Downtown Doral South
Community Development District

November 2, 2026

Downtown Doral South

Community Development District

Revised Special Meeting Agenda

Seat 4: Francisco Bird – C.	
Seat 3: Jaime Mercado – V.C.	
Seat 5: Lidy Hernandez – A.S.	
Seat 1: Gerardo Cabral – A.S.	
Seat 2: Felix Bravo – A.S.	

Monday
November 2, 2026
6:00 p.m.

Community Clubhouse
4651 N.W. 82nd Avenue Doral, Florida
Join the meeting now
Meeting ID: 213 363 368 268 807 0 and Passcode: Dm6zB96S
1 872-240-4685 and Phone Conference ID: 868 128 8#

1. Roll Call

2. Discussion of Club Acquisition Update

3. Update:
   A. HOA Office Leases

   B. Title Review

4. Staff Reports
   A. Attorney

   B. Engineer
      1) R&DC Property Condition Assessment Report for Downtown Doral South Clubhouse

      2) ME Engineering Consultants, Inc. Property Condition Assessment Report for Doral Club House and Fitness Center

   C. Field Manager

   D. Manager – Reminder to Complete Annual Ethics Training by December 31, 2026

5. Audience Comments – **As per District's rules, each speaker has 3 minutes to provide comments**

6. Supervisors Requests

7. Adjournment

Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: http://www.downtowndoralsouthcdd.com

PROPERTY CONDITION ASSESSMENT REPORT

Structural, Building Envelope and Interior Components Assessment

As per ASTM E2018-24

Downtown Doral Clubhouse, Gymnasium and Ancillary Facilities

CLUBHOUSE	4651 NW 82 Avenue, Doral, FL 33166
GYMNASIUM (FITNESS CENTER)	8151 NW 46 Terrace, Doral, FL 33166

PREPARED FOR	Downtown Doral South CDD (DDSCDD)
PREPARED BY	**RDC**
SITE VISITS	October 12 to 16, 2026
REPORT DATE	November 2, 2026

EST. 2015| info@rdc-usa.com | p: 786 972 6728 USA

November 2, 2026

Dear Mr. Alvarez:

Please find the Property Condition Assessment Report (PCR) for the Downtown Doral Clubhouse, the Gymnasium (Fitness Center) and the ancillary facilities.

The report is based on ASTM E2018, 2024 edition (ASTM E2018-24), per the approved proposal. *Clauses in parentheses (§) refer to this standard*.

Scope and Parts

The report is issued in two Parts, compiled in one document (ASTM E2018-24 §1.5). Each Part follows the same six-section structure.

Part	Title	Coverage
1	Structural and Site	Slab-on-grade; CMU walls; cast-in-place concrete; canopies; parapets; roof framing and roofing; pool and spa; splash pad (reflecting pools on drawing A8 not built); site structures; site, pavement, parking and drainage; Fitness Center structure.
2	Building Envelope and Interior Components	Exterior walls; fenestration; doors and hardware; soffits, louvers and shutters; interior finishes; kitchens, bar and kitchenette; restrooms; exterior areas; splash-pad finishes; pool and splash-pad barrier; signage; Fitness Center envelope and interiors; means of egress (visual); evidence of water intrusion (visual); abbreviated accessibility screening.

Exclusions of this report

- **MEP.** Plumbing, HVAC, electrical and fire-protection systems are outside this report. The pool and spa equipment is also outside it: equipment yard, pumps, filters, chemical feed, pads and pool lift hardware. A separate MEP assessment prepared by ME Engineers covers these items. They are not assessed, rated or costed.
- **Mold and environmental matters.** Mold, fungus, indoor air quality and other environmental matters are excluded (ASTM E2018-24 §12.1.20, §12.3.2.3). Exhibit C lists HouseMaster report no. 1868304 as information provided by others (§11.2.3). It is not summarized or adopted.
- **Compliance and design.** No opinion is given on code, ADA or FHA compliance, load capacity or the design of remedies (§12.1.9, §12.1.16, §12.2.2). The accessibility screening (ADA) in Part 2 is abbreviated and visual.

Deliverables

- Table of Contents and the consolidated Executive Summary, with the Summary Schedule of Findings and the Summary Schedule of Opinion of Probable Costs (total per Part and grand total).
- Part 1 and Part 2. Each Part contains the six sections below.
  - 1. Executive Summary
  - 2. Description of the Property
  - 3. Scope of Work and Methodology
  - 4. Walk-Through Survey
  - 5. Additional Considerations
  - 6. Opinion of Probable Costs
- Walk-Through Method, 7. Limiting Conditions and Exclusions, and User and Reliance, common to both Parts.
- Exhibit A, Common Elements Key Plans.
- Exhibit B, Photographic Log, with numbered and captioned figures (§11.3).
- Exhibit C, Documents Reviewed (§11.11.3).
- Exhibit D, Document Review, Discrepancies and Interviews (§8).

Opinions of Cost

The opinions of cost are preliminary and order-of-magnitude (§10.3.2). They cover construction costs only (§10.3.5). The Parts show Immediate (0 to 12 months), Short-Term (1 to 2 years) and Long-Term (years 3 to 10) costs separately (§10.3.7). The Executive Summary discloses the cost threshold rule (§10.3.1).

Basis and Reliance

The PCR describes conditions at the time of observation (§4.2.1). Observations are visual, non-intrusive and representative (§4.3.3, §4.3.4). Information provided by others was relied upon and not verified (§8.2). The PCR is prepared for the Downtown Doral South Community Development District (DDSCDD), through Alvarez Engineers, Inc. Reliance by others requires the written consent of RDC (§4.2.4).

Field Observations. One walk-through survey covered Parts 1 and 2, October 12 to 16, 2026 (Walk-Through Method; §9).

The report was reviewed against ASTM E2018-24 §10 and §11. The review covered the condition ratings (§3.2.39), the significance and suggested remedy of each material deficiency (§11.2.1, §11.2.2) and the opinions of cost (§10).

Limits. This report does not extend to engineering calculations, load-capacity opinions, the design of remedies or code compliance (§12.1.9, §12.1.16, §12.2.2). The abbreviated accessibility screening is visual and takes no measurements (Appendix X2). It is not an ADA, FHA or code-compliance opinion. Visible staining and water intrusion are reported as physical conditions only. Mold, fungus and indoor air quality are excluded (§12.1.20, §12.3.2.3).

Warranty and Reliance

The PCR is an opinion. It is not a warranty or guarantee of present or future condition. It does not warrant structural safety, compliance with codes, statutes, certification programs or vendor warranty provisions (§12.2.1 to §12.2.3).

Sincerely,

_____

Esneyder Montoya, PE

Risk and Design Consulting (RDC)

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Consolidated Executive Summary

Property, purpose and findings
Property. Downtown Doral Clubhouse, 4651 NW 82 Avenue, Doral, FL 33166, is one story and 14,795 SF as drawn. The two-story Fitness Center (Gymnasium) stands at 8151 NW 46 Terrace. The Property includes the pool, spa, splash pad and site. The Fitness Center permit set 2018100761 shows conflicting areas of 13,067, 19,555 and 19,810 SF (D11, D32). Construction type is Type III B: reinforced CMU walls on slab-on-grade with prefabricated wood roof trusses. Occupancy is A-3/B (Part 1 and Part 2, Section 2). Year built is 2022; the in-service date is set at July 1, 2022 (age 4.3 years). The reflecting pools on sheet A8 were not built (D31).
Purpose. This Structural, Building Envelope and Interior Components Assessment was prepared to ASTM E2018-24 for Downtown Doral South Community Development District (DDSCDD), through Alvarez Engineers, Inc. DDSCDD is the purchaser (user) of the Clubhouse and its amenities in the conveyance from the Developer; the assessment identifies material physical deficiencies, remedies and cost opinions (ASTM E2018-24 §3.2.40). Site visits were made from October 12 to 16, 2026. Observations are visual, non-intrusive and representative (§9.4).
Overall condition (§3.2.39). Good for Structural and Site, and Building Envelope and Interior Components; Fair items are localized in some areas. Preventive maintenance level: adequate, based on observed conditions.
Records of violations. The City of Doral Building Department website shows no violations for 8151 NW 46 Terrace.
Not Observed. Every area was visited except the women's restrooms inside the Clubhouse (Women 2 to 4) and the Fitness Center women's restroom, which were not accessed during the site visits. Roofs were observed from grade; the area is a no-fly zone for drones. Low-slope roof surfaces, parapet cap tops, the entry roof and canopy tops are not physically reachable. Footings, slabs, beams and columns, planter waterproofing and the gunite pool and spa shells are concealed. Elements drawn but not identified in the field are listed in Exhibit D. Broken roof tiles were observed at two locations: the Clubhouse N wing hip roof and the Fitness Center roof.
Opinion of probable costs. Immediate (0 to 12 months) $0; Short-Term (1 to 2 years) $8,100; Long-Term (years 3 to 10) $409,700; Total $417,800. Items at or below the $3,000 threshold add $17,100, not carried; the complete total is $434,900. Costs are preliminary, order-of-magnitude, construction-only values in 2026 dollars, without escalation, design, construction management, general conditions or indirect costs (§10.3.2, §10.3.5). Items at or below the $3,000 threshold are rated Good with maintenance required and are not carried; Table 6-4 of each Part lists them. Life-safety items A-4.11-02 and A-4.13-02 cost $3,000 or less and are not carried (Deviations from the Guide). Unit costs are market, allowance or published bid values, not RSMeans data or contractor quotes. The takeoff is scoped to deficiency areas and near-term replacements. Long-Term amounts are replacement reserves; the pool and spa interior finish (S-4.9-03-R) is the largest.

Notations and Abbreviations (Parts 1 and 2)

The notations and abbreviations below apply to Parts 1 and 2 and to Exhibits A to D.

