

Standard Building Inspection

Summary Report



Subject Property: 750 South Federal Highway, Pompano Beach, FL

Client: MarineMax

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

Date of Inspection: Tuesday, March 15, 2005

Weather: 75° F clear, no recent showers



Scope of Inspection

A visual inspection of the subject property was performed on Tuesday, March, 15, 2005 at 10:00 AM. 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 inspection:

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

This property contains one two story building consisting of approximately 4,000 square foot gross area. The building structure was thought to be constructed circa 1980's and consist of general office space.

The following sections of this report describe key areas of interest pertaining to these buildings.

Roof – The roof is a flat built-up design with a cap sheet that is lapped and sealed with hot moped asphalt and coated with a UV protective granular surface. Some minor pitch is present that allows water to flow to several roof drains located in the center of the roof. Overall, the roof appears to be in a water tight condition; however, the following conditions were noted:

- Corrosion was noted on the ends of the steel joists that support the roof inside the parapet wall. The four foot high parapet surrounding the roof has joints that have small stress cracks in the surface. These cracks appear to be minor but may be responsible for some of the moisture stains and corrosion noted inside the cavity. The corrosion appears to be affecting only the surfaces of the exposed steel joists and not diminishing their structural integrity at this time. These areas should be inspected periodically.

A water hose can be used by a maintenance person to flood these cracks to see if any of them are leaking.

- The parapet has six hinged access panels fabricated of sheet metal and latched with ¼ turn fasteners. There are no weather strips along the edges of these access doors and it is suspected that moisture can be driven through the edges of the panel openings during high winds and rain. It is recommended that the panels be either caulked or modified to accept some weather stripping to seal them.

Roof – Continued

The hinges on these access panels are significantly corroded and need to be cleaned, repaired and lubricated to prevent further deterioration.

- The roof drains are located towards the center portions of the roof. The granular surface sheds and these gritty particles are forming dams against the drain openings. Water is forming small ponds around the drains. The grit needs to be periodically cleared away from the drains. Standing water can accelerate the deterioration of the roofing materials. This is an ongoing maintenance issue needing attention every few months or sooner if required.
- Corrosion was noted along an exterior trim strip above the rear balcony. This corrosion may be due to moisture inside the parapet walls. This strip should be monitored for further deterioration.
- Corrosion was noted on several panels of roof decking above the suspended ceiling of the 2nd floor. This condition is usually attributable to roof leaks. The roof appears to be relatively new and the leaks were probably corrected when the new roof was installed. No defects were found in any of the roof membranes over this area. The deck should be monitored after a heavy rain for assurance.

Foundation and Structure – All structural elements appear to be professionally installed and in good condition. All floor slabs appear to be in excellent condition. No concerns were noted in any structural elements.

Building Exterior – The buildings exterior doors, windows and surfaces all appear to be in good condition except for the 2nd floor exterior steel stairs on the north side of the structure.

- The exterior stairs are fabricated from ferrous materials that are exposed to the salt water environment. Significant corrosion has occurred on several of the connection points for the steps. The bottom step is missing and it is assumed that it corroded to an extent that it was removed. The safety of these stairs is questionable and it is recommended that a steel fabricator inspect them and make any necessary repairs.

Building Interior – The building's floor, wall and ceiling surfaces all appear to be in good condition. Doors, frames, locks and millwork all appear to be in excellent condition.

Electrical Systems – All panels and wiring appear to have been professionally installed and in good condition. Some wiring inside the parapet walls needs the attention of an electrician. Exterior illuminated signs have been installed and the electrical work is untidy. Some abandoned circuits should be removed and secured.

Plumbing – Restrooms on the 1st floor appear to be ADA compliant. All fixtures appear to be functional and in good condition. All exposed piping appears to be in good condition.

There is a backflow prevention device at the SW corner of the site for the fire sprinkler system. This device needs to be inspected and certified annually by a licensed plumbing company. The last inspection sticker expires July 2005.

Air Conditioning Systems – There are three package type systems located on the roof of the building and one split system for the lower office area. The current owner stated that these are all maintained by a service company.

The three package systems on the roof (RTU's) were manufactured by Carrier in 3Q1995. They are rated at approximately 5-6 tons.

