



Restaurant Tenant Building

XXX Street – Suite 4
XXX, XX

Limited Property Condition Assessment

XXX Bank

Engagement Agreement Date: February 24, 2025

Ms. XXX

Report Date: March 12, 2025

Contact: Ryan.Jones@USAInspect.com

Ms. XXX

LOA / Executive Assistant

XXX Bank

XXX Drive

XXX, XX

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CONSULTANTS

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Dear Ms. XXX,

At your request, we have completed our **Limited Property Condition Assessment** of the Tenant Building in accordance with our engagement agreement dated February 24, 2025.

Thank you for choosing our firm to monitor this project on your behalf. Please carefully review this report, and feel free to call should you have any questions or need clarification in any way.

Sincerely,



Matt Parker | Consultant

USA Property Condition Consultants



Ryan Jones | Manager

USA Property Condition Consultants

Email Distribution: XXX and XXX

Attachments:

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1. Executive Summary

1.1. GENERAL DESCRIPTION

The property consists of a 4,840-square-foot attached tenant suite situated on an approximately 0.59-acre parcel located at XXX Street, XXX, XX.



Per the XXX County Tax Records, the building was originally constructed in 1920 and later improved with additions effectively dated in 2005. The site has direct access to XXX Street and XXX Street. The site is equipped with graveled parking areas at the western elevation of the building.

The structure of the building consists of what appears to be the original brick veneer. The building is assumed to be supported by a typical shallow foundation system consisting of a 4-inch to 6-inch reinforced concrete slab on grade supported by perimeter footers and CMU block stem walls. The front elevation of the building is equipped with a wood framed porch system.

1.2. GENERAL PHYSICAL CONDITION

In comparison to other buildings of this type and age, it is our opinion that the property is in overall **fair** condition. As with any building, there are some noted minor items of immediate and short-term significance which are further discussed within this report, yet we note the overall condition to be above average for a building of this type and age.

1.3. OPINION OF PROBABLE COSTS

The opinion of USA PROPERTY CONDITION CONSULTANTS concerning probable costs to remedy physical deficiencies is summarized as follows:

- Immediate Repairs: **\$ 2,450**
- Short-term Repairs (within 2 years): **\$59,500**

1.4. DEVIATIONS FROM THE GUIDE

The USA Property Condition Consultants Property Condition Assessment (PCA) was performed in general accordance with the American Society for Testing and Materials (ASTM) Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process (E 2018-01).

Note that the report requestor chose a Limited Property Condition Assessment which only reports on Immediate or Short-Term repair concerns and does not include a 10-year Replacement Reserve Analysis.

1.5. RECOMMENDATIONS FOR ADDITIONAL INVESTIGATION

We recommend that a copy of the current annual fire sprinkler inspection be provided for the overall building, as the subject tenant space did not have a separate fire riser and is serviced by a system that covers other portions of the overall attached building areas. An annual fire sprinkler riser and system inspection should be completed, and the system should be confirmed as “in compliance” with municipal requirements.

2. Purpose and Scope

2.1. PURPOSE

- Identify significant defects, deficiencies, items of deferred maintenance and material building code violations (individually and collectively, Physical Deficiencies) as a result of a visual survey, review of documents and research and interrogatories as described herein.
- Prepare estimated costs to remedy the Physical Deficiencies which are of immediate need or short term (1-2 years from issuance of the report) only. A Replacement Reserve Analysis spanning 10 years of future ownership and needed replacements (based on Remaining Useful Life – RUL) during this period are not included in this assessment.
- Prepare a written report (the Report) that opines on the Subject’s overall physical condition, describes pertinent components or systems of the Subject property, and identifies Physical Deficiencies and conditions that would limit the expected useful life of major components or systems and provides estimated costs to remedy Physical Deficiencies and to provide for annual Replacement Reserve Expenditures.

2.2. SCOPE

We observed property components, systems, and elements that are easily visible and readily accessible for the purposes of describing the same, opining on their apparent physical condition, and identifying significant Physical Deficiencies.

As noted in American Society for Testing and Materials (ASTM) guidelines, we are not required to prepare detailed calculations, to remove materials, to operate equipment not typically operated by tenants or to conduct any exploratory probing or testing. This was a non-intrusive, visual survey; however, we have made a reasonable attempt at discovery.

Survey procedures consist of:

- Walk-around visual survey.
- Random operation of equipment, fixtures and systems, which are normally operated by tenants, on a sampling basis to determine system operability or operating characteristics.
- Noting material building code violations of items, systems or inherent design that are readily apparent and discernible as a result of the “walk-through” survey.
- Taking measurements and system counts to adequately justify estimated costs to remedy Physical Deficiencies.

We provided the existing management with a Pre-Inspection Questionnaire and Disclosure Schedule and a Property Condition Assessment Document and Information Checklist. The Questionnaire and Checklist were returned and were utilized in the production of this report.

The following are definitions for the conditions described for this project:

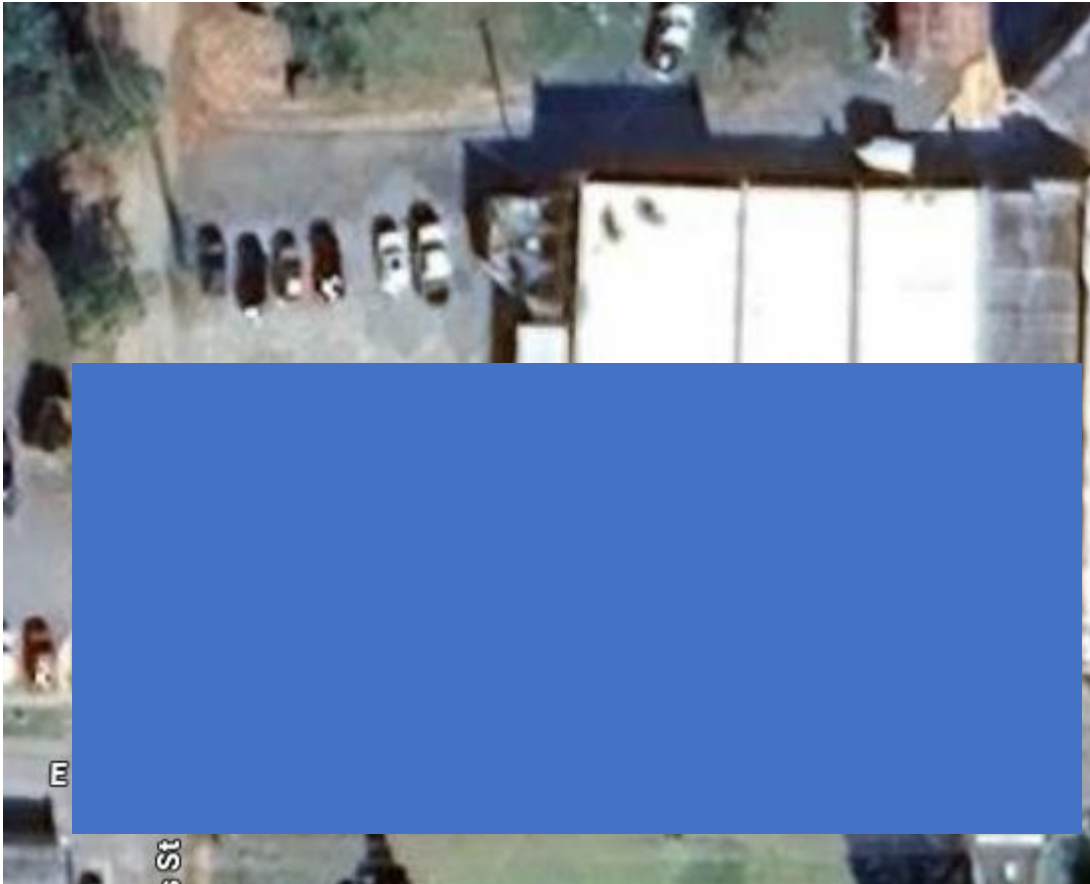
- | | |
|-------|---|
| Good: | Above average for this type and age of building in this geographic area. Little to no work required. |
| Fair: | Typical condition for this type and age of building in this geographic area. Some work is typically required primarily due to the normal aging of the system or material. |
| Poor: | Below average condition for this type and age of building in this geographic area. Significant work or total replacement required. |

Any work that we consider normal maintenance for a facility of this type or work normally performed by maintenance staff is not considered in our evaluation. We have not included repair costs for items with a total related value of less than \$5,000; however, items relating to life safety or accessibility are included regardless of this cost threshold.