Notation	Meaning	Example
Item and reference notation		
S-x.y-zz	Part 1 (Structural and Site) item: S = Part 1; x.y = Section 4.y of the Walk-Through Survey; zz = item number in that section.	S-4.2-05: Part 1, Section 4.2 Reinforced CMU Walls, item 05 (wall cracks)
A-x.y-zz	Part 2 (Building Envelope and Interior Components) item: A = Part 2; x.y = Section 4.y; zz = item number.	A-4.2-10: Part 2, Section 4.2 Fenestration, item 10 (Clubhouse perimeter sealant)
A-5.1-zz	Part 2 accessibility screening item, Section 5.1.	A-5.1-05: Clubhouse restrooms
-R (suffix)	Replacement reserve line of the item, priced in Table 6-2 or Table 6-4.	A-4.2-10-R: Clubhouse fenestration sealant reserve, 2032
Figure S-n / A-n	Exhibit B photograph: S = Part 1, A = Part 2; n = figure number.	Figure S-7; Figure A-63
Z01 to Z14	Part 1 field zones, Exhibit A Key Plans 1 and 2. Z08-1 and Z08-2 are the N and S flat-roof wings.	Z07: attics, six hatches
R01 to R20	Part 2 route stops, Exhibit A Key Plans 1 and 2.	R11: Pool Baths
Dnn	Discrepancy number, Exhibit D, Table D-1.	D31: reflecting pools not built
Table x-y	Table y of Section x of the Part where it appears.	Part 2, Table 6-2
Section x.y	Section of this report.	Part 1, Section 4.8
§x.y	Clause of ASTM E2018-24.	§10.3.1: cost threshold
Condition (Cond.), §3.2.39		
Good	Working; no immediate or short-term repair above the $3,000 threshold. A Good component can require maintenance.	
Fair	Working; needs a costed study or repair at or above the threshold, or a life-safety item.	
Poor	Not working, or needs repair substantially above the threshold.	
N.O.	Not Observed: not accessed, concealed or not physically reachable. The reason is stated.	
Significance		
LS	Life safety (§3.2.28).	A-4.11-02, A-4.13-02
MD	Material physical deficiency (§3.2.31, §3.2.40).	S-4.2-05
CV	Recorded building or fire code violation (§8.4.1).	None recorded
DM	Deferred maintenance (§3.2.40).	S-4.9-05
RR	Replacement reserve at the end of the useful life.	S-4.9-03-R
NONE	No deficiency.	S-4.7-02
Service life, Section 3.4 of each Part		
Age	Report date minus the in-service date (July 1, 2022): 4.3 years.	
EUL	Estimated useful life (§3.2.24).	
Eff. Age	Effective age = EUL minus RUL (§3.2.21).	
RUL	Remaining useful life (§3.2.50).	
k	Condition factor: Good 0; Fair 0.25; Poor 0.5; N.O. 0.	

Notation	Meaning	Example
LoS	Life of structure: no EUL, RUL or reserve.	
Repl. Year	Replacement year = report year plus RUL.	
Opinion of costs, Section 6 of each Part		
Immediate	0 to 12 months (§3.2.28).	
Short-Term	1 to 2 years (§3.2.53).	
Long-Term	Years 3 to 10 (§3.2.30).	
Threshold	$3,000 per item (§10.3.1). Items at or below are not carried; Table 6-4 lists them.	
–	No cost carried, or not applicable.	
Div.	MasterFormat division of the component.	04 Masonry; 09 Finishes
Qty; EA, LF, SF, SY, LS	Quantity; each, linear foot, square foot, square yard, lump sum. As a unit, LS is lump sum; as a significance, LS is life safety.	
Other abbreviations		
PCA; PCR	Property condition assessment; property condition report.	
DDSCDD	Downtown Doral South Community Development District, the user.	
POC; CO	Point of contact; certificate of occupancy.	
MEP	Mechanical, electrical and plumbing systems, outside this report.	
CMU; HSS	Concrete masonry unit; hollow structural section.	
AFF; T.O.; o.c.	Above finished floor; top of; on center.	
NGVD; BFE; FIRM	National Geodetic Vertical Datum; base flood elevation; Flood Insurance Rate Map.	
FBC	Florida Building Code.	
1F; 2F	First floor; second floor.	
N, S, E, W	North, south, east, west (true directions).	
ADA; FHA	Americans with Disabilities Act; Fair Housing Act.	
IAQ	Indoor air quality, excluded (§12.1.20).	

Summary Schedule of Findings

Item	System / Location	Deficiency / Observation	Cond.	Significance	Suggested Remedy	Immediate	Short-Term	Long-Term	Fig.
Part 1 – Structural and Site									
S-4.7-02	Truss connectors and tie-down straps, Clubhouse and Fitness Center attics	No deficiency observed	Good	NONE	None	–	–	–	S-26
S-4.8-01	Low-slope roofs, Zones 1 and 2; Fitness Center upper roof	Not physically reachable; observed from grade. Pool Baths ceiling staining below Zone 2.	N.O.	NONE	None; no access to the Clubhouse N and S roof slabs, parapets and scuppers. Broken tiles at the Clubhouse (S-4.8-05) and the Fitness Center are maintenance.	–	–	–	–
S-4.9-01	Pool and spa shells	No surface cracking or differential settlement observed; deck drainage slopes and planters are good. Submerged and concealed structure not observed.	N.O.	NONE	Leak detection after the completed filtration repair (monitoring allowance)	–	5,000	–	–
S-4.9-02	Pool main drain sumps and hydrostatic relief valves	Submerged, not observed; referred to the MEP assessment	N.O.	NONE	None	–	–	–	–
Part 1 reserves	Pool and spa interior finish (S-4.9-03-R)	Replacement reserve, not a deficiency.	–	RR	Replace at end of EUL (Table 6-2)	–	–	102,200	–

Item	System / Location	Deficiency / Observation	Cond.	Significance	Suggested Remedy	Immediate	Short-Term	Long-Term	Fig.
Part 2 – Building Envelope and Interior Components									
A-4.5-10	Pool Baths Women 1, gypsum ceiling at supply diffuser	Blistered paint and tide-line staining; source may be water condensation.	Fair	MD	After source correction, patch, prime and repaint the ceiling plane; at or below the $3,000 threshold (maintenance required, not carried; §10.3.1)	–	–	–	A-39
A-4.5-11	Pool Baths Men 1, gypsum ceiling at supply diffuser	Water staining at diffuser; source may be water condensation.	Fair	MD	After source correction, patch, prime and repaint the ceiling plane; at or below the $3,000 threshold (maintenance required, not carried; §10.3.1)	–	–	–	A-40
A-4.5-12	Pool Baths Women 1 and Men 1 and Fitness Center 1F gym and 2F track ceilings	Repeated wetting at diffusers and tiles; source may be water condensation.	Fair	MD	Refer to MEP assessment; also covers A-4.14-08	–	–	–	A-41
A-4.11-02	East Courtyard gate passage, exit sign plaque	Faded legend, corroded face and fasteners	Fair	LS	Replace with a weather-rated exit sign; confirm the device type with the MEP assessment; at or below the $3,000 threshold (indicative $400, not carried)	–	–	–	A-63
A-4.13-02	Fitness Center 2F, running-track exit door pair	Open gap at meeting stiles; no astragal or edge seal	Fair	LS	Adjust leaves, closers and latches; add edge seals; at or below the $3,000 threshold (not carried)	–	–	–	A-94

Item	System / Location	Deficiency / Observation	Cond.	Significance	Suggested Remedy	Immediate	Short-Term	Long-Term	Fig.
A-4.14-08	Fitness Center 1F gym and 2F track, suspended acoustical ceilings	Stained and frayed lay-in tiles	Fair	MD	Refer to the MEP assessment; replace stained tiles	–	3,100	–	A-101, A-102
A-5.1-07	Property-wide accessibility screening	Visual screening conducted only, not code compliance.	Good	NONE	None	–	–	–	–
Part 2 reserves	Components with RUL of 10 years or less	Replacement reserve, not a deficiency	–	RR	Replace at end of EUL (Table 6-2)	–	–	307,500	–

Notation. Notations and abbreviations are defined in the table Notations and Abbreviations (Parts 1 and 2). Costs in 2026 dollars; – no cost carried.

Priority items, life safety first (§10.3.1)
1. Life safety, A-4.11-02 (Fair). East Courtyard exit sign plaque has a faded legend and a corroded face (Figure A-63). Replace with a weather-rated exit sign; confirm the device type with the MEP assessment. Indicative cost $400, at or below the $3,000 threshold, not carried (Part 2, Table 6-4).
2. Life safety, A-4.13-02 (Fair). Fitness Center running-track exit door pair has an open meeting-stile gap (Figure A-94). Adjust leaves, closers and latches; add edge seals. At or below the $3,000 threshold; no cost carried.
3. Item A-4.5-12 (A-4.14-08 cross-references it). Ceiling staining at the Pool Baths and Fitness Center; the source may be water condensation. Refer to the MEP assessment.
4. S-4.9-01 and S-4.9-02. Pool and spa shells and relief valves are submerged and not observed. Monitor for leaks after the completed filtration repair; the Short-Term leak-detection allowance ($5,000) carries the cost.
Short-Term and no-cost items. A-4.14-08 (Fair) carries a Short-Term tile replacement ($3,100). A-4.5-10 and A-4.5-11 (Fair) are items at or below the $3,000 threshold (maintenance required, not carried; §10.3.1). Other items at or below the threshold are rated Good with maintenance required.

Deviations from the Guide (§11.4.3)
MEP. Plumbing, HVAC, electrical and fire-protection systems and all pool equipment are outside this report; a separate MEP assessment covers them. Vertical transportation (§9.4.8): the Fitness Center elevator is not assessed and is referred to the separate MEP assessment.
Environmental. Mold, fungus and indoor air quality are excluded (§12.1.20, §12.3.2.3). HouseMaster report no. 1868304 (07/25/25) is listed as received, reference only (§11.2.3).
Roof access. The RDC proposal excludes work needing ladders, lifters or scissors, and the area is a no-fly zone for drones. Roofs were observed from grade. Low-slope roof surfaces, parapet cap tops and canopy tops were not observed (S-4.8-01, N.O.).
Cost threshold. Items at or below $3,000 are maintenance items, rated Good with maintenance required and not carried (ASTM E2018-24 §10.3.1); Table 6-4 of each Part lists them with an indicative cost. Life-safety items A-4.11-02 (indicative $400) and A-4.13-02 (door adjustment) also cost $3,000 or less and are not carried, a deviation from §10.3.1, which includes life-safety items regardless of cost.
Unit costs. Unit costs are market, allowance or published bid values at location factor 1.00. The pool finish reserve (S-4.9-03-R) uses the low bid.