The split system located in the north side of the building was manufactured in 02/2003. This is rated at approximately 3.5 tons.

The following conditions were noted.

- The three package type systems have a significant amount of corrosion along the bottom of the frames. This corrosion can lead to leaks under the units. There is no indication of leaks at this time; however, they need close monitoring by the service company.
- The condensing coils in the RTU's have a significant amount of corrosion but still appear to have adequate clear surface area to perform reasonably well. Commercial units typically last 10 years before repair cost and corrosion forces replacement. These units are nearing the condition to consider replacement within the next few years.
- All of the RTU's are on curbed roof openings. All roof penetrations associated with these units appear to have been professionally performed and water tight.
- The condensate lines from the RTU's were at one time well managed on the roof to terminate into the roof drains near these units. This is a good design feature to keep the condensate off the roof surface. The condensate piping from the south unit is broken and needs to be repaired. The condensate is ponding around the curb opening and will contribute to an accelerated deterioration of the roofing materials in this area.
- The electrical disconnect panels mounted on the RTU's are significantly corroded and are no longer water tight. Problems may occur if they are not replaced or repaired. They will need to be replaced if new units are installed.



Life Safety Issues – The building is protected by a fire sprinkler system and alarm system. There appear to be an appropriate number of fire alarm pull stations, portable fire extinguishers, emergency light fixtures, audible enunciators and strobe lights throughout the building.

The current owner stated that the fire system was recently inspected; however, the inspection tags on the fire extinguishers and water valves indicate that additional updates of the inspection tags are required.

1. The fire extinguisher inspection tags expire in June 2005
2. The fire valve inspection tags expired in May 2004

Parking and Drives – The buildings has 28 marked parking spaces; two of these are Accessible Spaces. The parking spaces and drives appear to be in good condition. Current zoning codes require one space per 250 SF of retail/office space and one of which must be an Accessible space. Parking appears adequate for this structure assuming it contains 4000 SF of area.

Site Drainage – Storm water management appears adequate for the site. Storm drains need periodic cleaning or they can clog with sediment to an extent that they can not be flushed and need to be excavated and replaced. This activity should be included in a planned maintenance budget.

Landscape – The landscape is in good condition.

Irrigation System – The irrigation system control and valve are located at the NW side of the property. This is a city water connection. Water cost may be considerable.

Environmental Concerns – There were no obvious concerns with any environmental issues. This inspection does not include a Phase I Environmental Assessment. It is understood that an Environmental Engineering Company is preparing a report for the buyer.

Mold – No mildew odors were noted in any of the spaces within the structure. There were no obvious signs of problems with the HVAC, plumbing or roof that would contribute to this type of concern.

Wood Destroying Organisms – There is no evidence of termite infestation or wood rot problems in the building. Small lizards have found access to the area above the 2nd floor ceiling. Their excrement was noted on the top of the suspended ceilings. Finding the access points and closing them off is the only remedy. No obvious entry points were noted. The lizards are not known to cause any damage.



Summary – Overall the property appears to be in good condition and has been reasonably well maintained. The main concerns are the possible leaks through the parapet wall cracks or access panels, the corroded exterior stairs and the age of the air conditioning equipment. Cost estimates, photos and notes follow this summary.

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.	Monitor and if necessary, repair cracks in parapet	\$ unknown
2.	Seal six parapet access doors and repair hinges	\$ 300 - \$ 600
3.	Clear roof drain openings and maintain them	\$100
4.	Repair exterior metal stairs	\$ 2,000 - \$ 5,000
5.	Update inspection stickers on fire valves, backflow device and fire extinguishers.	\$ 300 - \$ 600
6.	Repair broken condensate line on south RTU	\$ 100
7.	Budget for replacement of three RTU's	\$ 6,000 - \$ 8,000 each
8.	Clean up abandoned wiring inside the parapet walls	\$ 300 - \$ 600
9.	Inspect and clean storm drains annually or as indicated	\$ unknown



Photo # 1

Overall the roof appears to be in a water tight condition and should be under a warranty.



Photo # 2

Granules are blocking the roof drains and need to be periodically cleared.