3. Property Description and Condition

Mr. Ryan Jones completed the field inspection on Thursday, February 27, 2025. The field inspection included walking the entirety of the site, inspection of the exterior of building including the roof, and interior walkthrough of the buildings.

3.1. SITE



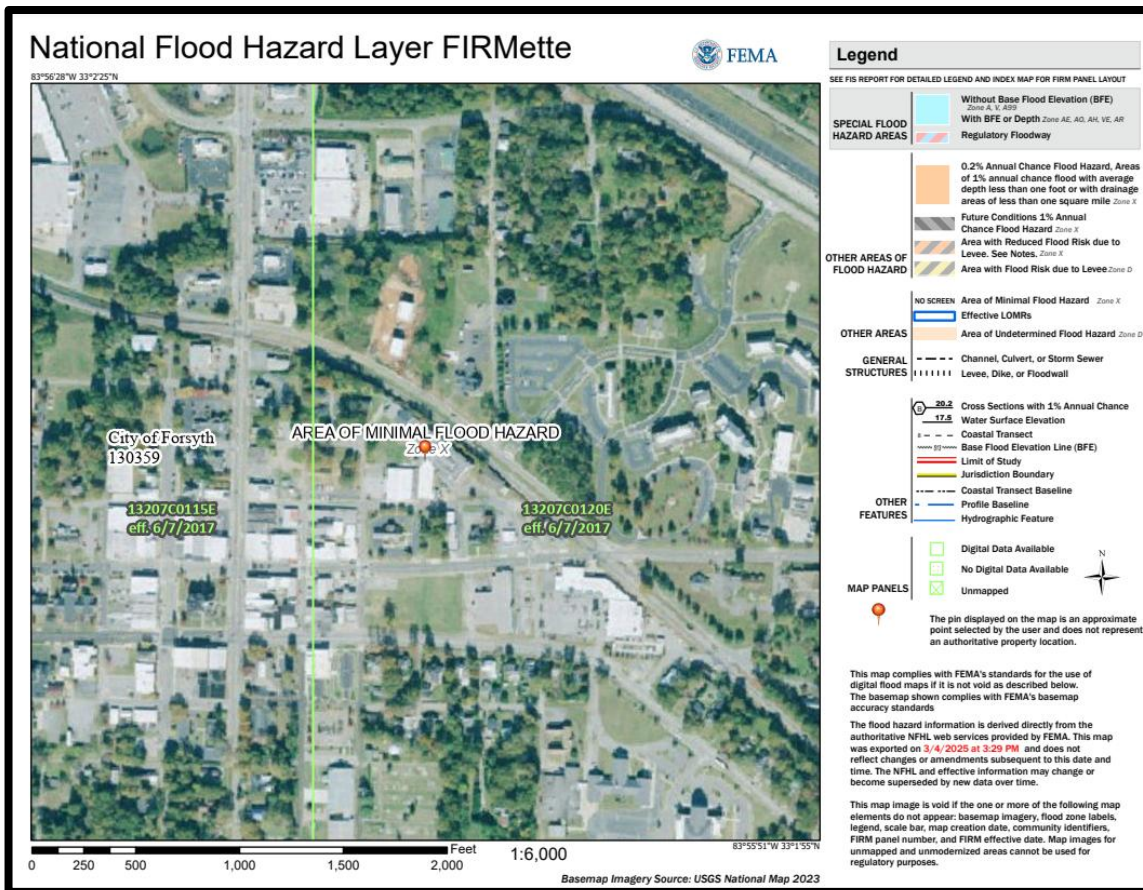
3.1.1. TOPOGRAPHY, FLOOD ZONES AND SEISMIC ZONES

Description:

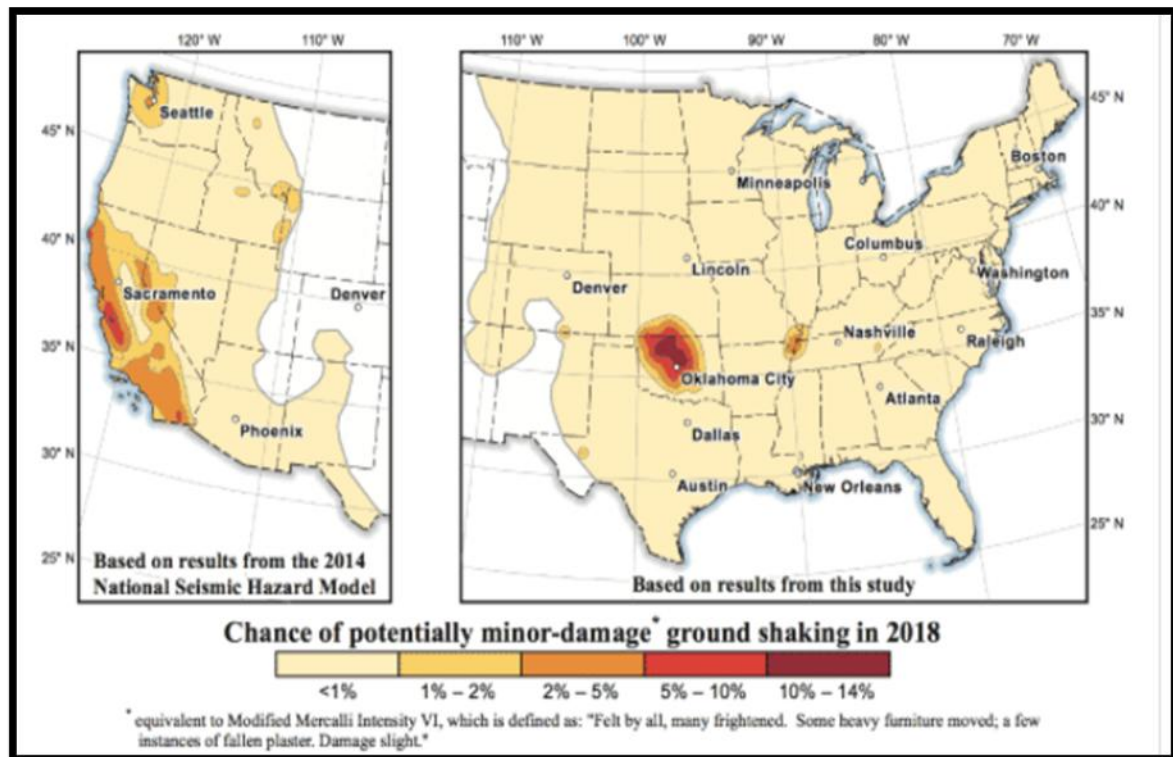
The property is relatively flat with minimal elevation change. The grade around the perimeter of the building appears to maintain a positive slope away from the building.

Observation/Comments:

- No visual issues were observed with the topography of the site.
- According to Flood Insurance Rate Map Number, the property is located within Zone X (Minimal Flood Hazard Zone).



- Per the U. S. Geological Survey National Seismic Hazard Mapping Project, the property is located in a zone with low risk of seismic activity. Seismic forces do not control structural design in these areas.



3.1.2. STORM WATER DRAINAGE

Description:

There appears to be no below grade drainage nor an onsite stormwater detention area. The building sheds stormwater via roof scuppers and downspout discharging below grade via corrugated downspout rain leaders. The porch roof is equipped with a gutter and 2 downspouts along the front elevation, discharging above grade towards the graveled parking areas.

Observation/Comments:

- The roof scupper did not appear to be properly attached to the building. The discharge location of the below grade corrugated piping serving the scupper downspout has caused minor erosion issues between the concrete sidewalk and southwest corner of the building. Pricing for these minor repairs fall below the \$5,000 threshold for inclusion within this report.

3.1.3. ACCESS AND EGRESS

Description:

The site is equipped with direct access to N Harris Street and E Adams Street. The entrance off Adams Street is a curb cut entry. No paved entry apron is provided off Harris Street.

Observation/Comments:

- No significant issues regarding ingress or egress were noted for accessibility to the site parking and drive areas.

3.1.4. PAVING, CURBING AND PARKING

Description:

The site is equipped with graveled parking areas.

Observation/Comments:

- The graveled parking lot was in fair condition. To avoid regulatory maintenance, pricing has been included within the Short-Term Repair Section of this report to pave the entire parking lot with asphalt paving. We have also included pricing for installing parking lot striping.

3.1.5. FLATWORK

Description:

A concrete pedestrian sidewalk is provided along the south elevation of the building.

Observation/Comments:

- The concrete sidewalk appeared to be in fair condition. The sidewalk was severely weathered; however, no significant surface cracking or spalling was observed. Pricing has not been included for this item.

3.1.6. LANDSCAPING AND APPURTENANCES

3.1.6.1 Property Signage

Description:

The site is not equipped with property signage. Signage is limited to exterior building signage.