Summary Schedule of Opinion of Probable Costs

Discipline	Immediate ($)	Short-Term ($)	Long-Term ($)	Total ($)
Structural and Site	–	5,000	102,200	107,200
Building Envelope and Interior Components	–	3,100	307,500	310,600
Total carried	**–**	**8,100**	**409,700**	**417,800**
Items at or below the $3,000 threshold (not carried)				17,100
Complete total (including items below the threshold)				**434,900**

Walk-Through Method

One walk-through survey was performed for Part 1, Structural and Site, and Part 2, Building Envelope and Interior Components. Observations are visual, non-intrusive and representative of components that were easily visible and readily accessible (§3.2.20, §3.2.47, §4.3.4, §9.4). The survey is not technically exhaustive (§4.3.3).

- **Visits.** The site visits ran from October 12 to 16, 2026. Weather was sunny during the inspections. Section 4.0 of each Part records the areas surveyed and the areas not observed (§9.2, §11.6).
- **Observer.** Esneyder Montoya, PE (RDC), field observer for Parts 1 and 2.
- **Route and zones.** Part 1 follows field zones Z01 to Z14; Part 2 follows route stops R01 to R20 (Key Plans 1 and 2, Exhibit A). Every area of the Clubhouse, the Fitness Center and the site was visited except the women's restrooms inside the Clubhouse (Women 2, 3 and 4) and the Fitness Center women's restroom (§11.6).
- **Extrapolation.** Where elements repeat, accessible examples were observed and extrapolated to the remainder (§4.3.4.2, §11.2.4).
- **Access.** Walking, grade-level photography and attic hatch views. No ladder, lifter, scissor lift, drone, pole camera or binoculars were used; the proposal excludes them. The roofs were observed from grade and were not walked. Low-slope roof surfaces, parapet cap tops and canopy tops are not visible from grade.
- **Attics.** The attics were viewed through the six Clubhouse ceiling hatches and the Fitness Center attic access; the attic space was not entered (§12.1.13).
- **No intrusion.** Materials, furniture and stored items were not moved, panels were not removed, concealed spaces were not opened, equipment and gates were not operated, and door and gate hardware was not tested (§12.1.4 to §12.1.6).
- **Instruments.** Part 2 spot readings were taken with a hand-held pin-type moisture meter on its building-material (%BLDG) scale, for screening only; they are not relative-humidity, mold or air-quality measurements (§12.1.20). Crack widths were not measured.
- **Documents.** The drawings, records and interview information in Exhibits C and D were reviewed (§8). Drawings aid description and quantities and do not verify as-built conditions (§8.4.3).
- **Photographs.** Representative conditions and each material deficiency were photographed (§9.3, §11.3). Exhibit B numbers each photograph with the prefix S (Part 1) or A (Part 2) and captions it "Title, Area". Exhibit A shows the field zones and route stops; Part 2 Table 4-1 lists representative photographs by stop.
- **Maintenance level.** The apparent level of preventive maintenance is inferred from the observed conditions and the interview with the point of contact, Elvis Larios, Clubhouse Director (§8.7, §11.4.2).
- **Analysis.** No engineering calculations, load-capacity checks or code review were made (§12.1.9, §12.1.16, §12.2.2). Suggested remedies rest on observation alone (§4.3.2).

PART 1 – STRUCTURAL AND SITE

1. Executive Summary

1.1 Findings and Overall Condition

The overall condition is Good. No item is life-safety.

Good with maintenance required. The following material deficiencies (MD) and deferred maintenance (DM) are recorded as Good components that need maintenance. Each repair costs $3,000 or less, is not life-safety and is not carried (§10.3.1, §3.2.39.2).

- Wall cracks (S-4.2-05, S-4.11-01, MD) admit water into the CMU: measure widths, rout and seal, and refinish the stucco. Epoxy-inject any segment showing movement (S-4.2-05).
- Distorted tile courses (S-4.8-05, MD) show a displaced or broken tile not resolvable from grade: reset or replace and verify the underlayment.
- Cracked pool deck pavers (S-4.9-05, DM): replace the pavers and reset the adjoining pavers.
- Vent strip and eave staining (S-4.8-11, S-4.8-13, DM): inspect and replace the vent strip where corroded; clean, seal and repaint the fascia.
- Site items S-4.12-03, S-4.12-07, S-4.12-08 and S-4.12-18: restripe, replace the gutter panel, relay and regrade the paver walk, and reinstall the rotor. Confirm ownership of S-4.12-07 and S-4.12-08 first (§4.2.2).

Maintenance and history. The preventive maintenance level is based on observed conditions and the point-of-contact interview and is consistent with the Good rating (§11.4.2). The point of contact, Elvis Larios, Clubhouse Director, reported a completed pool filtration repair and no other alterations or major repairs. This is information provided by others (§11.2.3). No maintenance or capital improvement records were received.

1.2 Opinion of Costs Summary

Table 1-1. Part 1 opinion of probable costs, 2026 dollars

Immediate (0 to 12 months)	Short-Term (1 to 2 years)	Long-Term (years 3 to 10)	Total
$0	$5,000	$102,200	$107,200
Items at or below the $3,000 threshold (not carried)			$13,200
Complete total			**$120,400**

Costs are preliminary construction costs in 2026 dollars, without escalation or soft costs (§10.3.2, §10.3.5). Short-Term carries the pool and spa leak-detection allowance (S-4.9-01); Long-Term costs are replacement reserves. Every Part 1 repair costs $3,000 or less and is maintenance, not carried (Section 6.4). Part 1 has no life-safety item. The takeoff is scoped to deficiency areas and near-term replacements.

1.3 Recommendations for Further Study

- **Pool and spa.** Monitor the pool and spa for leaks after the completed filtration repair; the Short-Term leak-detection allowance (S-4.9-01) carries the cost.

2. Description of the Property

This section describes the Property from the drawings and the Part 1 takeoff. Drawings aid description and do not verify as-built conditions. Exhibit D records drawing conflicts and the governing sheet. Section 4 reports observed conditions. Exhibit A locates field zones Z01 to Z14.

2.1 General Data

Table 2-1. Property data

Item	Description
Property	Downtown Doral Clubhouse and amenities, 4651 NW 82 Avenue, Doral, FL 33166 (A-set title block; permit 2018070524)
Fitness Center	8151 NW 46 Terrace, Doral, FL 33166. The Gymnasium or Gym is the Fitness Center (Fitness Center A0.1; permit 2018100761).
Client and user	Downtown Doral South Community Development District (DDSCDD), through Alvarez Engineers, Inc., District Engineer (RDC proposal)
Developer	CC Homes, LLC / Lennar Homes, Inc. (SP-1 applicant)
Legal description	Portion of Tract 11, “Downtown Doral South Phase Two” (SP-1)
Zoning	DMU, Downtown Mixed Use (SP-1)
Use	Residential-community clubhouse with pool, spa, splash pad and fitness center. A0.1 notes the Clubhouse is for residents only.
Occupancy and construction type	A-3/B; Type III B (CV, Clubhouse and Fitness Center S-sets)
Stories	Clubhouse: one story (SP-1). Fitness Center: two stories with an indoor basketball court (Fitness Center A0.1, second level framing plan).
Exterior finishes	Concrete flat tile hip roofs with flat-roof parapet wings. Stucco, stone veneer and porcelain tile cladding (A3 keynotes). Part 2 assesses the finishes.
Year built	2022, per Miami-Dade Property Appraiser records (information provided by others). The certificate of occupancy (CO) was requested and has not been received, so the CO date is not available (Exhibit D).
In-service date	July 1, 2022, mid-year convention. Age is 4.3 years at the report date (Section 3.4).
Report date and site visits	November 2, 2026. Site visits October 12 to 16, 2026.

2.2 Site

Table 2-2. Site data

Item	Description
Tract	Tract 11, 83,396.51 SF (1.91 acres). Frontage on NW 82 Avenue (west), NW 47 Terrace (north) and NW 46 Terrace (south). Lots 1 to 4, Block 110 adjoin the east boundary (SP-1 rev 5).
Coverage	Building lot coverage 14,795 SF (Clubhouse) plus 13,067 SF (Fitness Center) equals 27,862 SF, 33.41%. Impervious area 39,594.82 SF, 47.48%. Landscaped pervious area 15,939.69 SF, 19.11% (SP-1 rev 5).
Orientation	The Clubhouse plan is rotated about 27 degrees from true north. The front porch and entry face west toward NW 82 Avenue. The pool and spa lie east of the Clubhouse. Fitness Center A0.1 shows a trellis; presence not confirmed in the field (S-4.10-02). This report uses true directions (SP-1; Key Plan 1, Exhibit A).
Flood data	FL-1 Building Flood Legend, elevations in NGVD: flood zones X, AE and AH; base flood elevation 7 ft where mapped; FIRM panel 12086C0279L, dated 9/11/2009. Lowest floor and lowest machinery elevation 9.00 ft. Average back of sidewalk 7.80 ft; average crown of road 7.29 ft. The FEMA letter of map change (case 19-04-0513P) reads “pending”. These data describe the Property and are not an evaluation of exposure (§12.3.2.1).
Grading	Clubhouse finished floor elevation 9.00 ft (SP-1). The Pool Grading Plan sets minimum finished floor elevation 9.00 ft NGVD for the Community Center and the Fitness Center. Pool top elevation 9.00 ft. Pool p. 1 gives the FEMA flood crest for the area as 7.00 ft.
Storm drainage	Yard drains, floor drains and pool-deck channel drains connect to solid HDPE storm drain lines. Line sizes are 6 in., 8 in. and 15 in., at 1/8 in. per ft minimum slope. Catch basins CLU-1 (rim 7.00 ft) and CLU-2 (rim 7.40 ft) serve the NW lot. CLU-3 (rim 6.80 ft) serves the SW lot (Pool Grading Plan rev 4).
Parking	SP-1 rev 5 calculates 70 spaces from 14,795 SF (Clubhouse) plus 19,810 SF (Fitness Center), divided by 500 SF. It shows 19 off-street and 51 on-street spaces within walking distance. Fitness Center SP-1 rev 3 shows 17 and 53 (Exhibit D, D12).
Parking lots	Parking NW (north side, drive from NW 47 Terrace) and Parking SW (south side, drive from NW 46 Terrace). Parking SW has 7 stalls including 1 accessible stall; 2 accessible stalls serve the 19 off-street stalls (takeoff). Stalls are 9’-0” x 18’-0” with a 24’-0” aisle (SP-1). Each lot has 3 bike racks (SP-1).
Paving and walks	Asphalt parking lots and drives (SP-1; takeoff). Pavers set in sand form the loggias, terraces and pool deck (A3 keynote 30; Pool p. 1). Section 4.12 reports curbs and walks as observed.
Landscape and irrigation	Landscape plans L-1 and L-2 and irrigation plans IR-1 and IR-2 are in the civil set. Part 1 surveys landscaping and irrigation visually (Section 4.12).

