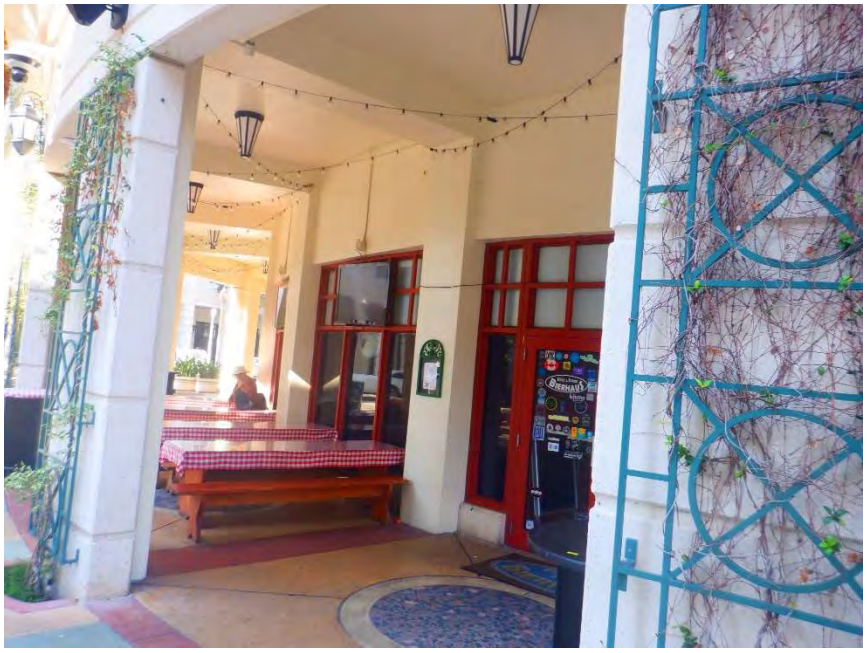

BUILDING INSPECTION REPORT

for

60 Merrick Way
Coral Gables, FL 33134

Requested by

City of Coral Gables
Mrs. Zeida Sardinas

Date of Inspection

August 15, 2022

*8203 SW 124th Street, Miami, Florida 33156 * Tel: (305) 234-7377 * Fax: (305) 234-7664*

August 25, 2022

CITY OF CORAL GABLES
zsardinas@coralgables.com

RE: 60 Merrick Way, Coral Gables, FL. 33134

SUBJ: Commercial Building Inspections:

- ***Structural Components***
- ***Electrical Systems***
- ***HVAC & Refrigeration Systems***
- ***Plumbing Systems***
- ***Doors & Windows***

Dear City of Coral Gables,

Allied Building Inspection Services, Inc. was recently retained to perform visual inspections of the aforementioned property, which are now complete. The inspection was performed by, and information was collected by Ariel Tejera. Areas of the property accessed for these purposes include the interior, electrical & storage closets. Methodologies, findings and comments are noted on the following pages.

As a routine matter, and in order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure. To the best of our knowledge and ability, this report represents an accurate appraisal of the present condition of the subject components of the building. The inspections performed were done so to the best of our ability and to the degree reasonably possible under the conditions, with limited time constraints and without any invasive or destructive methods.

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Inspection Methodology & Findings

The subject structure of this inspection is a CBS and reinforced concrete building constructed in 1998, which is 3618 S.F. We were provided access to all areas of the structure's interior, as well as the roof surfaces, electrical areas and storage rooms. Inspections were performed, to the degree reasonably possible, to determine the functional deficiencies and conditions associated with subject components.

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I. STRUCTURAL COMPONENTS

The purpose of the structural inspection is to visually find evidence of abnormal settlement, lateral movement or structural weakness in the accessible load bearing structural components. The foundation of the structure is not visually accessible. The footings, foundation, floor members and bearing walls comprise the structural components of the building. The roof structure consists of conventional wood framing which provides a low slope deck for built-up membrane roofing.