Observation/Comments:

- N/A.

3.1.6.2. Fences, Bridges, and Railings

Description:

The property is not equipped with fences, bridges, or railings.

Observation/Comments:

- N/A.

3.1.6.3. Landscaping and Appurtenances

Description:

Due to the location of the site, landscaping is minimal.

Observation/Comments:

- Landscaping upgrades are not considered within this report.

3.1.6.4. Retaining Walls

Description:

The site is not equipped with retaining walls.

Observation/Comments:

- N/A.

3.1.6.5. Site Lighting

Description:

The site is not equipped with pole mounted site lighting. The building is equipped with exterior mounted lighting.

Observation/Comments:

- While we did not observe the property at night, the exterior building lighting generally appeared as though it would be sufficient considering the lighting is maintained and operational.

3.1.6.6. Amenities

Description:

The site is not equipped with any site amenities.

Observation/Comments:

- N/A.

3.1.6.7. Waste Receptacles

Description:

Trash services are accomplished at the site via one dumpster located within the graveled parking lot.

Observation/Comments:

- If paved parking areas are desired, we recommend installing a concrete dumpster pad and protective bollards. Alternative pricing has been included within the Short-Term Repair Section of this report.

3.1.7. UTILITIES

3.1.7.1. Water

Description:

Water appears to be provided by a public source. The municipality typically owns and maintains any waterlines that are 6 inches or larger. The lines running from the main to the building are typically the responsibility of the property owner.

We observed a single meter service and main shut-off valve located at the north elevation of the building.

Observation/Comments:

- No problems were reported or observed with the water supply system. Pricing has not been included in this section.

3.1.7.2. Electricity

Description:

The site is served via overhead power from a pole mounted transformer. Power enters the tenant space via a wall mounted electrical mast.

Observation/Comments:

- Electrical power is provided by Georgia Power. No problems were reported or observed with the electrical service.

3.1.7.3. Natural Gas

Description:

The site is equipped with a natural gas service. The gas meter is located at the north elevation of the building.

Observation/Comments:

- No problems were reported or observed with the gas service.

3.1.7.4. Sewer

Description:

At the exterior of the building, we observed a sanitary sewer cleanout yet did not observe a municipal sewer manhole or any other sewer system improvements in the area. As such, it appears that the building may be serviced by a private septic system, yet some online marketing information noted that the building is served by municipal sewer. The location of all sewer components and site locations were not confirmed and an as-built drawing of the site sanitary sewer system was not provided for review.

Observation/Comments:

- No problems were reported or observed with the on-site sewer system. Pricing has not been included in this section.

3.2. FRAME AND ENVELOPE

3.2.1. FOUNDATION

Description:

The building is assumed to be equipped with a 4-to 6-inch-thick concrete slab on grade, which is likely reinforced with welded wire mesh and supported by perimeter turn down footers with steel reinforcement.

Observation/Comments:

- Typical items that indicate building differential settlement are visual cracking at the slab surface or masonry veneer cracks at concentrated load areas, such as above windows and doors or at building corners. Significant cracking can also often be observed in rigid flooring systems (i.e. concrete or tile).
- We did not visually observe any significant cracking at the slab or masonry veneer for the building. As such, there were no major structural concerns identified with the building. **Note: this report should not be considered a formal structural engineering assessment of the building, as such work is outside the scope of a Property Condition Assessment.**

3.2.2. BUILDING FRAME

Description:

The main structure of the building is made up of multi-wythe brick supporting the exterior walls and structural steel I-beams, wooden brace framing, and steel columns supporting the flat roof structure.

Observation/Comments:

- Structurally the building appeared to be in good condition. There was no visual evidence of any significant movement of the frame or other structural concerns found during our site visit.
- Based on the conditions observed, we have not included any Immediate or Short-Term Repair Estimates in Section 4 of this report for framing elements of the building.

3.2.3. BUILDING EXTERIOR

3.2.3.1. Sidewall System

Description:

The exterior of the building is all brick veneer that has been whitewashed.

(Whitewashing is a technique in which a mixture of hydrated lime, salt, and water is used to mute the brick's natural color with a finish that can range from translucent to a bright white.)

Observation/Comments:

- The exterior brick appeared to be in fair condition. We observed minor brick damage at the south elevation of the building and an area of step cracking within the grout joint at the demising wall between the tenant spaces. We do not anticipate these repairs to exceed the \$5,000 threshold for inclusion within this report.

3.2.3.2. Soffits/Canopies

Description:

The tenant building is equipped with a wood framed porch with metal decking roofing at the front elevation.

Observation/Comments:

- The porch system appeared to be fairly new and in good condition. Pricing has not been included for this item.

3.2.3.3. Exterior Decks, Stairs and Railings

Description:

The front elevation porch is equipped with a wooden deck and wooden porch railings. A concrete ramp is provided at the north elevation of the building.

Observation/Comments:

- The wooden porch components appeared to be properly sealed and in good condition. Pricing has not been included for this item.
- The concrete ramp appeared to be in poor condition. Significant surface cracking and settlement issues were observed. Three exterior condensing units are mounted on wooden platforms on top of the concrete ramp. To avoid potential damage to the condensing units and to allow proper access for deliveries, we have included pricing within the Short-Term Repair Section of this report to repair the concrete ramp and to install protective fencing around the condensing units.

3.2.3.4. Exterior Doors

Description:

The tenant building is equipped with a hollow metal double door at the north elevation of the building and a steel framed door system at the south elevation of the building.

Observation/Comments:

- The hollow metal and steel framed door systems were observed to be in fair condition. Faded paint, exposed metal surfaces, and cracked caulking were observed.
- We have included an Exterior Opening Allowance within the Short-Term Repair Section of this report to re-caulk, reseal, and repaint the hollow metal and steel door systems.

3.2.3.5. Windows and Storefront

Description:

The tenant building is equipped with metal framed window openings and storefront entry doors.

Observation/Comments:

- The storefront systems appeared to be in fair to good condition. No visible broken seals were observed; however, we have included pricing with the Exterior Opening allowance to re-caulk the storefront openings.
- The metal windows were in fair to poor condition. Faded paint, exposed metal surfaces, failed caulking, failed window seals, and rusted window lintels were observed. Pricing has been included within the Exterior Opening Allowance to repaint, re-caulk, and reseal the window openings.

3.2.4. ROOFING

Description:

The tenant building is equipped with a single ply membrane roofing system, and the porch roof is equipped with exposed fastener metal roofing.

Observation/Comments:

- This report included the inspection of the roof by a licensed roofer. The report from the roofer is included as Exhibit E in this report.
- The roof report notes that the single ply roofing is in overall good condition with the exception of improper sealing of the roofing seams. The report also notes that one of the roof scuppers is blocked by the building signage and the top of the exterior wing walls are not properly sealed. Pricing for these repairs has been reflected in the Immediate Repair Section of this report.

3.3. INTERIOR ELEMENTS

Description:

The interior finishes consisted mostly of exposed to structure ceilings, painted and whitewashed brick, painted and exposed wood paneling, and sealed concrete flooring.

Observation/Comments:

- To gain an understanding of the typical condition of interior finishes and to develop an opinion with reasonable confidence regarding the present condition of the building interior, we performed a walkthrough of the interior of the building.
- The interior finishes appeared to be in fair to good condition. No significant interior finish damages were observed; thus, pricing has not been included for this section.

3.3.1. ATTICS

Description:

The tenant building is not equipped with attic space.

Observation/Comments:

- N/A.

3.4. PLUMBING, HVAC, AND ELECTRICAL

3.4.1. PLUMBING

3.4.1.1. Supply and Waste Piping

Description:

Supply, waste, and vent piping were observed to be PVC and PEX.

Observation/Comments:

- The drain piping serving the sinks at the bar area is equipped with a drain pump. The drain pump vent piping is not equipped with an air admittance valve (AAV) cover. This is a building code violation; thus, pricing has been included within the Immediate Repair Section of this report to install an AAV.

- No problems were reported or observed with the supply, waste, and vent piping. This piping was generally concealed but appeared to be operating properly as of the time of our site visit.

3.4.1.2. Hot Water Production

Description:

Hot water production for the tenant building is accomplished via a 15-gallon electric water heater and a gas-powered tankless water heater.

Observation/Comments:

- The electric water heater appeared to be manufactured in 2016, and the gas-powered water heater appeared to be manufactured in 2017.
- Hot water was observed at faucet locations in the building; thus, no immediate or short-term replacement costs are anticipated based on the age of the equipment observed.