2.3 Areas Stated on the Drawings

Table 2-3. Areas

Item	Area
Clubhouse, first floor (air-conditioned)	10,085 SF (A0.1 rev 7)
Clubhouse, covered terrace and loggia	4,187 SF
Clubhouse, front porch	523 SF
Clubhouse, non-air-conditioned total	4,710 SF
Clubhouse, grand total	**14,795 SF**
Fitness Center, building lot coverage	13,067 SF (SP-1 rev 5 and rev 3)
Fitness Center, parking-calculation area	19,810 SF (SP-1 rev 5 and rev 3)
Fitness Center, air-conditioned area	19,555 SF (Fitness Center A0.1 rev 5): first floor 5,494; second floor 4,322; basketball court 6,908; running track 2,831
Fitness Center, footprint under roof	13,018 SF (Fitness Center A0.1 rev 5)
Fitness Center, non-air-conditioned area	24,726 SF: pool deck 14,276; pool 6,749; splash pad 1,822; service yard 910; storage 308; balconies 265; stair-storage 153; covered entry 155; spa 88
Fitness Center, total area	44,281 SF (Fitness Center A0.1 rev 5)
Pool	6,273 SF plan area; 206,786 gallons (Pool p. 1)
Spa	115 SF; 1,800 gallons (Spa p. 1)
Splash pad	600 SF; 102 LF perimeter (Water Feature p. 1)

The Fitness Center area values conflict: 13,067 SF, 19,555 SF and 19,810 SF. The Fitness Center A0.1 table also lists the pool at 6,749 SF and the spa at 88 SF, against 6,273 SF and 115 SF on the aquatic sheets. These values are not resolved in this report. Exhibit D, D11 records the conflict, and a certified gross area is outstanding.

2.4 Design Criteria Shown on the Drawings

Table 2-4. Design criteria

Parameter	Clubhouse S-set (CV)	Fitness Center S-set (CV)
Building code	Florida Building Code, 6th Edition (2017)	Same
Wind standard	ASCE 7-10, Exposure C	Same
Risk Category	II (shown as “Risk Factor II”)	Same
Basic wind speed	Vult 175 mph; Vasd 133 mph	Vult 175 mph; Vasd 135.6 mph; basic velocity pressure 39.5 psf
Enclosure	Enclosed; internal pressure coefficient +/-0.18	Same
Mean roof height	22’-0” maximum	31’-5” maximum
Impact protection	Required	Required
Roof truss loads, pitched	Top chord live 20 psf; bottom chord live 10 psf; dead 15 psf top, 10 psf bottom	Same
Roof truss loads, flat	Top chord live 25 psf; bottom chord live 10 psf; dead 50 psf top, 10 psf bottom	Not shown
Floor live loads	Not shown	125 psf weightlifting and fitness rooms; 100 psf running track and balconies
Soil bearing	3,500 psf	3,500 psf (Nelco Testing and Engineering Services geotechnical report); slab note requires certification of 3,000 psf minimum
Concrete	f’c = 3,000 psi; 2,500 psi for slabs on grade and foundations; ASTM A615 Grade 60 bars	Same
Masonry	ACI 530-13 and 530.1-13; f’m = 1,500 psi; grout 3,000 psi minimum; Type M or S mortar	Same

The criteria are listed as shown. They were not verified, and loads, design and code adherence were not checked (§12.1.9, §12.1.16). The Pool p. 1 and Spa p. 1 plans state soil bearing of 2,000 psf (Exhibit D, D18).

2.5 Structural and Roof-Side Systems

Table 2-5. Part 1 systems by section

Section and element	Description (sheets)
4.1 Foundations and slab-on-grade	Pad footings P1 to P5 (12 to 16 in. deep). Continuous footings F1 to F9 (8 to 20 in. deep), including stem-wall footings and an 8 in. thickened edge. Slab-on-grade has one layer of wire mesh over a vapor barrier. The sheets reviewed do not state slab thickness. (S1, S1.1, S3)
4.2 Reinforced CMU walls	8 in. CMU with No. 9 gauge ladder joint reinforcement at 16 in. o.c. Bond beams BB-1 (8x8 in.) and BB-2 (8x16 in.). Tie beams at 14’-0” (lower roof) and 18’-7” (main roof) above finished floor (AFF). Lintels L-1 to L-5 and rake beam RB-1. Masonry columns: the 12 in. column (C/S1) and the double filled cell (A/S1). (CV, S1, S3, A3)
4.3 Cast-in-place concrete	Columns C1 (8x16 in.), C2 (8x30 in.), C3 (8x34 in.) and C4 (8x8 in.), cast in place, not masonry (Exhibit D, D03). Concrete beams 8x24 in., 8x33 in. and 8x63 in. Rear (east) concrete roof slab, 12 in. minimum, sloped 1/4 in. per ft. (S1, S2)

Section and element	Description (sheets)
4.4 Canopy slabs	Front cantilever slab (J/S4.0): 17’-0” projection, top 18’-1” AFF, underside 16’-8” AFF, 1/2 in. camber at the edge. Upper front canopy slab (H/S4.0): underside 25’-10” AFF, 22 in. minimum depth, top about 27’-8” (computed). Entry roof slab (A2 detail 2). (S2, S4.0, A2)
4.5 Structural steel	Six ST1 columns: HSS 3-1/2x3-1/2x3/16 in. with steel cap and base plates (B/S4.0), three each at the Business Center and Youth Center corner window jambs. A1 keynote 19 also marks a 4x4 in. aluminum-wrapped steel column at each front window center mullion of the Concierge and Management Office, where S1 shows no ST1 tag. A3 keynote 14 adds an aluminum-wrapped 8x8 in. steel beam at the Concierge window head that the S-set does not show (Exhibit D, D04). (S1, S4.0, A1, A3)
4.6 Parapets and concrete caps	Concrete-capped parapets. Top of parapet: Zone 1 (north) 15’-0” (A3); Zone 2 (south) 15’-0”; east-end parapets 17’-0”; four front-wing parapets 16’-2”; entry parapet 22’-0”. (A2, A3, S4.0)
4.7 Roof framing	Prefabricated wood trusses at 24 in. o.c. maximum on the 5:12 hip roofs and under flat-roof Zones 1 (north) and 2 (south), sloped 1/4 in. per 12 in. The CV Anchorage Schedule lists Simpson connectors B, C, E, E2, F, G and G2 and girder hangers H to P. The drag-strut truss resists 250 plf. The S3 Missed Strap Detail uses a Simpson HTSM16 strap. Sheathing is APA-rated 40/20, 19/32 in. Exposure 1 plywood. Nails are 8d ring-shank at 6 in. o.c., and 4 in. o.c. within 5’-0” of roof edges. Six 22 x 30 in. attic hatches give access (A1 to A1.3, keynote 10). A3 shows “B.O. conc. roof at Men’s Room 12’-10”” where A2 shows wood trusses (D06). (CV, S2, S3, S4.0, A2)
4.8 Roofing	Concrete flat tile, Boral Saxony 900 split shake, charcoal brown blend, on the 5:12 roofs (A3 keynote 1). Modified bitumen roof system at flat-roof Zones 1 and 2, parapet crickets and concrete roof slabs (A2 keynote 8). Scuppers and overflow scuppers drain flat-roof Zones 1 and 2 (total drain areas 1,177 SF and 1,169 SF). Other components: 8x5 in. gutters, 4 in. downspouts, rain chains, 12 and 16 in. aluminum C-channel fascia at canopies, and 2x8 in. wood fascia with painted metal drip edge. A 3 in. continuous soffit vent strip runs along the entry canopy edge (A2 detail 2). Condensing units sit on concrete roof slabs; the equipment is outside this report. (A2, A3)
4.9 Pool and spa	Pool: 51’-10” by 110’-0” plan; depth 3’-0” to 5’-6” to 5’-0”; perimeter 346 LF. The shell is gunite or shotcrete with an 8 in. slab, #4 at 12 in. o.c. each way. Coping is 12x12 in. shell-lock bullnose. Four 2 in. hydrostatic relief valves serve the main drain sumps (takeoff; Pool p. 2, p. 3). The pool uplift computation uses a net hydraulic head of 1.50 ft after a 2.0 ft valve allowance. Uplift is 93.6 psf against a slab weight of 100 psf. Spa: 10’-0” by 11’-6”; depth 3’-0” to 3’-1”; perimeter 43 LF; 6 in. slab, #3 at 8 in. o.c. each way. The spa takes no valve allowance. Uplift is 62.4 psf against a slab weight of 75 psf. Pool top elevation 9.00 ft, bottom 3.50 ft; spa bottom 6.00 ft. Deck: interlocking brick pavers in sand on compacted fill. Unauthorized pool dewatering on 10/29/2019 preceded the scheduled pour. Pool and spa equipment is outside this report. (Pool p. 1 to p. 3; Spa p. 1)
4.10 Splash pad, reflecting pools, pool trellis	Splash pad: free-form cast-in-place concrete pad, 600 SF, in a 24’-0” x 32’-0” envelope (Water Feature p. 1). The slab is 8 in. thick with #4 at 8 in. o.c. each way (Water Feature p. 2). Sheet A8 details reflecting pools by others; they were not built (Exhibit D, D31). Pool trellis: aluminum, 8’-8” high, at the spa (Fitness Center A0.1); presence not confirmed in the field (S-4.10-02). The permit set for the trellis was not received.
4.11 Site structures	6’-0” service-yard walls: Yd W (A/C condensing units) and Yd N (trash) on the north elevation; Yd S (A/C units) on the south. 5’-0” courtyard walls. 5’-0” aluminum picket fence and gates around the pool area, under separate permit. Flood vents, Smart Vent 8x16 in. or equal, bottom of opening 12 in. maximum above the adjacent floor (A3 keynote 22); Yd S, 542 SF, shows 3 vents (A0.1); flood vents were not identified in the field (S-4.11-07). The pool and spa equipment yard location conflicts among SP-1, A1.5 and Pool p. 1 (D14). Equipment is outside this report.
4.12 Site, pavement, parking and drainage	See Section 2.2.