Foundation:	**Reinforced Footers**
Site Grading:	**Sufficient for Drainage**
Floors:	**Slab on grade**
Walls:	**CBS Wall / Precast Concrete**
Ceiling:	**Exposed / Acoustical Tile**
Siding:	**Stucco / Precast**
Gables:	**N/A**
Roof Framing:	**Reinforced Concrete**

We noted the following:

Interior

1. Interior wall for partitions housing merchandise is incomplete. Studs are exposed. Construction of the shelving of merchandise appears to be substandard. We recommend removing the partition.
2. Moisture damage observed below the prep station sink. Hidden moisture damage may exist.
3. Moisture damage observed and modifications noted to the wall below the dishwashing station/sink. Hidden moisture damage to interior wall cavity may exist.

Estimated Cost of Repairs: $ 5,000 +/-

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II. ELECTRICAL SYSTEMS

The purpose of the electrical inspection is to visually assess the condition of the accessible components of the hardwired systems located within the confines of the structure. We inspected the interiors, exterior areas and rooftop, while opening all accessible panels and gutters. We noted the following components and conditions:

Service Description

Type:	**Breakers**
Wiring:	**Copper**
Grounding To:	**Not Visible**
Service Size:	**~225 Amp / 240V**
Disconnects:	**Electrical Room**
Panels:	**(Panel A) ~ 225 Amp (Siemen)**
	(Panel B) ~ 225 Amp (Siemen)

Components	*Condition*
Interior Fixtures	**Repair**
Exterior Fixtures	**Repair**
Outlets	**Satisfactory**
GFI's	**Satisfactory / Replace**
Circuit Breaker	**Satisfactory**
Fuse Box	**N/A**
Fire Alarm	**N/A**
Weatherhead & Drip Loop	**N/A**
Service	**Satisfactory**
HVAC Disconnects	**Satisfactory**
Wiring	**Satisfactory / Repair**

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We Noted the Following Deficiencies:

1. Panel B:
    a. Double-tap breakers observed inside the breaker panel.
    b. Double-tap lugs observed at the feeder lug connection.
    c. Missing knockout cover plates observed.
2. Outlet near the prep station sink is not GFCI rated.
3. Light fixture inside the kitchen sink cleaning area is inoperable.
4. One (1) light fixture inside the men's restroom is inoperable.
5. Exit light above the main entrance is improperly wired.
6. Exit light above the south entrance is inoperable.

Estimated Cost of Repairs: $ 2,000 +/-

Other notes:

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III. HVAC (Heating Ventilation & Air Conditioning) Systems

The purpose of the HVAC inspection is to visually assess the condition of the cooling, heating and ventilation operation of the HVAC equipment. The inspections were limited to visual observations of equipment present at the time of our inspection, to the degree reasonably possible within the time constraints of the inspection period. No invasive testing or operation of the equipment was performed. Our findings are as follows:

Description

Type:	**Heat Pump**
Heating:	**Electrical Resistance**
Ductwork:	**Rigid fiberglass; Flex Duct**
Insulation:	**N/A**

Components	Condition
Thermostats	**Satisfactory**
Air Flow	**Satisfactory**
Heat Pump	**Satisfactory**
Condensing Units (CU)	**N/A**
Insulation/Refrigerant Line	**N/A**
Duct Work	**Satisfactory**
Electrical Resistance Furnace (AHU)	**N/A**
Filters	**Satisfactory**
Bath Exhaust Fans	**Satisfactory**
Chiller System	**Not Visible**

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The building is equipped with the following:

Unit	Type	Brand	Tons	Year	Condition
1	Heat Pump	FHP	7.5	2008	Fair
2	Heat Pump	FHP	7.5	2008	Fair
3	Heat Pump	FHP	7.5	2008	Fair

*Note: *TD is the difference between input and output, ideally 14'-22'F. Inspection does not determine the balancing and/or sizing of the system. Cleaning coils and servicing units once a year and changing or cleaning filters once a month is recommended. Coils on some AHU units may not be accessible. We recommend an FPL Energy Survey (1-800-Dial-FPL). The original life expectancy of a split system is 10-12 years.*

We noted the following deficiencies:

1. Unit # 1: Unit coils are brittle. We recommend monitoring performance of the equipment.
2. Unit # 2: Unit coils are brittle and damaged. Fins are bent.
3. Unit # 3: Unit coils fins are bent and bottom controls access cover plate is not properly secured. We recommend monitoring performance of equipment.
4. Cooling Tower # 1:
    A. Exterior FRP casing vents are deteriorated and brittle. The south sector of the cooling tower vents is damaged.
    B. Casing filler screens are brittle and packed with overgrown mildew. These conditions effect the flow of air and water.
    C. Casing supporter and anchors are show signs of heavy corrosion.
    D. The ladder mounted on the side of the equipment is heavily corroded. Unsafe to climb.
    E. The interior of the equipment was not visible due to the high levels of algae growth.

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5. Chiller # 2:
    A. Water shutter valves are corroded. Valve handle is missing.
    B. Bottom of the FRP tank is cracked.
    C. Chill water line pipe stands and bases are corroded to the point of replacement.
    D. Exterior FRP casing vents are deteriorated and brittle. The south sector of the cooling tower vents is damaged.
    E. Casing filler screens are brittle and packed with overgrown mildew. These conditions effect the flow of air and water.
    F. Casing supporter and anchors are show signs of heavy corrosion.
    G. The ladder mounted on the side of the equipment is heavily corroded. Unsafe to climb.
    H. The interior of the equipment was not visible due to the high levels of algae growth.
6. Due to the above deficiencies and lack of preventative maintenance to equipment, we recommend client budget and plan for replacement, in lieu of repairs.

Estimated Cost of Repairs: $ 60,000 +/-

Other notes:

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IV. PLUMBING SYSTEMS

The purpose of the plumbing inspection is to visually assess the condition and usefulness of the accessible plumbing components of the subject structure. We inspected all accessible units and exterior plumbing fixtures. We noted the following:

Water Service Supply:	**Public**
Supply Pipes:	**Copper**
Sanitary Pipes:	**PVC**
Sanitary Sewage:	**City Sewage**

Components	*Condition*
Service	**Satisfactory**
Main Shut Off Valve	**Satisfactory**
Clean Outs	**Satisfactory**
Supply Pipe	**Satisfactory / Repair**
Sanitary Pipe	**Satisfactory / Repair**
P-Traps	**Satisfactory**
Drains	**Satisfactory**
Drain Speed	**Satisfactory**
Faucets	**Satisfactory**
Toilets	**Satisfactory**
Bathroom Sinks	**Satisfactory / Replace**
Bathtubs	**N/A**
Shower Heads	**N/A**
Tub/Shower Diverters	**N/A**
Bathroom Ventilation	**N/A**
Shower Pans	**N/A**
Breakroom Sink	**Satisfactory**
Functional Flow of Water	**Satisfactory**
Water Heater(s)	**Satisfactory**

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We noted the following:

1. Office manager bathroom sink is cracked.
2. Active water leak observed below the kitchen sink.
3. Kitchen sink water stem valves for the hot and cold-water valves are missing.
4. Men's Restroom:
    a. Wall mounted urinal is cracked.
    b. Wall mounted sink is not properly security.
    c. Handicap bathroom sink is cracked.
5. Women's Restroom:
    a. Toilet is loose at the base.
    b. Overflow plumbing line below the handicap bathroom sink is not connected.

Note: We recommend obtaining private waste disposal system history records. Water conditioning equipment is not inspected or tested. Average life expectancy of galvanized steel piping is 50-60 yrs. We also recommend a water heater thermostat setting of 120'-130'F. Subsurface plumbing components in walls and floors are not visible or accessible and therefore conditions are unknown. Obtain trade estimates for exact repair costs prior to closing, as pricing will vary.

Estimated Cost of Repairs: $ 2,500 +/-

Other notes:

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V. DOORS & WINDOWS

Interior Doors:	**Metal, Wood; Flush, Panel**
Exterior Doors:	**Swing; Aluminum Frame, Flush, Aluminum Door**
Windows:	**Fixed**
Closets:	**N/A**
Fencing:	**N/A**

The inspection of the doors and windows consisted of visual observations and the operation of a representative number of doors and windows. The components were checked for functional usage. Exterior windows and doors are not fitted with any type of storm protection.