3.4.1.3. Fixtures

Description:

Bathroom fixtures consist of vanity mounted sinks and standard porcelain toilets. The bar and kitchen area fixtures consisted of free-standing stainless-steel sinks with standard levered faucets.

Observation/Comments:

- The restroom and kitchen fixtures were observed to be in fair to good condition. No issues were observed or reported, and no Immediate or Short-Term Replacement Costs are anticipated for this building component.

3.4.2. CONDITIONED AIR AND VENTILATION

Description:

The tenant building is heated and cooled via 3 split systems made up of exterior condensing units and interior air handler units. The tenant building is also equipped with a mini split heat pump serving an interior mounted ductless wall unit.

Observation/Comments:

- The typical useful life for these systems is 20 years depending on routine upkeep/maintenance, regional weather/climate, and location/placement of the equipment. All the split system equipment are Carrier units, 2 of the systems were manufactured in 2020, and 1 system was manufactured in 2024.
- The mini-split heat pump is also a Carrier unit manufactured in 2020.
- All systems were operational at the time of our inspection; thus, pricing has not been included for this section.

3.4.3. ELECTRICAL

Description:

The tenant building is equipped with a 400-amp service. The electrical meter and (2) 200-amp service disconnects are mounted on the north elevation exterior wall.

Observation/Comments:

- The electrical sub panels appeared to be in good condition. We did not observe evidence of any tripped, hot or arcing breakers, missing breaker labels, or outdated panel directories.
- The light fixtures appeared to be in good working order with the exception of a few fixtures needing bulb replacements.
- Based on random testing of outlets, we did not observe any outlets without power or with open ground wiring.
- GFCI protection was noted in the restrooms; however, the electrical outlet located within the bar area is not GFCI protected. This is a building code violation; thus, pricing has been included within the Immediate Repair Section of this report to install a GFCI protected outlet.

3.5. ELEVATORS

Description:

The building is not equipped with an elevator.

Observation/Comments:

- N/A.

3.6. FIRE/LIFE SAFETY

Description:

The tenant building is protected by an automatic sprinkler system. The tenant building is also equipped with wall mounted fire extinguishers and emergency exit signage at egress locations.

Observation/Comments:

- There was no fire riser noted within the tenant space, and the Owner noted that the riser is in an adjacent area of the overall building. As such, a building association is likely necessary to maintain the common area items such as the annual fire inspections and complete fire riser related repairs. The tenant would likely be responsible for any sprinkler repair work needed within the subject tenant space. **We recommend that a copy of the current annual fire riser inspection be provided for confirmation that the building is in compliance with municipal requirements.**
- The fire extinguisher annual inspection was noted as current (April 2024).
- Emergency egress location sign battery backups were tested and confirmed to be operational.

3.7. ASBESTOS / ENVIRONMENTAL CONCERNS

Description:

No specific environmental concerns have been reported or are known about the building.

Observation/Comments:

- We were not engaged to complete a Phase I Environmental Site Assessment (ESA) or any environmental testing of the building, and we have not been provided with any such reports to review.
- The building was reportedly built in 1920; thus, asbestos and lead-based paint were possibly utilized within the original building components used to construct the building. More recent renovations of the space may have completed abatement or encapsulation work, yet we have not received any hazardous material survey information on the building to confirm.

3.8. BUILDING CODE VIOLATION ISSUES

Description:

No significant building code violations were observed during our site visit. We have submitted an Open Records Request to the City of XXX, XX to receive any information related to open or pending violations or other issues that could affect the use of the subject property.

Observations/Comments:

- We have received a response from the City of XXX that XXX Street has no open code enforcement records or violations, fire department inspection violations, or zoning violations. See Exhibit D.

3.8.1. AMERICANS WITH DISABILITY ACT (ADA) COMPLIANCE

Description:

Title III of the Americans with Disabilities Act (ADA) divides buildings into two main categories, Buildings of Public Accommodation and Commercial Facilities. The provisions of Title III provide that people with disabilities should have equal or similar access to public facilities as is available to the general public.

It should be understood that the ADA is a civil rights law and is not, per se, a building code, though local building code officials often enforce it in this area under state specific accessibility codes. The ADA is enforced as civil rights and is typically enforced through the judicial system, and violations of the ADA are considered discrimination against people with disabilities.

While a complete ADA survey is beyond the scope of this assessment, a limited check was conducted as part of the assessment report.

Observations/Comments:

- The building was constructed before passage of the Americans with Disabilities Act (ADA), which occurred in 1999.
- ADA requirements of landlords and tenants can change depending on the tenant business type, and certain businesses that provide goods and services to the public are required to make reasonable public accommodations to allow people with disabilities access to the public areas of a business.
- We note that the parking area serving the tenant's building is equipped with a handicap parking spot; however, the parking lot is not paved and does not provide an accessible route for handicap access. If the parking lot is paved according to our recommendation, this will satisfy the accessible route requirement.
- The restrooms are noted to have grab bars at the toilet as well as levered door and faucet hardware.

3.9. DOCUMENT REVIEW AND INTERVIEWS

Description:

We requested relevant documentation that would aid in our assessment of the property. The following documentation was requested:

Documentation Requested		
Item	Furnished for Review	Comments
Certificate of Occupancy.	Not Provided.	
Safety Inspection Records.	Not Provided.	
Zoning Variances or Restrictions.	Not Provided.	No Records Found.
Warranty Information.	Not Provided.	
Records indicating the age of systems.	Not Provided.	
Historical costs incurred for repairs, improvements, recurring replacements, etc.	Not Provided.	None reported.
Pending proposals or executed contracts for material repairs or improvements.	Not Provided.	None reported.
Outstanding Citations for Building, Fire and/or Zoning Code Violations.	No Records Found.	No Records Found.
Previously prepared Property Condition Reports.	Not Provided.	
As-built Drawings.	Not Provided.	
Most Recent Appraisal, Promotional Literature and Location Map.	Not Provided.	
Pre-inspection Questionnaire and Disclosure Schedule.	Not Provided.	

4. Cost Estimates to Remedy Physical Deficiencies

The Immediate and Short-term Repairs Cost Estimate Table below summarizes our opinions of the probable cost to remedy physical deficiencies observed. Items in need of immediate replacement are items representing an immediate life-safety concern, liability issue, code compliance issue or item that if it were not repaired immediately, would require more substantial costs if the work was delayed to a later date.

Our estimates are based on our own prior experience with projects of this type, as well as resources such as *R. S. Means*. Work that we consider normal maintenance for a facility of this type, such as yard work or work normally performed by an on-site maintenance staff, is not considered in our evaluation. We have not included repair costs for items with a value of less than \$5,000; however, items relating to life safety or accessibility are identified regardless of this cost threshold.

Immediate and Short-Term Repairs Cost Estimate

Item	Quantity	Unit	Unit Cost	Budget \$ Immediate	Budget \$ Short Term
Asphalt Paving/Striping	10,500	SF	\$4.00/SF	\$0	\$42,000
Dumpster Pad/Bollards – Alt.	1	EA	\$5,000	\$0	\$5,000
Concrete Ramp Repairs/HVAC enclosure	1	EA	\$5,000	\$0	\$5,000
Exterior Opening – Allowance	1	EA	\$7,500	\$0	\$7,500
Roofing Repairs	1	EA	\$1,700	\$1,700	\$0
Plumbing Repairs (AAV)	1	EA	\$500	\$500	\$0
GFCI Outlet	1	EA	\$250	\$250	\$0
Grand Totals				\$2,450	\$59,500

5. Qualifications

5.1. LIMITING CONDITIONS

This Property Condition Assessment was performed in general accordance with ASTM Standard E 2018-01. As such, the limitations of our Property Condition Assessment are consistent with the limitations of the ASTM Standard.

5.2. CONSULTANT'S CERTIFICATION

This report is intended for the sole use of XXX Bank. It is not intended for use by a third party and may only be used with the prior consent of USA PROPERTY CONDITION CONSULTANTS.

This report is not intended to usurp the responsibility or limit the liability of any Architects, Engineers, Contractors and Subcontractors, or Testing Firms of record.

This Property Condition Assessment was performed by the USA PROPERTY CONDITION CONSULTANTS project management team that included the following individuals:

Field Observer(s): Ryan Jones

Report Author(s): Matt Parker

These individuals have a rounded knowledge of pertinent building systems and components and are experienced in conducting property condition assessments. As is typical for baseline Property Condition Assessments, specialty consultants, building systems mechanics or specialized service personnel were not utilized during our assessment.