Section and element	Description (sheets)
4.13 Fitness Center	Two-story building, permit 2018100761, structural sheets on pdf pp. 40 to 53. Slab-on-grade: 4 in., 2,500 psi, 6x6-W1.4xW1.4 mesh on a 6 mil vapor barrier over 95% compacted termite-treated fill. Reinforced CMU walls. Concrete beams CB1 to CB13, TB1 and TB2 and a second-level concrete slab at the running track and balconies. Steel columns ST1 (4x4x3/8 in.), ST2 (7x4x1/2 in.) and ST3 (4x4x1/4 in.). Prefabricated wood roof trusses at 24 in. o.c. under hip roofs of concrete flat tile; modified bitumen roof system; 2x8 in. wood fascia; concrete canopy roof with waterproofing membrane. Wood stairs “by others” (second level framing plan). The permit-set sheets are a reference and do not verify as-built construction.

2.6 Quantities in the Part 1 Takeoff

The takeoff covers deficiency locations, components inside the 10-year evaluation period and the leak-detection allowance (Section 3.3). It does not state whole-building quantities.

Table 2-6. Quantified components

Component	Quantity	Basis
Pool and spa interior finish	6,388 SF	Plan water area: pool 6,273 SF plus spa 115 SF, Pool p. 1; Spa p. 1
Hydrostatic relief valves	4 EA	One per main drain sump, Pool p. 2, p. 3; submerged, not observed
Asphalt sealcoat	893 SY	Paved area inside Tract 11: Parking NW 4,761 SF plus Parking SW 3,280 SF (SP-1 rev 5)
Pavement striping	1,190 LF	Four-inch equivalent line, civil Striping Plan and SP-1

Section 6 carries the deficiency-location quantities and the leak-detection allowance.

3. Scope of Work and Methodology

3.1 Scope of Work

The physical condition of the structural and site components of the Property was assessed under ASTM E2018-24. Part 1 covers the elements in Table 3-1. Key Plan 1 and Key Plan 2 (Exhibit A) show the field zones, and Section 4 reports each element.

Table 3-1. Part 1 elements and field zones

Section	Element	Field zones
4.1	Foundations and slab-on-grade	Z01
4.2	Reinforced CMU walls, lintels and bond beams	Z02
4.3	Cast-in-place concrete columns, beams and roof slabs	Z04, Z05
4.4	Canopy slabs	Z03, Z09
4.5	Structural steel (ST1 HSS columns)	Z06
4.6	Parapets and concrete caps	Z03, Z08, Z09
4.7	Roof framing	Z07, Z08
4.8	Roofing, flashing, gutters, scuppers, fascia and sub-fascia	Z08, Z09, Z10
4.9	Pool and spa shell, coping and deck	Z12
4.10	Splash pad and pool trellis	Z12
4.11	Site structures: yard walls, courtyard walls, low walls, flood vents	Z11
4.12	Site, pavement, parking and drainage	Z14
4.13	Fitness Center structure, roof and stairs	Z13

The Property comprises the Clubhouse with its covered terraces, loggias and front porch. It also comprises the pool, spa and splash pad; the service yards, courtyards and site improvements; and the Fitness Center. **The drawings show a pool trellis, which was not identified in the field, and reflecting pools, which were not built (Exhibit D, D31).**

Part 1 covers roof coverings, fascia, gutters, scuppers, rain chains, parapet caps and roof-side flashing. Part 2 covers wall faces, soffit finishes, louvers, loggia and terrace pavers, interior finishes, water-feature finishes and the pool and splash-pad barrier. Pool and spa shell, deck and coping remain in Part 1.

3.2 Condition Ratings

The predominant condition of each component is rated (§3.2.39). Where conditions vary across a component, the text explains the variation and the schedule carries the predominant rating (§3.2.39.5). The text may state an intermediate range, such as Good to Fair.

Table 3-2. Condition scale

Rating	Definition
Good	The component is working. It needs no immediate or short-term repair above the cost threshold (§3.2.39.2). A Good component can require maintenance.
Fair	The component is working. It needs a costed study or repair at or above the cost threshold, or it is a life-safety item (§3.2.39.3).
Poor	The component is not working, or it needs immediate or short-term repair substantially above the cost threshold (§3.2.39.4).
Not Observed (N.O.)	The component was not accessed, is concealed or is not visible or physically reachable, or an exclusion in §12.1 applies. The reason is stated (§9.4, §11.6, §12.1.4, §12.1.13).

Maintenance required. When the only repair of a component costs $3,000 or less and is not life-safety, the component is rated Good. The text states “maintenance required” and the suggested remedy. The observation and the significance are retained (§3.2.39.2, §3.2.39.3). The cost is at or below the threshold and is not carried (§10.3.1).

3.3 Opinions of Cost

Preliminary, order-of-magnitude opinions of cost are given to remedy material physical deficiencies (§3.2.35, §10.3.2). The opinions are separated into the three categories in Table 3-3 (§10.3.7).

Table 3-3. Cost categories

Category	Period	Guide definition	Application in this report
Immediate	0 to 12 months	Imminent life-safety issue; a condition that causes failure or significant cost escalation if uncorrected; a recorded building or fire code violation (§3.2.28).	Life-safety items; Poor components with a material deficiency or code violation; every recommended further study, by category rule (§10.3.6).
Short-Term	1 to 2 years	Priority repairs that are not immediate (§3.2.53).	Other repairs; replacement of components with a remaining useful life (RUL) of 2 years or less.
Long-Term	Years 3 to 10	Replacements over a user-defined period (§3.2.30).	Replacement reserves for components with an RUL of 3 to 10 years, shown in the replacement year. Reserves are planning allowances, not deficiencies.

Replacements beyond year 10 are not included. The evaluation period is 10 years from the report date.

Threshold. No cost is carried for an item whose repair costs $3,000 or less and is not life-safety (§10.3.1). Such a component is rated Good, with the maintenance required stated (Section 3.2). Life-safety items and code violations are included regardless of cost (exception: Part 2 items A-4.11-02 and A-4.13-02, Deviations from the Guide), and the cost of recommended further study is always included. Section 6.4 lists the items at or below the $3,000 threshold (maintenance required, not carried).

Cost basis.

- Costs are construction costs only: material, labor, equipment, and contractor overhead and profit. The costs exclude design, construction management, general conditions, indirect costs and other soft costs (§10.3.5).
- Each line item is quantity times unit cost. Quantities come from the drawing takeoff or from field measurement. Table 6-2 gives the quantity, unit and unit cost of each line.
- Unit costs are in 2026 dollars for Miami-Dade County, without escalation.

- The cost workbook lists the source, basis and date of each unit cost and each EUL on its Sources sheet.
- Cosmetic or decorative items, renovation programs, improvements, repositioning enhancements, warranty transfers, routine maintenance and de minimis items are not costed (§10.2).
- Actual costs vary. It is recommended that DDSCDD obtain bids from licensed contractors before relying on these opinions.

3.4 Service Life: Estimated Useful Life (EUL), Effective Age and RUL

Each component is assigned an estimated useful life (EUL), an effective age and a remaining useful life (RUL). Table 6-3 reports the results.

- **EUL** is the number of years a new, maintained component functions without material repair (§3.2.24). EULs are taken from published tables, manufacturer data, industry life-expectancy studies and reserve-study practice, considering South Florida exposure to sun, salt air and wind. Where no value is published, the EUL is based on professional judgment, as the Sources sheet states.
- **Age** is the report date minus the in-service date. Miami-Dade Property Appraiser records give year built 2022. The certificate of occupancy date is not available. The in-service date is set at July 1, 2022, by the mid-year convention. Age is 4.3 years at the report date. The date applies to all areas until the certificate is received.
- **Effective Age** equals EUL minus RUL (§3.2.21). It is computed as Age plus k times EUL. The factor k reflects condition: Good 0; Fair 0.25; Poor 0.5; Not Observed 0.
- **RUL** is a subjective estimate and not a guarantee (§3.2.50). RUL is computed as EUL minus Effective Age. RUL is not less than the minimum for the condition: Good 2 years; Fair 1 year; Poor 0 years; Not Observed 1 year. RUL is rounded to whole years, half up. For Not Observed components, EUL and RUL are assumed values.
- **Reported Effective Age.** Effective Age is reported as EUL minus the rounded RUL, so the three values reconcile.
- **Replacement.** RUL is 0 when the suggested remedy is replacement. The replacement is then the deficiency remedy, with no separate reserve.
- **Reserve.** A reserve appears when the RUL is 10 years or less and the current remedy is not replacement. Its year is the report year plus RUL.
- **Life of structure.** Foundations, CMU walls, cast-in-place concrete and similar structure-life components carry the entry “Life of structure”. They have no EUL, Effective Age, RUL or reserve.

Table 3-4. Service-life examples, Age 4.3 years (illustrative, not project components)

EUL (yr)	Condition	k	Effective Age (Age + k x EUL)	EUL - Effective Age	RUL reported	Effective Age reported
20	Good	0	4.3	15.7	16	4
20	Fair	0.25	9.3	10.7	11	9
20	Poor	0.5	14.3	5.7	6	14
5	Fair	0.25	5.55	-0.55	1 (minimum)	4
20	Poor, remedy is replacement	-	-	-	0	20

4. Walk-Through Survey

Section 4 reports the walk-through survey of the Property for Part 1, Structural and Site (ASTM E2018-24 §9, §11.6). Section 4.0 records the survey dates, observers, areas surveyed, access methods and areas not observed. Sections 4.1 to 4.13 report conditions by element.

4.0 General

Table 4-1. Survey record

Item	Record
Survey basis	Visual, non-intrusive, representative observation of easily visible and readily accessible components (ASTM E2018-24 §3.2.20, §3.2.47, §4.3.4, §9.4).
Site visits	Site visits were made October 12 to 16, 2026.
Weather	Sunny during the inspections.
Field observers	The Part 1 field observer is Esneyder Montoya, PE (RDC).
Point of contact and interviews	The point of contact is Elvis Larios, Clubhouse Director. He reported a completed pool filtration repair and no other alterations or major repairs.
Photographic record	Representative conditions and material deficiencies were photographed. Exhibit B numbers and captions each photograph (§9.3, §11.3).
Areas surveyed	Zones Z01 to Z14 (Table 4-2). Exhibit A locates the zones.
Access methods	Walking, grade-level photography and attic hatch views (Table 4-3).
Areas not observed	Concealed structure, underground components and areas not physically accessible (Areas Not Observed below).
Systems outside this report	Mechanical, electrical, plumbing, fire-protection and pool equipment, and the Fitness Center elevator, are not rated (separate MEP assessment by a third party).