We noted the following:

1. Front north bottom window panel is defective. Defective air gasket was observed. The formation of a foggy like image was observed at the bottom of the window.
2. Egress kitchen door hardware has incorrect unsafe type of egress door hardware. No panic hardware was noted.
3. Handicap partition wall inside the men's restroom is not properly secured. Wall mounted on the door is substandard.
4. Door leading to the women and men restroom is not installed. Door appears to have been removed from the door frame.

Estimated Cost of Repairs: $ 3,000 +/-

Other notes:

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VI. CONCLUSION & RECOMMENDATIONS

We recommend obtaining trade estimates for all deficiencies noted to determine actual and exact costs. The provided estimates are only budgetary. Additional defects may arise out of repairs or situations not clearly evident at the time of the inspection.

This inspection is not intended to be an exhaustive report of every single defect. We also recommend obtaining proof of permits and permit closeout for all the trades and for any work performed or disclosed. Additionally, we recommend consulting the local building and zoning departments, an architect, the fire department and a consultant that specializes in the provisions of the Americans with Disabilities Act if significant renovations, repairs or changes are considered.

No inspection or analysis of the following was performed: inaccessible areas, in-wall components, custom tenant systems, fire extinguisher placement, fire sprinklers, cosmetic features, safety or tempered glass, asbestos survey, phase one environmental survey, radon testing, fire protection, alarm, telephone, cable or television equipment, lead paint testing, public records search, open permit search, zoning or usage compliance search, setback compliance measurements, heat load calculations of HVAC systems, energy calculations, LEED or green building evaluations, interior of storm drainage system, code compliance, soil stability or geotechnical testing, camera scoping of sanitary piping, Indoor environmental evaluation, testing for mold or biological contaminants, infrared camera analysis, potable water quality, engineering calculations or analysis of any type or analysis of smoke evacuation system .

Based on our findings, and to summarize our previous reports, the approximate estimated costs of repairs are as follows. These estimates are provided as a budgetary starting point and we caution using these numbers as summary of the conditions of the building without understanding the details of the conditions present at the building and the proposed

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usage and improvements intended:

CATEGORY:	ESTIMATED COST:
STRUCTURAL COMPONENTS	***$ 5,000***
ELECTRICAL SYSTEMS	***$ 2,000***
HVAC SYSTEMS	***$ 60,000***
PLUMBING SYSTEMS	***$ 2,500***
DOORS & WINDOWS	***$ 3,000***
TOTAL	***$72,500 +/-***

Other notes:

- Based on the above noted findings, we recommend client obtain trade estimates prior to the expiration of the due diligence period to determine the actual scope, options and costs. Costs will vary.

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We appreciate the opportunity to provide you with our inspection services at this time. If you have any further questions regarding this report, or if we can be of any further assistance, please do not hesitate to contact us.

Sincerely,
Allied Building Inspection Services, Inc.

John Micali

John Micali, President
Certified General Contractor CGC054365
Certified Roofing Contractor CCC056922
Certified Pest Operator – Termites and WDO #8774
Certified Real Estate Inspector, NAHI #980011
Registered Professional Inspector, FABI #0588

Ariel Tejera

Ariel Tejera
Licensed Home Inspector HI9484
Certified General Contractor CGC1521313
Certified Pest Operator – Termites and WDO #JE256318

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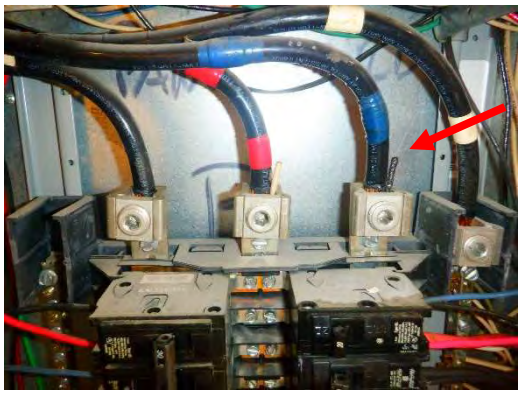
Front Elevation