Appendix

EXHIBIT A: BUILDING AND SITE PHOTOGRAPHS

EXHIBIT B: COUNTY PROPERTY INFORMATION – QPUBLIC.NET

EXHIBIT C: OPEN RECORDS RESPONSE

EXHIBIT D: ROOF REPORT AND PHOTOGRAPHS

EXHIBIT A: BUILDING PHOTOGRAPHS – SITE AND EXTERIOR



Picture 1: View of the main entry doors.



Picture 2: View of the front porch.



Picture 3: Closeup of window fogging.



Picture 4: Closeup of the front elevation windows.



Picture 5: Closeup of rusted window lintels.



Picture 6: Overview of the front elevation windows.



Picture 7: Closeup of a front elevation window.



Picture 8: View of the outdoor sitting area.



Picture 9: Overview of the front elevation.



Picture 10: View of the front porch decking.



Picture 11: View of the porch decking.



Picture 12: View of a sewer cleanout.



Picture 13: View of the west elevation of the building.



Picture 14: Closeup of a tankless water heater.



Picture 15: View of the gas meter.



Picture 16: View of a heat pump.



Picture 17: View of a water meter.



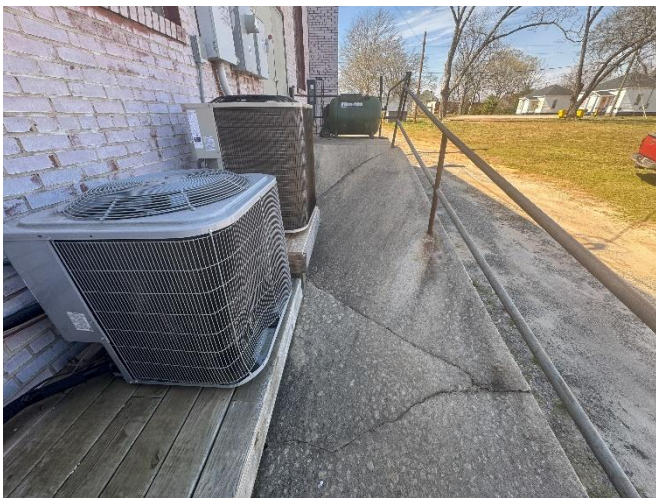
Picture 18: View of the concrete ramp at the north elevation.



Picture 19: View of the exterior condensing units.



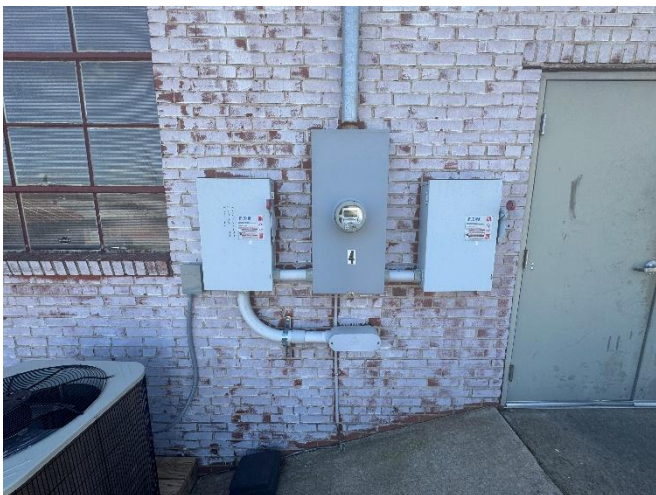
Picture 20: Closeup of minor damage to an exterior condensing unit.



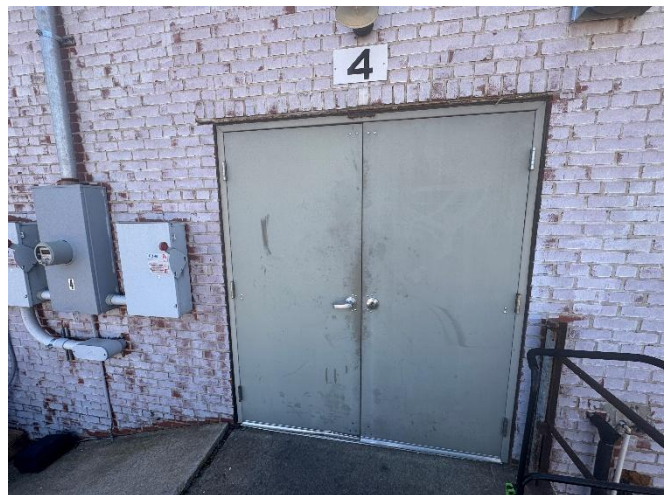
Picture 21: View of the surface cracking at the concrete ramp.



Picture 22: View of the wooden platforms serving the condensing units.



Picture 23: View of the electrical equipment.



Picture 24: View of an egress door.



Picture 25: Overview of the north elevation.



Picture 26: View of the gravelled drive along the north elevation.



Picture 27: View of the fire protection vault.



Picture 28: View of the gravelled parking areas.



Picture 29: Additional view of the gravelled parking areas.



Picture 30: View of 3 water meters serving the building.



Picture 31: View of the site entrance off XXX Street.



Picture 32: Additional view of the site entrance off XXX Street.



Picture 33: View of the XXX Street intersection.



Picture 34: View of the concrete sidewalks along XXX Street.



Picture 35: View of the site entrance off XXX Street.



Picture 36: View of the front elevation windows.



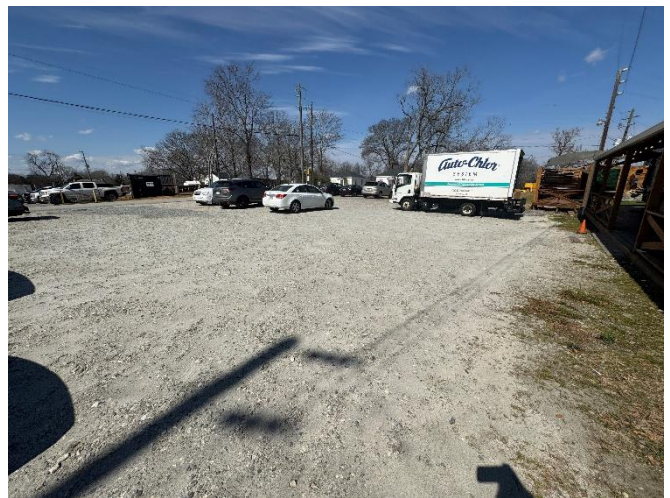
Picture 37: Closeup of minor windowsill damage.



Picture 38: Closeup of failed caulking.



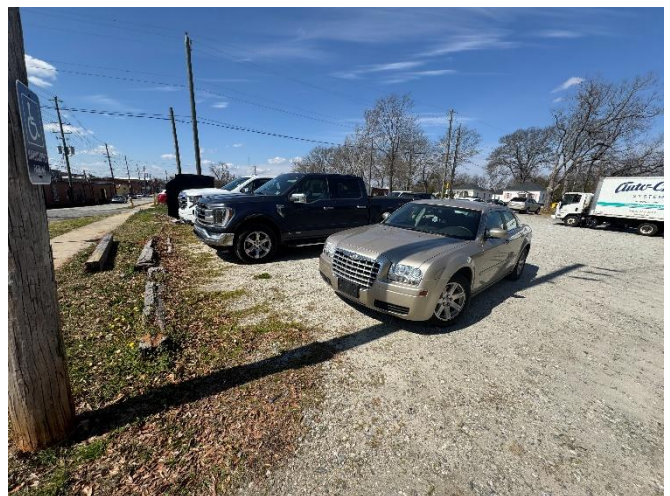
Picture 39: View of a concrete pad serving the porch.



Picture 40: Overview of the graveled parking areas.



Picture 41: View of an ADA parking spot.



Picture 42: View of the wheel stops.



Picture 43: Overview of the front elevation.



Picture 44: Closeup of improper rain leader draining.



Picture 45: View of a downspout serving the below grade drainage piping.



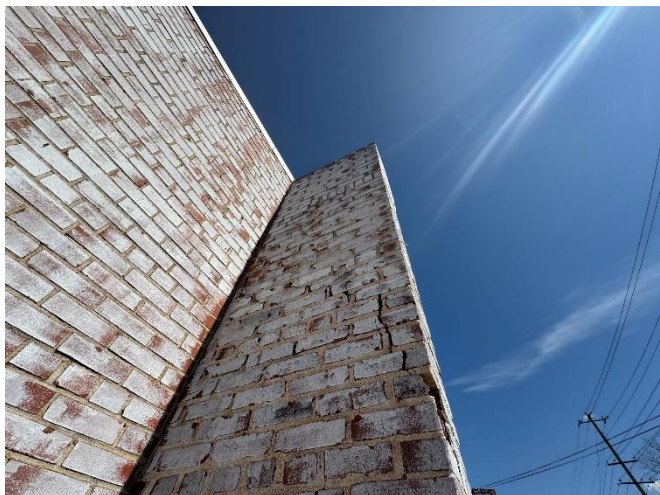
Picture 46: Overview of the south elevation.



