site Map provided by the current Property Management Office shows **137 total spaces**. The discrepancy appears to be the result of some minor changes to landscaping and entrance ways.

The current mix of tenants appears to conform to Ft. Lauderdale’s parking requirements. The numbers are based on the specific type of tenant and the necessary number of parking spaces to support each type of tenant. The following list shows square footage allocated to the current tenants as stated by DaneBeltRoss Asset Management, Inc.

<u>Tenant</u>	<u>Type of Occupancy</u>	<u>Gross SQ. FT</u>	<u>Parking Ratio</u>	<u>Required Spaces</u>
Bank	Financial Institution	5580	1/250	22.32
Arvida	Professional Office	1375	1/250	5.5
Pack & Ship	Mail/Postage/Fax	1356	1/250	5.42
Ocean’s Grill	Restaurant (<4000)	1227	1/100	12.7
Vacant Space	Retail Sales	1144	1/250	4.58
Bealls	Retail Sales	11899	1/250	47.6
Doctor	Medical Office	1976	1/150	13.17
Church	House of Worship	<u>1356</u>	1/4 seats	<u>12.5</u> based on 50 seats
Totals		25913 SF		123.79 spaces required

This current mix of tenants requires 124 parking spaces. If any of the current space is used for a tenant that is in a category that requires higher parking requirements than the ratio of 1 space per 250 square feet of occupancy, the total required number of spaces will probably exceed those available and prevent the owner from leasing to that type of tenant.

The total number of existing spaces can probably **not** be increased and appears fixed.

129 actual spaces – 124 required spaces = 5 surplus spaces (current)

Changing approximately 1000 SF of Retail Sales space to a restaurant use (subdividing Bealls) may put the center over the current limits and prevent that option.

It was noted that a ramp up to the Medical Center occupancy does not appear to be compliant with current ADA specifications and exceeds a 1/12 ratio in the slope. It appears that it could be easily fixed if it becomes an issue.

The site map shows handicap accessible parking in the front of the bank and the restaurant. These spaces are no longer properly marked. New handicap accessible parking spaces are now placed in the rear of the building. This movement may have been done with or without approvals from the City of Ft. Lauderdale to allow for more regular parking in the front of the building but may be now considered an inconvenience to a handicapped individual.

It should be noted that any handicapped individual can file a complaint to the owner to have these type of problems remedied. They can also bypass this courtesy step and contact a lawyer. The building owner can get served with a nuisance lawsuit and have to make the repairs plus pay for the legal fees.

The estimated cost to make the ramp in the rear compliant is \$ 500 - \$ 1000.
The cost for Re-stripping and marking the spaces in the front of the building \$ 500

The preceding analysis is not an exhaustive engineering study of the parking requirements. There are sometimes other factors that can affect the final decision of the local Planning and Zoning Department's decision. A status called "legal non-conforming use" is sometimes given but this question can only be answered by an architect well versed in the past and existing codes and ordinances and familiar with the necessary proceedings to apply for this status.

These studies can cost \$ 10,000 - \$ 15,000 and take 4 - 6 months for approvals.

A detailed study by a local architectural firm is recommended if the client wants the best possible advice on this issue. Richard Roth of Nichols Page Design in Ft. Lauderdale is recommended if the client wants a through investigation. He can be reached at (954) 771 5177.

Site Drainage and Landscape – There was no evidence of any previous flooding inside the structure and drainage seems adequate away from the structure.

The storm drains in the front and rear of the structure seem clear of debris and should be draining properly; however, storm drains need periodic servicing (flushing) to keep silt from clogging them. Storm drain lines that are neglected for many years can clog to the point that the entire system needs to be excavated and reinstalled.

The Landscape around this property appears to be in very good condition and is quite attractive. The irrigation system appears to be well maintained.



Environmental Concerns – There were no obvious issues with friable lead paint, asbestos, or chemical spills related to the current operations on this site; however, a Phase I Environmental Property Assessment should be performed as a precautionary measure to insure that there have been no past uses of the property that may have contaminated the site.