Areas Surveyed

Every area of the Clubhouse, Fitness Center and site was visited. The exceptions are the Clubhouse women's restrooms (Women 2 to 4) and the Fitness Center women's restroom. Those restrooms were not accessed (§11.6).

Accessible, representative examples of each Part 1 element in Section 3.1 were observed. Where elements repeat, observations were extrapolated to the remainder, and the text of each section states the extrapolation (§4.3.4.2, §11.2.4). Table 4-2 lists the zones, the method and the extent of the survey.

Table 4-2. Areas surveyed by field zone

Zone	Area	Extent of survey	Section
Z01	Foundations, slab-on-grade, interior floors	Representative interior floors and storefront thresholds. Footings and slab concrete concealed.	4.1
Z02	Exterior CMU walls, lintels, bond beams	W, N, E and S elevations from grade. Reinforcement, grout and bond beams concealed by stucco.	4.2
Z03	Front cantilever canopy and entry parapet (W)	Canopy soffit and edge, and entry parapet outside face, from grade. Canopy top and parapet inside faces not visible and physically reachable from grade.	4.4, 4.6
Z04	Rear concrete roof slab and columns (E)	Columns, beam line and slab edge from the rear loggia and pool deck. Slab top is not physically reachable.	4.3

Zone	Area	Extent of survey	Section
Z05	Loggias, covered terraces, patio beams	Columns and beam lines at representative locations. Concrete concealed by stucco.	4.3
Z06	ST1 HSS columns (Business Center, Concierge, Management Office, Youth Center bays)	Columns concealed by wrap and finishes. Rated Not Observed.	4.5
Z07	Attics, six hatches	All six hatches visited. Hatch views.	4.7
Z08, Z08-1, Z08-2	Flat roofs and parapets (Zone 1 N, Zone 2 S)	Parapet outside faces from grade. Roof surfaces, membranes and cap tops are not physically reachable.	4.6, 4.7, 4.8
Z09	Tile roofs, upper canopy, entry and rear roof slab membranes, parapet cricket strips	Fitness Center N roof viewed from the top of the N exterior stair. Other roofs observed from grade; not physically reachable.	4.4, 4.6, 4.8
Z10	Soffits, fascia, sub-fascia, gutters, rain chains	Eaves, canopy soffits, fascia, gutters and rain chains from grade. Sub-fascia concealed.	4.8
Z11	Service yards, pool/spa equipment yard walls, flood vents, yard and courtyard walls, low walls	South, west and north service yards, Fitness Center N side yard, courtyard walls and gate piers. Flood vents and low walls not identified in the field (Exhibit D). Palm fronds conceal the Fitness Center N side yard wall base.	4.11
Z12	Pool, spa, pool deck, deck planters, splash pad	Deck, coping, interior finish through water, planters and splash pad. Gunite shells submerged, not observed.	4.9, 4.10
Z13	Fitness Center structure, roof and stairs	Interior structure, both stairs and attic access views. Roof from grade only.	4.13
Z14	Site, pavement, parking NW and SW, drives, walks, bike racks, drainage, landscaping	Parking lots, drives, walks, curbs, striping, inlets, landscaping and irrigation. Accessible stalls and bike racks were observed during the site visits; no deficiency was observed except worn striping (S-4.12-03).	4.12

Access Methods

Walking surveys and photography were used in all zones. Attics were viewed through the ceiling hatches; attic space beyond the hatch was not entered (§12.1.13). Table 4-3 records each access method.

Table 4-3. Access methods and status

Method	Use	Status
Walking and photography	Z01 to Z14	Used in all zones.
Attic hatches	Six Clubhouse hatches (Billiard Room, north-end Receiving, Kitchenette, Youth Center, Women 3 / Men 3 vestibule, Business Center); Fitness Center attic access points (Z13)	All six Clubhouse hatches visited. Field overlay tags on the 37 Clubhouse attic frames read Roof, Trusses, Connections and Diaphragm Good. Fitness Center attic views taken (S-4.13-07).

Areas Not Observed

Concealed structure, underground components and areas that were not physically accessible were not observed: concealed footings, columns and beams, the submerged pool and spa shells, and underground drainage. The women's restrooms inside the Clubhouse (Women 2 to 4) and the Fitness Center women's restroom were not accessed (§11.6).

4.1 Foundations and Slab-on-Grade

Pad, continuous and stem-wall footings with thickened slab edges support an interior slab-on-grade finished with large-format porcelain tile (S1). Floor finishes and storefront thresholds show no lippage, displacement or settlement indicators; the footings are below grade and were not observed. **Condition:** Good. **Remedy:** none; Part 2 item A-4.5-13 carries the cracked floor tile at the Reception Room pier.

4.2 Reinforced CMU Walls

Stucco-finished 8 in. reinforced CMU walls with lintels L-1 to L-5, bond beams BB-1 and BB-2, rake beam RB-1, 12 in. masonry columns and double reinforced filled cells (S1, CV). Wall faces on all elevations show no displacement, bulging or rust staining; one stair-step crack (about 5 LF) and one horizontal crack (about 2 LF) occur on the S flat-roof wing wall above the S service-yard gate (S-4.2-05). **Condition:** Good; maintenance required. **Remedy:** measure the crack widths, rout and seal the cracks, epoxy-inject any segment with movement and refinish the stucco (at or below the $3,000 threshold, not carried).

4.3 Cast-in-Place Concrete

Cast-in-place concrete beams (8x24, 8x33 and 8x63 in.) and the 12 in. rear (E) roof slab, with stucco-clad 2x2-cell CMU columns at the rear loggia, covered terraces and central court loggias (S1, S2). Beam lines, slab edge, soffits and columns are straight, with no cracking, spalling, rust staining or sag. **Condition:** Good. **Remedy:** none.

4.4 Canopy Slabs

Front cantilever canopy slab (about 17 ft projection), upper front canopy slab over the entry pylons and entry roof inside the 22’-0” parapet (J/S4.0, H/S4.0, A2). Plank soffits and fascia lines read straight, with no sag, displaced planks or staining; slab tops and the entry roof are not visible from grade. **Condition:** Good. **Remedy:** none.

4.5 Structural Steel

Six ST1 HSS 3-1/2x3-1/2x3/16 in. columns at the Business Center and Youth Center corner window jambs and wrapped steel at the Concierge and Management Office mullions (S1, B/S4.0, A1, A3). Wrap and finishes enclose the steel and its coating; adjacent finishes show no distortion, cracking or rust staining. **Condition:** Not Observed (concealed). **Remedy:** none.

4.6 Parapets and Concrete Caps

Stucco-finished CMU parapets with cast concrete caps at the N and S flat-roof wings, the six tile-roof end parapets and the entry roof, T.O. 15’-0” to 22’-0” (A2, A3). Exterior faces show no bowing or displacement; one hairline vertical crack starts below the cap at the S wing end face (Men 1); roof-side faces, cap tops and cap joints are not visible from grade. **Condition:** Good. **Remedy:** none; Part 2 item A-4.1-06 carries the stucco crack repair.

4.7 Roof Framing

Prefabricated wood trusses at 24 in. o.c. with metal plate connectors, tie-down straps, ledgers and 19/32 in. plywood sheathing, viewed through the six Clubhouse attic hatches (S3, A2). Members, plates, connectors and sheathing show no splitting, displacement, plate backout, section loss, delamination or

sag; isolated dark stains mark the sheathing underside at the Billiard Room hatch. **Condition:** Good. **Remedy:** none; monitor the sheathing stains at routine roof maintenance.

4.8 Roofing

Boral Saxony 900 concrete flat tile on 5:12 hip roofs; modified bitumen membranes at flat-roof Zones 1 and 2, the parapet crickets and the concrete roof slabs; scuppers, gutters, downspouts, rain chains, fascia and soffit vent strips (A2, A3). Tile fields, eaves, gutters, downspouts and fascia observed from grade are straight and seated; the Clubhouse N and S roof slabs, parapets and scuppers had no access and were not observed. A few tiles are broken at the Clubhouse N wing hip roof (S-4.8-05) and the Fitness Center; the front canopy vent strip is discolored (S-4.8-11) and the Fitness Center E and N eaves are stained (S-4.8-13); no water staining was observed at the ceilings below these areas. **Condition:** Good; maintenance required. **Remedy:** replace the broken tiles, replace the vent strip where corroded, and clean, seal and repaint the stained fascia as required (each at or below the $3,000 threshold, not carried).

4.9 Pool and Spa

Gunite pool and spa shells (8 in. and 6 in. floor slabs) with four main drain sumps and hydrostatic relief valves, light-colored interior finish with mosaic waterline tile, bullnose paver coping, and an interlocking concrete paver deck on sand with planters (Pool p. 1 to p. 3; Spa p. 1). No surface cracking or differential settlement was observed; paver and surface drainage slopes are good, and the planters are in good condition; the submerged shells and relief valves were not observed. Two deck pavers are cracked at a ladder grab-rail anchor on the E side (S-4.9-05). **Condition:** Good; maintenance required. **Remedy:** replace the two cracked pavers and reset the adjoining pavers (at or below the $3,000 threshold, not carried); monitor the pool and spa for leaks after the completed filtration repair (S-4.9-01, Short-Term leak-detection allowance).

4.10 Splash Pad and Pool Trellis

Free-form 8 in. cast-in-place concrete splash pad, 600 SF, sloped 2 percent to a main drain (Water Feature p. 1, p. 2). The slab surface and slab-to-paver edge show no cracking, spalling, settlement or displacement. The drawn aluminum pool trellis at the spa was not identified in the field, and the reflecting pools on A8 were not built. **Condition:** Good. **Remedy:** none.

4.11 Site Structures

Stucco-finished CMU service-yard walls (6 ft), courtyard walls and gate piers (5 ft), the Fitness Center N side equipment-yard walls, and fence and gate post footings (SP-1, A1.5). Walls show no lean, offset or cap separation; two vertical stucco cracks with run-off staining occur on the S side free-standing yard wall (S-4.11-01). The flood vents and low walls on the drawings were not identified in the field. **Condition:** Good; maintenance required. **Remedy:** measure, rout and seal the cracks and refinish the stucco (at or below the $3,000 threshold, not carried).