Picture 47: Additional overview of the south elevation.



Picture 48: View of a steel egress door.



Picture 49: Closeup of step cracking at an exterior wing wall.



Picture 50: Overview of the south elevation.

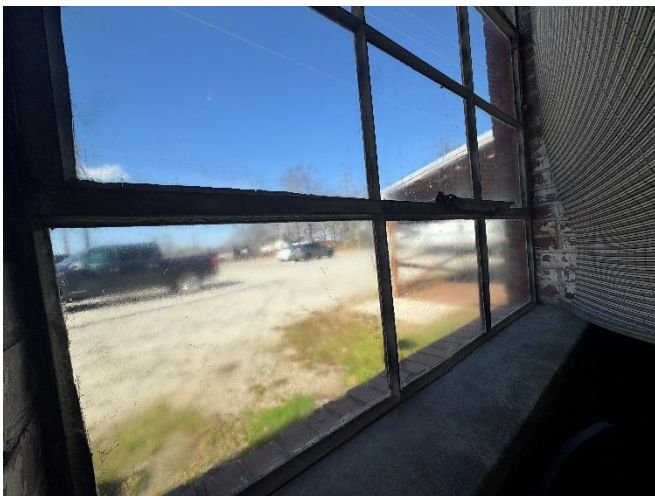
EXHIBIT A: BUILDING PHOTOGRAPHS – INTERIOR



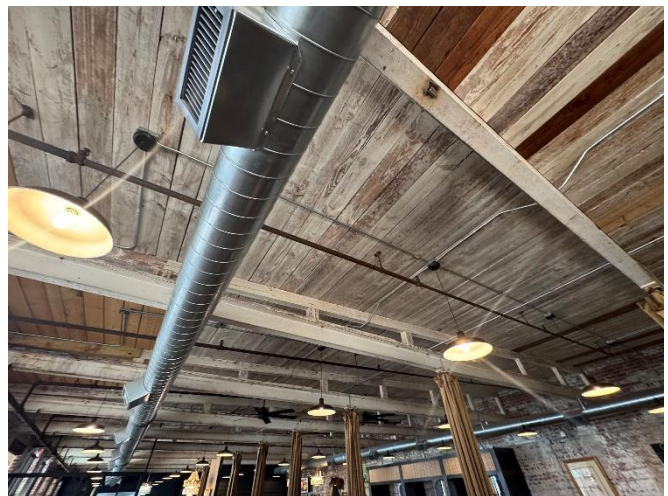
Picture 51: View of the main dining area.



Picture 52: View of the main dining area.



Picture 53: Closeup of window fogging.



Picture 54: View of the steel/wood beams supporting the roof structure.



Picture 55: View of an egress door.



Picture 56: Closeup of rusting at the side elevation window.



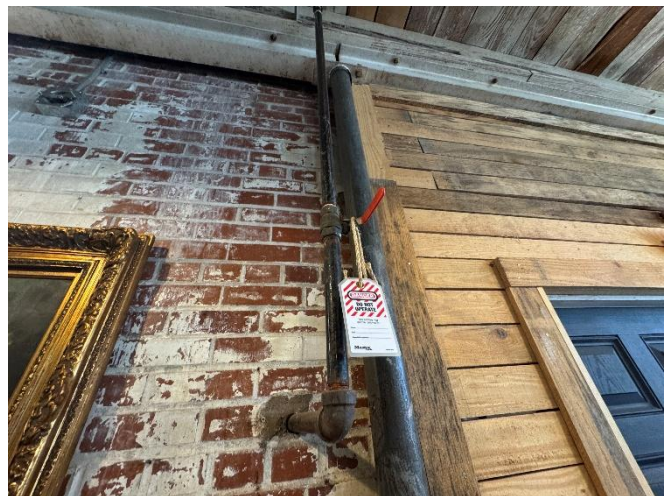
Picture 57: View of a non-illuminated exit sign.



Picture 58: View of the waiting area.



Picture 59: Closeup of a valid fire extinguisher inspection tag.



Picture 60: View of a red inspection tag on a fire riser pipe.



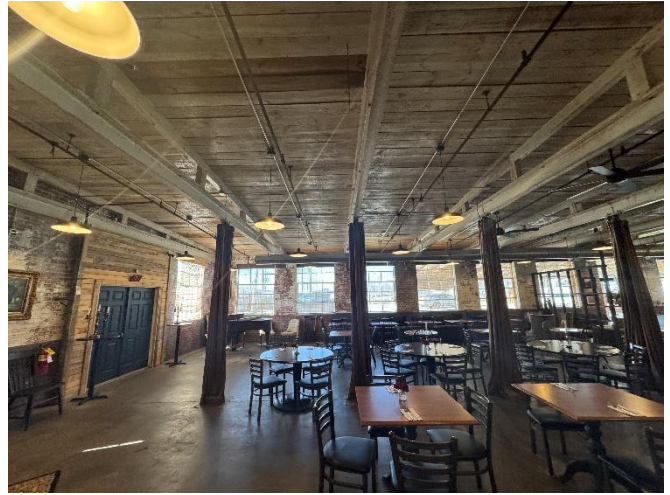
Picture 61: View of outlet spot checking.



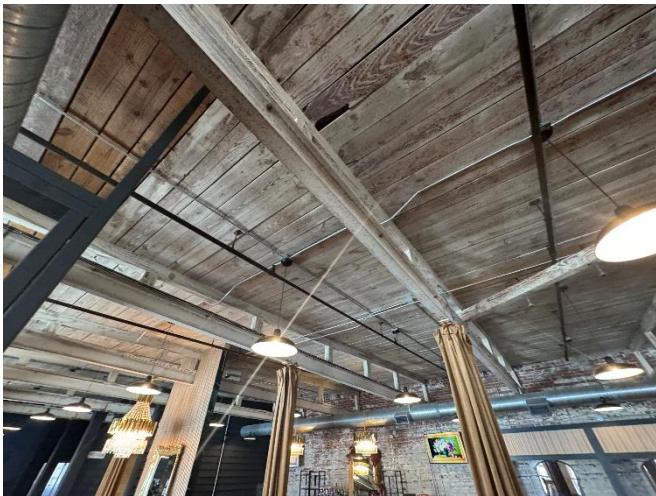
Picture 62: View of outlet spot checking.



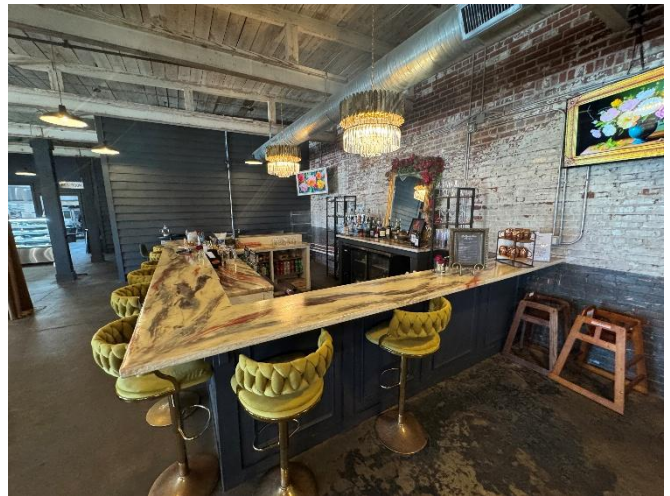
Picture 63: View of the wall finishes at the dining area.



Picture 64: Overview of the main dining area.



Picture 65: Overview of the exposed ceiling.



Picture 66: View of the bar area.



Picture 67: View of the drain pump serving the bar area.



Picture 68: View of the exposed wall mounted plumbing.



Picture 69: Closeup of the drain pump and piping.



Picture 70: View of a non-GFCI outlet at the bar area.



Picture 71: View of the dishwashing equipment.



Picture 72: View of the missing AAV.



Picture 73: View of the missing AAV.



Picture 74: View of the missing AAV.



Picture 25: View of the wood panel wall finishes at the restrooms.