Mold – There are no signs of past or present major leaks from the roof or plumbing. There were no signs of previous flooding of the structure. There were no mildew odors noted in any tenant spaces and there does not appear to be a mold problem within this building that would require any special consideration or remediation.

Wood Destroying Organisms – There was no observed evidence of termites or other wood boring organisms in the building structure.

Summary – Overall the property appears to be in good condition for its age and the type of construction. It is assumed that there are no pending or open citations against the current owners for non compliance with life safety, ADA or health issues.

The purpose of this Standard Commercial Building Inspection 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 following cost items are provided for information only. This information is not intended to assign responsibility to either the Buyer or Seller to make any of these repairs. Please contact your Agent or Attorney for counsel in this area. The COSTS associated with these items assumes that licensed professional trades are used.

ITEM	ITEM DESCRIPTION	COSTS
1.	Re-design and change slope of accessible ramp in rear of building	\$ 500 - \$ 1000
2.	Re-stripe handicap spaces in front of building (if required)	\$ 500
3.	Further evaluation of parking issues	\$ 10000 - \$ 15000



Overall the roof appears to be in good condition and professionally installed.

There may be a warranty that can be transferred to the new owners



The mansard sections of the roof appear to be original materials and may need more maintenance than the flat sections



All flashings and roof penetrations appear to be professionally installed and water tight



The ponding of water on the center section of the roof is probably due to inadequate tapering of the insulation board under the membrane.

These wet areas are from condensate from the A/C units on the roof



These PVC pipes carry the condensate towards the roof drains but they stop short of penetrating the screen over the opening.

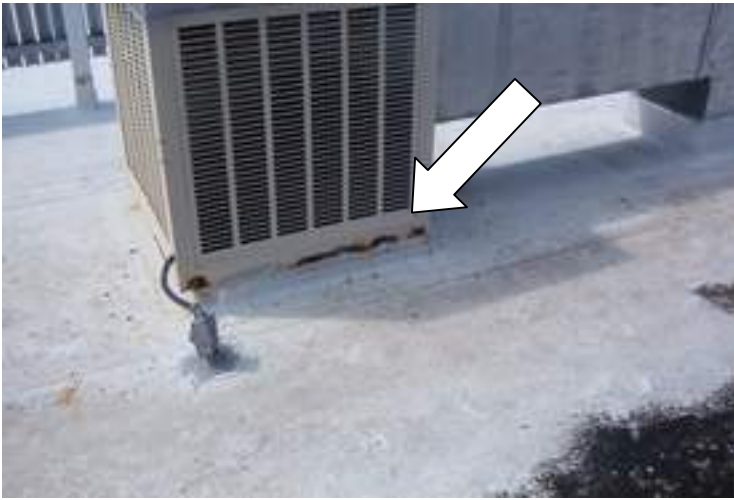
It is suggested that they be redirected directly into the roof drain to keep the condensate from ponding and accelerating the deterioration of the roof membrane.



These two condensate drain pipes are correctly aligned inside this drain opening.



There are 13 package type air conditioning systems on the roof and most are relatively new



The rust along the bottom of the frame to this exhaust system over the restaurant may soon leak rain water into the duct below



This stain is in the doctor's office. He stated that it stopped leaking when the roof was replaced approximately one year ago.



Additional stains were noted on the ceilings of the vacant space. These also appear to be from previous and now inactive leaks.



The visible structural elements of the building appear to be professionally installed and in good condition



The building's exterior glazing and finishes all appear to be in good condition



There seems to be ample underutilized parking in the rear of the building but the current ordinance for parking requirements may dictate what types of future tenants can be placed on the site.



The drains in the parking areas appear to be clear and there was no evidence of previous flooding in any areas.



This access ramp in the rear of the building does not appear to conform to ADA requirements of a 1/12 slope ratio.

It may be prudent to modify this ramp to meet the ADA code.