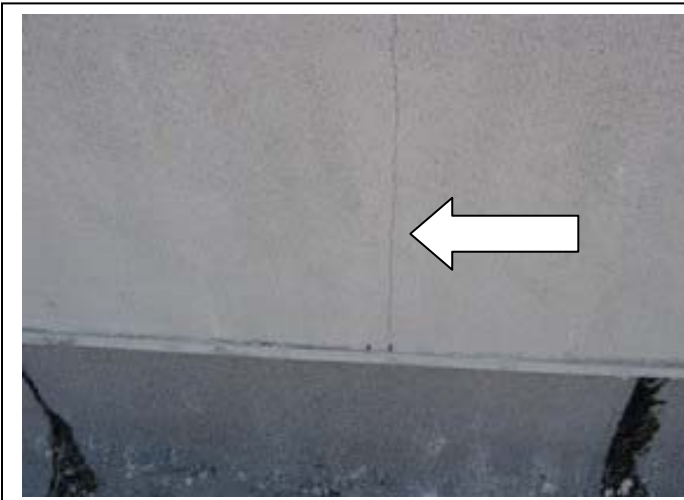


Photo # 3

Flashing along the inside of the parapet walls appears to be in good condition.

These small cracks in the parapet are along joints and they may be leaking.



Photo # 4

Roof penetrations and curbed openings all appear to be water tight, however, corrosion along the base of the RTU's can lead to leaks.



Photo # 5

Corrosion on the under side of the decking.



Photo # 6

The access panels are not water tight.

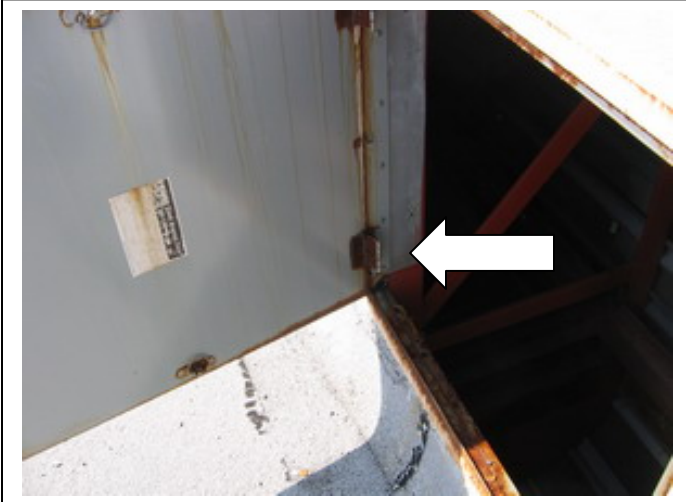


Photo # 7

The hinges on the access panels are corroded.

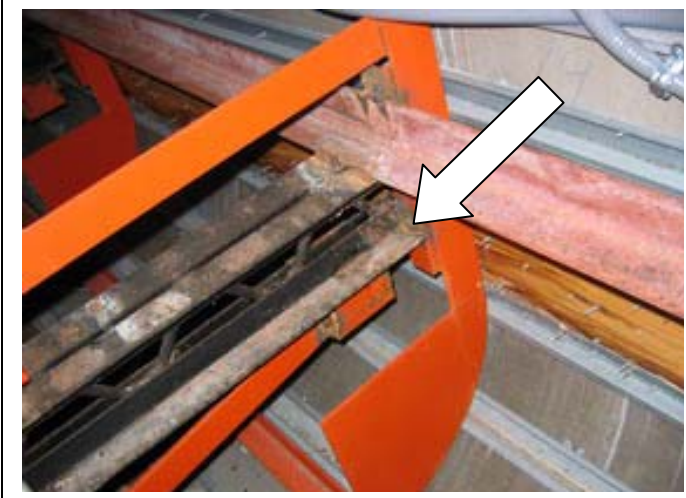


Photo # 8

Minor corrosion noted at the connection points of the roof joists inside the parapet cavity.



Photo # 9

Corrosion in metal strip over east balcony may be forming from moisture penetration inside the parapet above.



Photo # 10

Significant corrosion in several of the exterior stairs.



Photo # 11

Bottom step missing on exterior stairs. **This is a safety issue needing immediate attention.**



Photo # 12

The building's interior appears to be in excellent condition.



Photo # 13

The electrical system appears to have been professionally installed and in good condition.