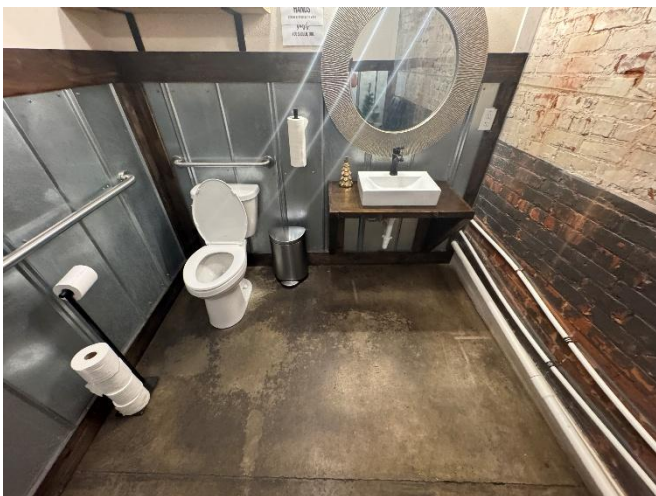
Picture 26: View of the restroom hallway.



Picture 27: View of a restroom.



Picture 75: View of the restroom ceiling.



Picture 29: View of the restroom fixtures.



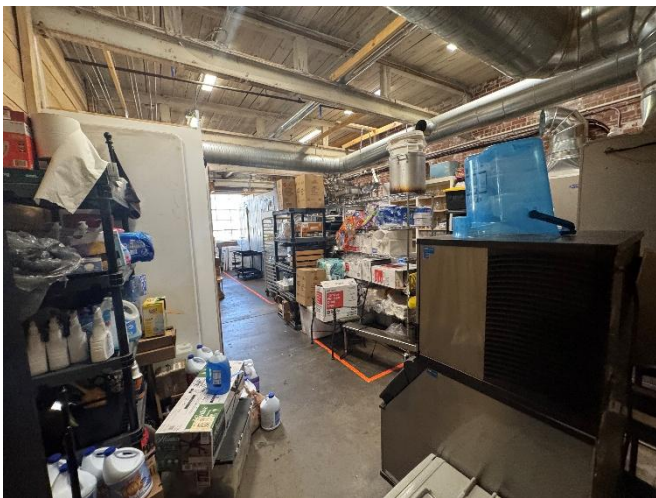
Picture 3076: Closeup of the sink piping.



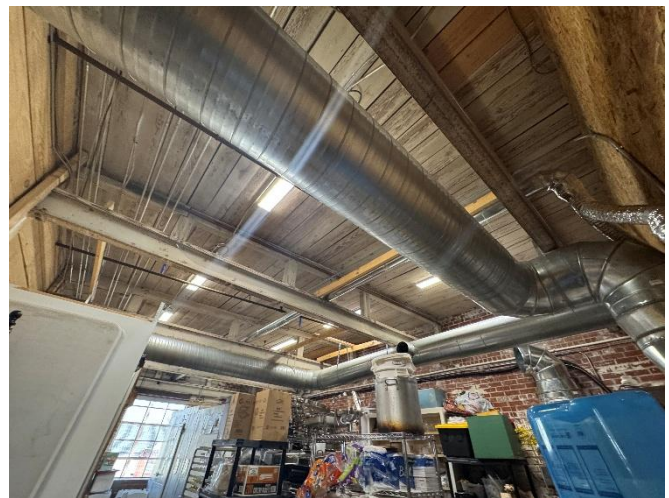
Picture 77: Overview of the restroom.



Picture 78: View of the active thermostats.



Picture 79: View of the storage/equipment room.



Picture 80: View of the ceiling.



Picture 81: View of the air handlers.



Picture 82: View of a tanked water heater.



Picture 83: View of a ductless air handler.



Picture 38: Overview of the storage/equipment room.



Picture 39: View of a storage closet.



Picture 84: View of the storage closet.



Picture 85: View of the walk-in cooler.



Picture 86: Overview of the electrical panels.



Picture 87: Closeup of panel 1.



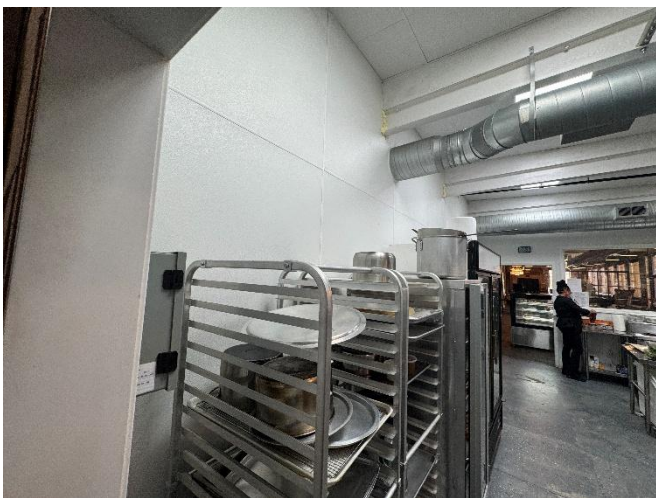
Picture 88: Closeup of panel 2.



Picture 89: View of the mechanical roof penetrations.



Picture 90: View of a ductless wall unit.



Picture 91: View of the kitchen.



Picture 48: View of the kitchen equipment and exhaust hood.



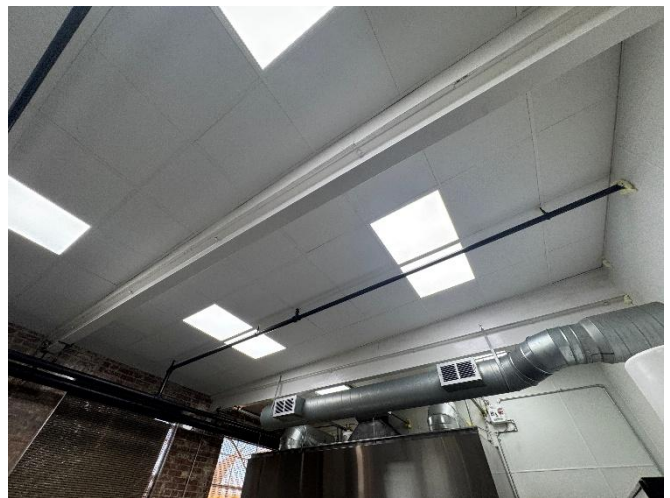
Picture 49: View of the air fryer and sink.



Picture 92: Closeup of a window.



Picture 93: Overview of the kitchen.



Picture 94: View of the kitchen ceiling.



Picture 53: View of the sales counter.

3/4/25, 8:36 AM

0.59 Acres, Main Street, St. Louis, MO 63104

Summary

Parcel Number
Location Address
Legal Description

Class

Tax District
Millage Rate
Acres
Homestead Exemption
Landlot/District

[View Map](#)

**Owner****Land**

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	AC: 100000.000	Acres	27,453	0	0	0.59	0

Commercial Improvement Information

Description: SHOP COMMERCIAL
Value: \$115,500
Actual Year Built: 1920
Effective Year Built: 1985
Square Feet: 7502
Wall Height: 20
Wall Frames: Bearing Wall
Exterior Wall: Brick on Br, CB, or Tile
Roof Cover: Tar & Gravel
Interior Walls: Unfinished
Floor Construction: Concrete on ground
Floor Finish: Concrete
Ceiling Finish: No Ceiling
Lighting: Standard FF
Heating: No Heating
Number of Buildings: 1

Description: RESTAURANT
Value: \$370,900
Actual Year Built: 1920
Effective Year Built: 2005
Square Feet: 4840
Wall Height: 20
Wall Frames: Bearing Wall
Exterior Wall: Brick on Br, CB, or Tile
Roof Cover: Tar & Gravel
Interior Walls: Unfinished
Floor Construction: Concrete on ground
Floor Finish: Concrete
Ceiling Finish: No Ceiling
Lighting: Standard FF
Heating: No Heating
Number of Buildings: 1

Permits

Permit Date	Permit Number	Type	Description
06/30/2022	010722	COMMERCIAL	

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
9/10/2021	2131 126		\$600,000	IMPROVED FAIR MARKET	THE BROKERY LLC	KASON INVESTMENTS INC