4.12 Site, Pavement, Parking and Drainage

Asphalt parking lots NW and SW with concrete curbs and striping, concrete unit paver walks, catch basins, curb inlets, yard drains, landscaping and irrigation (SP-1, Striping Plan, Pool Grading Plan, L-1, L-2, IR-1, IR-2). Pavement, curbs, walks, drains and planting are intact; the asphalt surface is in good condition; localized defects are worn Parking SW striping (S-4.12-03), a cracked gutter panel at a NW 82

Avenue curb inlet (S-4.12-07), ponding on a Parking SW paver walk (S-4.12-08) and a displaced irrigation rotor (S-4.12-18). **Condition:** Good; maintenance required. **Remedy:** sealcoat and restripe at the end of the cycle, replace the gutter panel, relay and regrade the paver walk and reinstall the rotor (each at or below the $3,000 threshold, not carried); confirm ownership of the frontage items before work.

4.13 Fitness Center

Two-story reinforced CMU building with concrete beams, columns, a second-level concrete slab and balconies, a 4 in. slab-on-grade, prefabricated wood roof trusses, concrete flat tile and modified bitumen roofs, an interior stair and an N exterior concrete stair. Structure, stairs, balconies and attic framing show no cracking, spalling, deflection or displacement; a few roof tiles are broken in the west roof (Section 4.8). **Condition:** Good. **Remedy:** none for the structure; replace the broken tiles (maintenance, Section 4.8).

Table 4-4. Walk-through survey items by section and zone (Structural and Site)

Section number and title	Zone	Code	Description
4.1 Foundations and Slab-on-Grade	Z01	S-4.1-01	Interior slab-on-grade
	Z01	S-4.1-02	Footings and thickened slab edges
4.2 Reinforced CMU Walls	Z02	S-4.2-01	Front Porch walls and entry piers
	Z02	S-4.2-02	N wing wall at service apron
	Z02	S-4.2-03	E walls behind rear loggia
	Z02	S-4.2-04	S storefront entry bay wall
	Z02	S-4.2-05	Wall cracks at S service-yard gate
	Z02	S-4.2-06	Lintels, bond beams and rake beams
	Z02	S-4.2-07	Masonry columns at rear roof slab
	Z02	S-4.2-08	Double reinforced filled cells
4.3 Cast-in-Place Concrete	Z04	S-4.3-01	Rear loggia masonry columns
	Z04	S-4.3-02	Rear concrete roof slab
	Z04	S-4.3-03	Rear loggia beam line
	Z05	S-4.3-04	Covered terrace and court columns
	Z05	S-4.3-05	Covered terrace and loggia beam lines
4.4 Canopy Slabs	Z03	S-4.4-01	Front cantilever canopy slab
	Z09	S-4.4-02	Upper front canopy slab
	Z09	S-4.4-03	Entry roof inside parapet
4.5 Structural Steel	Z06	S-4.5-01	HSS columns, Business Center
	Z06	S-4.5-02	Steel coating, Business Center columns
	Z06	S-4.5-03	HSS columns, Youth Center
	Z06	S-4.5-04	Steel coating, Youth Center columns
	Z06	S-4.5-05	Steel columns and beam, Concierge and Office
	Z06	S-4.5-06	Steel coating, Concierge and Office
4.6 Parapets and Concrete Caps	Z08-1	S-4.6-01	Parapet wall, N flat-roof wing
	Z08-1	S-4.6-02	Parapet cap, N flat-roof wing
	Z08-2	S-4.6-03	Parapet wall, S flat-roof wing
	Z08-2	S-4.6-04	Parapet cap, S flat-roof wing
	Z09	S-4.6-05	Tile-roof end parapet walls
	Z09	S-4.6-06	Tile-roof end parapet caps

Section number and title	Zone	Code	Description
	Z03	S-4.6-07	Entry parapet walls
	Z03	S-4.6-08	Entry parapet caps
	Z08	S-4.6-09	Parapet cap joint sealant
4.7 Roof Framing	Z07	S-4.7-01	Prefabricated wood trusses
	Z07	S-4.7-02	Truss connectors and tie-down straps
	Z07	S-4.7-03	Roof sheathing
	Z07	S-4.7-04	Attic equipment supports
4.8 Roofing	Z08	S-4.8-01	Flat-roof membranes, Zones 1 and 2
	Z09	S-4.8-02	Roof slab membranes and crickets
	Z08	S-4.8-03	Base flashing and counterflashing
	Z08	S-4.8-04	Scupper outlets and conductor heads
	Z09	S-4.8-05	Broken tile, N wing hip roof
	Z09	S-4.8-06	Concrete flat tile roofs
	Z09	S-4.8-07	Tile underlayment
	Z10	S-4.8-08	Gutters and downspouts
	Z10	S-4.8-09	Rain chains
	Z10	S-4.8-10	Fascia and drip edge
	Z10	S-4.8-11	Soffit vent strip, front canopy
	Z10	S-4.8-12	Soffit vent strips, eaves
	Z13	S-4.8-13	Fitness Center fascia and vent strip
4.9 Pool and Spa	Z12	S-4.9-01	Pool and spa shells
	Z12	S-4.9-02	Hydrostatic relief valves
	Z12	S-4.9-03	Pool and spa interior finish
	Z12	S-4.9-04	Pool and spa coping
	Z12	S-4.9-05	Cracked deck pavers at ladder anchor
	Z12	S-4.9-06	Pool deck and planters
4.10 Splash Pad and Pool Trellis	Z12	S-4.10-01	Splash pad slab
	Z12	S-4.10-02	Pool trellis, not identified
4.11 Site Structures	Z11	S-4.11-01	S yard wall cracks
	Z11	S-4.11-02	S service-yard walls
	Z11	S-4.11-03	W and N service-yard walls
	Z11	S-4.11-04	Fitness Center equipment-yard walls
	Z11	S-4.11-05	Courtyard walls and gate piers
	Z11	S-4.11-06	Low walls, not identified
	Z11	S-4.11-07	Flood vents, not identified
	Z11	S-4.11-08	Fence and gate post footings
4.12 Site, Pavement, Parking and Drainage	Z14	S-4.12-01	Asphalt pavement
	Z14	S-4.12-02	Asphalt sealcoat
	Z14	S-4.12-03	Striping, Parking SW
	Z14	S-4.12-04	Striping, Parking NW
	Z14	S-4.12-05	Parking lot curbs
	Z14	S-4.12-06	Street frontage curbs

Section number and title	Zone	Code	Description
	Z14	S-4.12-07	Cracked gutter panel at curb inlet
	Z14	S-4.12-08	Paver walk ponding, Parking SW
	Z14	S-4.12-09	Paver walks, S frontage
	Z14	S-4.12-10	Paver walks, N frontage
	Z14	S-4.12-11	Paver walks between buildings
	Z14	S-4.12-12	Catch basins and yard drains
	Z14	S-4.12-13	Curb inlets
	Z14	S-4.12-14	Parking island and frontage planting
	Z14	S-4.12-15	Front bed planting
	Z14	S-4.12-16	Fitness Center N planting
	Z14	S-4.12-17	Fitness Center E planting
	Z14	S-4.12-18	Displaced irrigation rotor
	Z14	S-4.12-19	Site irrigation
4.13 Fitness Center	Z13	S-4.13-01	Fitness Center slab-on-grade
	Z13	S-4.13-02	Fitness Center foundations
	Z13	S-4.13-03	Fitness Center exterior walls
	Z13	S-4.13-04	W entry steel post and overhang
	Z13	S-4.13-05	Second-level slab, beam and CMU walls
	Z13	S-4.13-06	Basketball court volume and track edge
	Z13	S-4.13-07	Fitness Center roof framing
	Z13	S-4.13-08	Interior stair
	Z13	S-4.13-09	N exterior stair
	Z13	S-4.13-10	N roof tile and membrane
	Z13	S-4.13-11	S low roof eave
	Z13	S-4.13-12	Upper hip roof
	Z13	S-4.13-13	E eave of upper roof
	Z13	S-4.13-14	Balconies 1 and 2

5. Additional Considerations

5.1 Regulatory Considerations

5.1.1 Milestone Inspection / Building Recertification

Status: not applicable within the next 10 years.

5.2 Other Out-of-Scope Considerations (§12.3)

Table 5-1. Out-of-scope considerations and their application to Part 1

Consideration	Application to Part 1
Natural hazard exposure: flood, hurricane, high wind, seismic	Exposure was not evaluated. Section 2 reports flood-zone and wind-design data as shown on the drawings.
Damageability, vulnerability and resilience	They were not evaluated.
Accessibility	Part 1 does not address accessibility. Part 2, Section 5 reports an abbreviated screening.
Energy performance, consumption and carbon	They were not evaluated.
Warranty, guarantee and code compliance	No opinion is given on compliance with building, fire, life-safety, accessibility or zoning requirements, or on adherence of the construction to the permit drawings.
Other ASTM standards	The Guide refers to ASTM E2026, E2557, E3026, E2797, E3224, E1527 and E1528 for considerations outside a baseline PCA.

6. Opinion of Probable Costs

This section gives preliminary, order-of-magnitude opinions of cost to remedy the material physical deficiencies in Part 1 (ASTM E2018-24 §3.2.35, §10.3.2). Section 6.1 lists the deficiencies. Section 6.2 gives the costs. Section 6.3 gives the service-life schedule. Section 6.4 lists the items at or below the $3,000 threshold.

Basis.

- **Construction costs only.** The opinions cover labor, material, equipment, and contractor overhead and profit as bid or allowed. They exclude design, construction management, general conditions, indirect costs and other soft costs (§10.3.5). Further-study allowances price the study itself (§10.3.6).
- **Dollars.** Costs are in 2026 dollars, the report year. No escalation is applied to the year of work. Long-Term amounts are 2026 dollars at the replacement year shown.
- **Quantities.** Quantities come from field counts and measurements during the site visits on October 12 to 16, 2026, from the drawings, and from the Part 1 takeoff. The takeoff is scoped to deficiency locations, components inside the 10-year evaluation period and the leak-detection allowance. It states no whole-building quantities (Section 2.6). Photo-scaled lengths are approximate (§10.3.4).
- **Fitness Center.** Fitness Center quantities come from permit set 2018100761. Its gross area values conflict (Exhibit D, D11, D32). The conflict is not resolved in this report.
- **Line items.** Each line is quantity times unit cost, rounded to the nearest $100. Table 6-2 shows the quantity, unit and unit cost of each line (§10.3.5).
- **Not costed.** Cosmetic or decorative items, renovation programs, tenant improvements, repositioning enhancements, warranty transfer and routine maintenance are not costed (§10.2). MEP systems, pool equipment and vertical transportation lie outside this report and carry no cost here (separate MEP assessment).
- **Accuracy.** Actual costs vary (§10.3.2). It is recommended that DDSCDD obtain bids from licensed contractors before relying on these opinions.