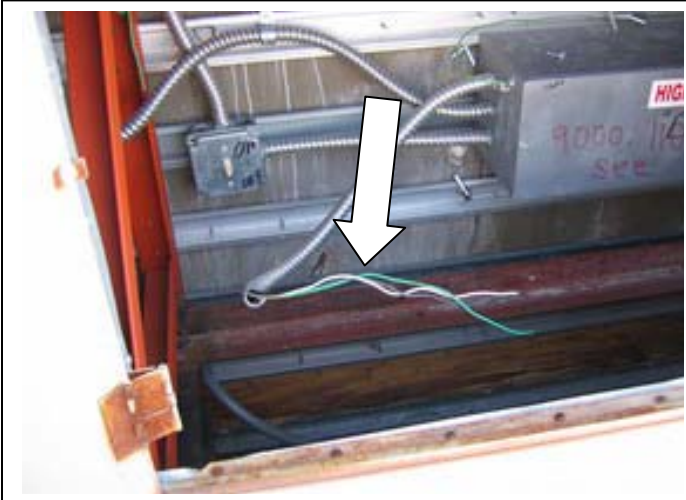


Photo # 14

Loose ends of wiring (inside the parapet) need to be cleaned up.

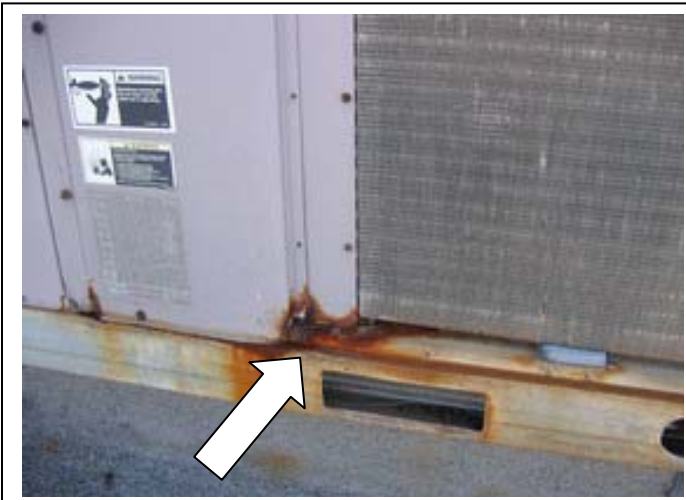


Photo # 15

The RTU's have significant corrosion at some points.



Photo # 16

Broken condensate drain line on south RTU needs repair.

The discoloration surrounding this RTU is caused by ponding water. This can lead to accelerated deterioration of the roofing materials.



Photo # 17

Electrical panels on the RTU's are badly corroded.

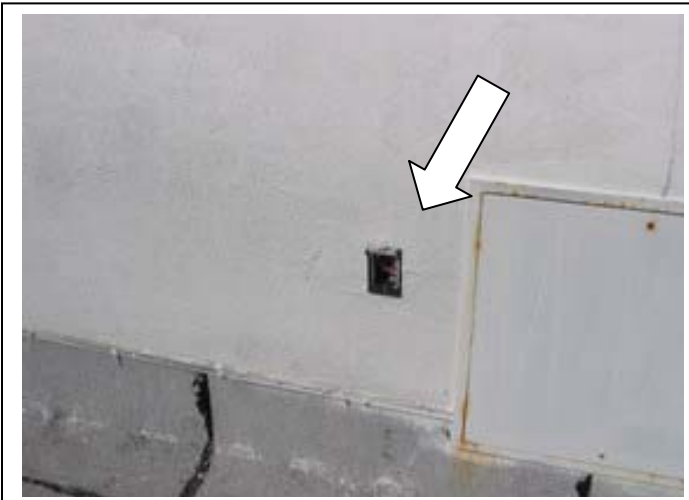


Photo # 18

Electrical junction box on parapet wall needs a cover.



Photo # 19

The 1st floor restrooms appear to be ADA compliant.



Photo # 20

Inspection tags need to be updated on the fire sprinkler valves and the backflow prevention device.



Photo # 21

Inspection tags on the fire extinguishers need to be updated.



Photo # 22

The parking spaces, drives and landscape appear to be in good condition.



Photo # 23

Lizard excrement noted above the suspended ceiling on the 2nd floor.



Photo # 24

The seawall was not inspected under this report.