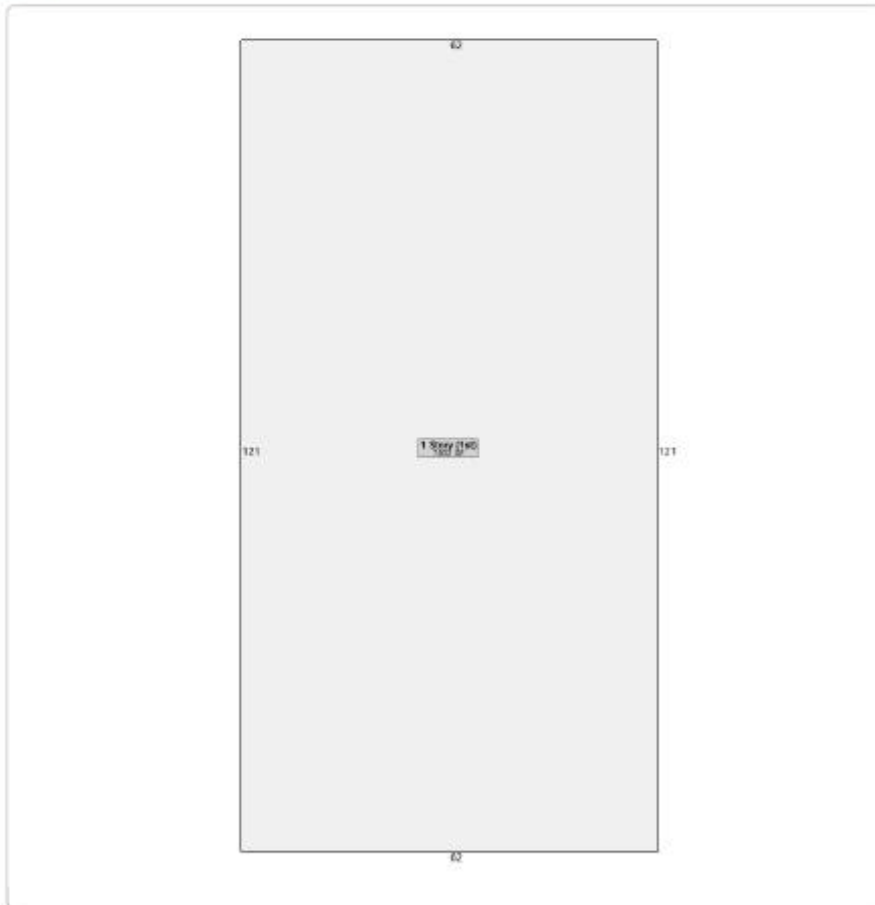
Valuation

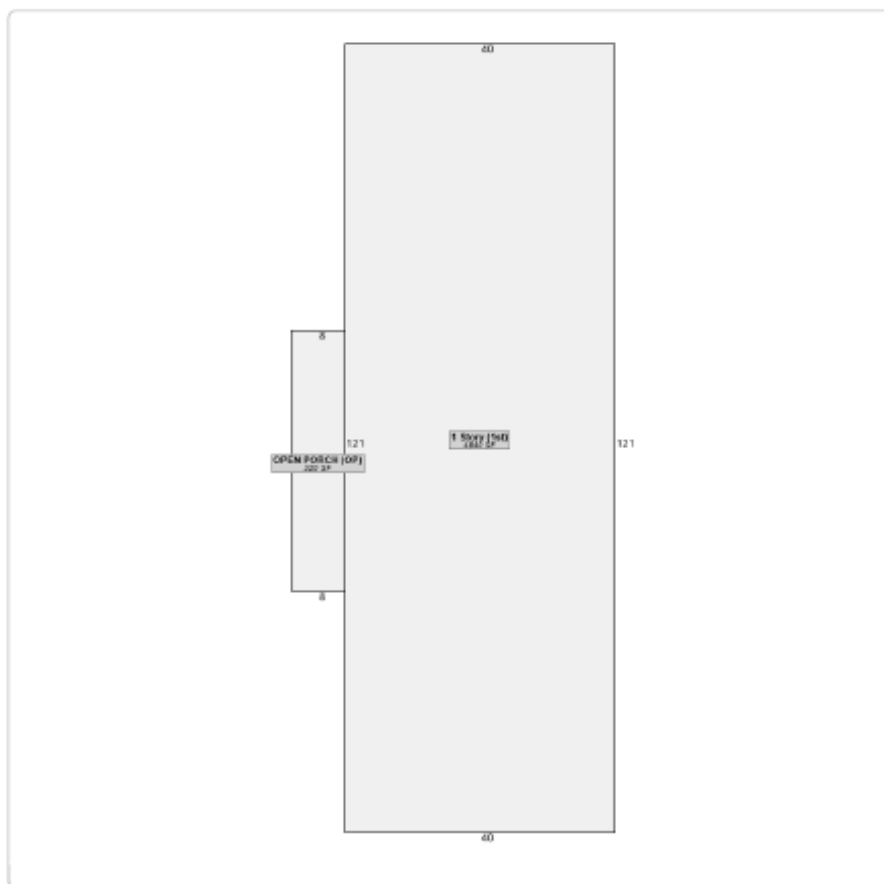
	2024	2023	2022
Land Value	\$70,000	\$70,000	\$69,249
+ Improvement Value	\$536,600	\$536,600	\$530,751
+ Accessory Value	\$0	\$0	\$0
= Current Value	\$606,600	\$606,600	\$600,000

Photos



Sketches





No data available for the following modules: Rural Land, FLPA Land, Conservation Use Rural Land, Residential Improvement Information, Mobile Homes, Accessory Information, Prebuilt Mobile Homes.

The Monroe County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.
[User Privacy Policy](#), [GDPR Privacy Notice](#)
 Last Data Upload: 3/4/2025, 5:35:10 AM

Contact Us

Developed by
SCHNEIDER
 CORPORATION

GOOD MORNING DENISE,

THIS EMAIL IS IN RESPONSE TO YOUR OPEN RECORDS REQUEST REGARDING 94 EAST ADAMS STREET.
PLEASE BE ADVISED THAT [REDACTED] HAS NO OPEN CODE ENFORCEMENT RECORDS OR
VIOLATIONS, FIRE DEPARTMENT INSPECTION VIOLATIONS, OR ZONING VIOLATIONS.

IF YOU NEED ANY FURTHER INFORMATION, PLEASE LET US KNOW.

BEST REGARDS,



3540 Jim Moore Rd.
Dacula, GA 30019



Phone: (678) 642-3186

Submitted to: USA Property Condition Consultants
Property: [REDACTED]

Date: March 4, 2025

Roof inspection by Advanced Systems Roofing

Roof type: Single Ply membrane (Main Building)

- * The single-ply membrane roof is fairly new and in good overall condition.
- * I would suggest trying to find out what contractor installed the roof and obtain a copy of the contract for warranty/records purposes.
- * The roof was clear of debris at the time of inspection.
- * The roof has one area of ponding water but should not pose an issue on this type of roof.
- * There has been some caulking applied on multiple overlap seams that was most likely an attempt to repair leaking. This is not the proper type of repair on this roof system with this caulking.
- * One roof scupper is impeded by the sign, and I would suggest trimming or moving the sign.
- * I would suggest proper masonry sealing on the caps of the brick walls to prevent further degradation.

Roof type: Exposed fastener metal (Front porch/entrance shed roof)

- * The metal roof appears to be in good overall condition.

****Recommended work in the near future or possibly immediately:**

- *Approximate cost to adjust sign and seal brick caps: \$1,300-\$1,700

Sincerely,

Matt Jones
Advanced Systems Roofing est. 2005
E-Mail: A_Systems@hotmail.com





Picture 95: General photo of exposed fastener metal roof over the front porch



Picture 96: General photo of exposed fastener metal roof over the front porch



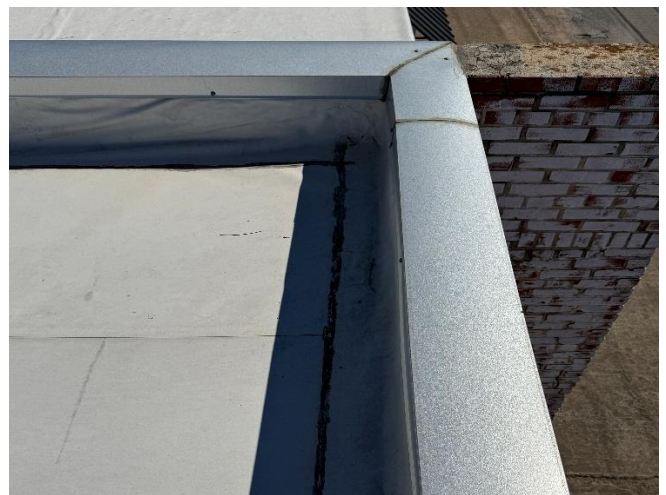
Picture 97: Top of brick wing walls



Picture 98: Top of brick wing walls



Picture 99: Caulking on seams



Picture 100: General photo of coping metal



Picture 101: General photo of pipe boot



Picture 102: Rooftop unit



Picture 103: Rooftop unit



Picture 104: Ponding water area



Picture 105: Scupper with impeded water flow



Picture 106: Scupper with impeded water flow



Picture 107: General roof photo



Picture 108: General roof photo



Picture 109: General roof photo



Picture 110: General roof photo



Picture 111: General roof photo