Front Elevation

Double-Tap Breaker



Double-Tap Lug

Incorrect Egress Hardware

Moisture Damage

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Water Plumbing

Missing Stem Valve Handles

Water Leak Below Sink

Water Leak Below Sink

Brittle Heat Pump Coils

Bathroom Partition Not Secured

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Cracked Bathroom Sink

Corroded Pipe Stands

Corroded Pipe Hangers

Corroded Water Valves

Corroded Valve Handles

Crack Bottom of Chiller Housing

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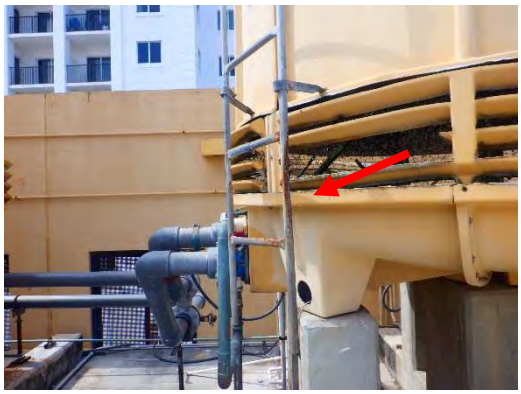
Excessive Mildew

Corroded Pipe and Frame

Brittle Housing



Corroded Ladder

Fog Between Window

Fog Between Window

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TERMS AND CONDITIONS OF CONTRACT

The inspection referenced herein and this corresponding report ("Inspection") are furnished on an opinion-only basis and are provided solely for the benefit of the customer. NO WARRANTY OR GUARANTEE is made hereby, nor is any assurance implied, that items found to be acceptable at the time of inspection will remain so for any period of time, and that additional defects do not exist. Detached buildings are not inspected unless specifically included.

NEITHER THIS INSPECTION, NOR ANY OTHER, IS PERFECT IN SCOPE AND DETAIL. DEFECTS MAY EXIST THAT ARE NOT NOTED IN THIS REPORT AND THE CUSTOMER SHOULD NOT EXPECT THE INSPECTOR TO FIND EVERY DEFECT.

This Inspection is performed in accordance with the standards of practice of the American Society of Home Inspectors (ASHI). These guidelines are intended to provide the client with a better understanding of the property conditions as observed at the time of the inspection. Inspections performed in accordance with these standards are visual and are not technically exhaustive. These standards are applicable to buildings with four or less dwelling units and their garages or carports. The Inspection is made to the extent reasonably possible, as many areas are not visible, or situations observable in the inspection period.

Soil conditions, geological stability, or engineering analysis are beyond the scope and purpose of this inspection. The Inspection is not a compliance inspection or a certificate for past or present governmental or local codes or regulations, or the suitability of the property for any specialized use. Determining the presence or absence of radon, safety glass, lead paint or any suspected hazardous substance including, but not limited to toxins, carcinogens, noise, contaminants in soil, water and air, are beyond the scope and purpose of this Inspection.

THE INSPECTION AND REPORT ARE NOT INTENDED TO BE USED AS A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED. THIS REPORT SHOULD BE USED ONLY AS A SUPPLEMENT TO THE SELLERS DISCLOSURE.

Some inspection components may or may not be covered by a real estate contract. Consult your real estate agent and/or attorney regarding your contractual conditions. THE CLIENT IS STRONGLY ADVISED TO PERFORM A WALK-THROUGH INSPECTION OF THE PROPERTY PRIOR TO CLOSING.

Estimates for repair costs are to be used as a guide only, and are based on current rate of professional licensed contractors. Buyers are strongly advised to obtain competitive trade estimates to determine actual costs prior to closing.

ACTUAL REPAIR COSTS MUST BE DETERMINED BY THE CUSTOMER. DO NOT RELY SOLELY ON COST ESTIMATES IN THIS REPORT AS THEY ARE ONLY ESTIMATE

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