Threshold. An item that costs $3,000 or less is not carried (ASTM E2018-24 §10.3.1). Life-safety items are carried regardless of cost (Part 2 exception: Deviations from the Guide). Part 1 has no life-safety item. The cost of each recommended further study that has a unit cost is included, even at or below the threshold (§10.3.6).

A component whose only repair costs $3,000 or less and is not life-safety is rated Good. Its record states “maintenance required” and the suggested remedy; the cost is not carried (§10.3.1). Section 6.4 lists these repairs with an indicative cost.

Cost categories. The three categories of Table 3-3 are kept separate in every table and total (§10.3.7). Each costed further study is placed in Immediate (§10.3.6); Part 1 carries none. The pool and spa leak detection (S-4.9-01) is a Short-Term monitoring allowance. No replacement beyond year 10 is included.

6.1 Observed Deficiencies and Suggested Remedies

Table 6-1 lists each Part 1 component rated Fair or Poor and each component with a suggested repair, replacement or further study. Section 4 discusses each item with its significance and suggested remedy (§11.2.1, §11.2.2).

- **Div.** is the MasterFormat division of the component.
- **Significance:** LS life-safety; MD material deficiency; CV recorded code violation; DM deferred maintenance; RR replacement reserve; NONE where the component needs no repair (Notations and Abbreviations).
- **Fig.** cites the Exhibit B figures.

A Good component with a significance of MD or DM needs maintenance. The observation and significance are retained, and the cost is not carried, because the repair costs $3,000 or less and is not life-safety (§3.2.39.2, §3.2.39.3, §10.3.1).

Item S-4.13-13 (Not Observed) refers to the Fitness Center east eave condition that item S-4.8-13 carries. It has no second remedy and no second cost.

Table 6-1. Observed deficiencies and suggested remedies (Structural and Site)

Item	Div.	System / Location	Cond.	Significance	Fig.
S-4.2-05	04	Reinforced CMU walls – S flat-roof wing wall above the S service-yard gate	Good	MD	S-7
S-4.7-02	06	Truss connectors and tie-down straps – Clubhouse attics, six hatches (ledger shown at the north-end Receiving hatch); Fitness Center attic sample (see S-4.13-07)	Good	NONE	S-26
S-4.8-01	07	Modified bitumen roof membrane – Flat roof Zones 1 (N wing) and 2 (S wing)	N.O.	NONE	–
S-4.8-05	07	Concrete flat tile roof covering – Clubhouse N wing hip roof, face abutting the stucco parapet, seen from the pool deck	Good	MD	S-34
S-4.8-11	07	Soffit and attic vents – Front entry canopy (W), outer corner of the plank soffit	Good	DM	S-36, S-39
S-4.8-13	06	Fascia and drip edge – Fitness Center 2F eaves, N and E elevations	Good	DM	S-41, S-42
S-4.9-01	13	Pool and spa shell – Pool and spa shells, including floors, walls and the pool sun shelf	N.O.	NONE	–
S-4.9-05	32	Pool deck – Pool deck behind a ladder on the pool east long side, at the grab-rail anchor	Good	DM	S-46
S-4.11-01	04	Site and screen CMU walls – S side free-standing yard wall, outside face along the walk beside the S flat-roof wing	Good	MD	S-56
S-4.12-07	32	Concrete curbs – West frontage (NW 82 Avenue), concrete valley gutter strip at a curb inlet	Good	MD	S-81
S-4.12-08	32	Concrete sidewalks and pavement – Parking SW, concrete unit paver walk between turf strips (NW 46 Terrace side)	Good	MD	S-76
S-4.12-18	32	Irrigation system – South side landscape bed between the asphalt drive edge and the paver walk	Good	DM	S-86

6.2 Opinion of Probable Costs

Table 6-2 lists each line that meets the threshold rule. Part 1 costs, in 2026 dollars, total $0 Immediate, $5,000 Short-Term and $102,200 Long-Term, for a total of $107,200.

- **Immediate.** None. Part 1 has no Poor component, no life-safety item and no costed further study (§10.3.6).
- **Short-Term.** The pool and spa leak-detection allowance (S-4.9-01). Every Part 1 repair costs $3,000 or less and is not carried; Section 6.4 lists them.
- **Long-Term.** The Long-Term amount is the reserve for the pool and spa interior finish.

Table 6-2. Opinion of probable costs (Structural and Site), 2026 dollars

Item	Description	Qty	Unit	Unit Cost ($)	Immediate 0–12 mo ($)	Short-Term 1–2 yr ($)	Long-Term yr 3–10 ($)	Year	EUL (yr)	RUL (yr)
S-4.9-01	Pool and spa leak detection (monitoring allowance)	1	LS	5,000	–	5,000	–	–	–	–
S-4.9-03-R	Pool and spa resurfacing	6,388	SF	16.00	–	–	102,200	2030	8	4
Total					–	**5,000**	**102,200**			

6.3 Component Service-Life Schedule

Table 6-3 lists the Part 1 components by system type. Components of the same system and equal service life are combined. Values run from the report date; Section 3.4 defines the terms. RUL is a subjective estimate and not a guarantee (§3.2.50). MEP equipment and its supports are excluded.

LoS means life of structure: no EUL, RUL or reserve. Cond. is the predominant rating of the group (§3.2.39.5). Not Observed (N.O.) groups carry assumed values. Components with a replacement remedy within a group (RUL 0, 2026; Table 6-4): S-4.8-11 and S-4.12-07. Excluded as MEP: attic equipment supports (S-4.7-04) and hydrostatic relief valves (S-4.9-02).

Table 6-3. Component service-life schedule by system (Structural and Site)

System / component type	Items	Cond.	EUL (yr)	Eff. Age (yr)	RUL (yr)	Repl. Year
Foundations and slab-on-grade	S-4.1-01, S-4.1-02, S-4.13-01, S-4.13-02	Good	LoS	–	LoS	LoS
Reinforced CMU walls, lintels, bond beams and masonry columns	S-4.2-01 to S-4.2-08, S-4.3-01, S-4.3-04, S-4.13-03	Good	LoS	–	LoS	LoS
Cast-in-place concrete beams, roof slab, canopy slabs, second-level slab and balconies	S-4.3-02, S-4.3-03, S-4.3-05, S-4.4-01 to S-4.4-03, S-4.13-05, S-4.13-06, S-4.13-14	Good	LoS	–	LoS	LoS
Structural steel columns and plates	S-4.5-01, S-4.5-03, S-4.5-05, S-4.13-04	N.O.	LoS	–	LoS	LoS
Steel protective coating, concealed	S-4.5-02, S-4.5-04, S-4.5-06	N.O.	10	4	6	2032
Parapet walls and concrete caps	S-4.6-01 to S-4.6-08	Good	LoS	–	LoS	LoS
Parapet cap joint sealant	S-4.6-09	N.O.	10	4	6	2032

System / component type	Items	Cond.	EUL (yr)	Eff. Age (yr)	RUL (yr)	Repl. Year
Wood roof trusses, connectors and tie-downs	S-4.7-01, S-4.7-02, S-4.13-07	Good	LoS	–	LoS	LoS
Roof sheathing	S-4.7-03	Good	50	4	46	2072
Concrete flat tile roof covering, Clubhouse	S-4.8-05, S-4.8-06	Good	40	4	36	2062
Tile underlayment	S-4.8-07	N.O.	25	4	21	2047
Modified bitumen membranes, flashing, scuppers, gutters, downspouts, rain chains, fascia and drip edge	S-4.8-01 to S-4.8-04, S-4.8-08 to S-4.8-10, S-4.8-13	Good	20	4	16	2042
Soffit vent strips	S-4.8-11, S-4.8-12	Good	25	4	21	2047
Fitness Center roof covering, tile and modified bitumen	S-4.13-10 to S-4.13-13	Good	30	4	26	2052
Pool and spa shells	S-4.9-01	N.O.	LoS	–	LoS	LoS
Pool and spa interior finish	S-4.9-03	Good	8	4	4	2030
Pool and spa coping and paver deck	S-4.9-04 to S-4.9-06	Good	25	4	21	2047
Splash pad slab	S-4.10-01	Good	LoS	–	LoS	LoS
Pool trellis, not identified in the field	S-4.10-02	N.O.	30	4	26	2052
Site, screen and yard walls; fence and gate post footings	S-4.11-01 to S-4.11-06, S-4.11-08	Good	LoS	–	LoS	LoS
Flood vents, not identified in the field	S-4.11-07	N.O.	25	4	21	2047
Asphalt pavement	S-4.12-01	Good	25	4	21	2047
Asphalt sealcoat and pavement striping	S-4.12-02 to S-4.12-04	Good	5	3	2	2028
Concrete curbs, gutter strip and paver walks	S-4.12-05 to S-4.12-11	Good	50	4	46	2072
Catch basins, curb inlets and yard drains	S-4.12-12, S-4.12-13	Good	40	4	36	2062
Landscaping	S-4.12-14 to S-4.12-17	Good	50	4	46	2072
Irrigation system	S-4.12-18, S-4.12-19	Good	30	4	26	2052
Stairs, Fitness Center interior and exterior	S-4.13-08, S-4.13-09	Good	LoS	–	LoS	LoS

6.4 Items at or Below the $3,000 Threshold

Table 6-4 lists Part 1 repairs and reserves that cost $3,000 or less each (maintenance required, not carried). They are material deficiencies, deferred maintenance or replacement reserves. They are omitted from the totals in Section 6.2 under ASTM E2018-24 §10.3.1. The term routine maintenance is reserved for items under §3.2.52, which Table 6-4 excludes.

Each repair component is rated Good with “maintenance required” and the suggested remedy. Its significance remains as Table 6-1 records it (§3.2.39.2, §3.2.39.3).

Two entries are reserves, marked R: asphalt sealcoat (S-4.12-02-R) and pavement restriping (S-4.12-04-R). The other entries are repairs.

The curb gutter panel (S-4.12-07) and the paver walk (S-4.12-08) may lie in the public right-of-way. DDSCDD should confirm ownership before the work (§4.2.2).

Table 6-4. Items at or below the $3,000 threshold (maintenance required, not carried) (Structural and Site), 2026 dollars

Item	Description	Remedy	Qty	Unit	Unit Cost ($)	Cost ($)
S-4.2-05	CMU wall cracks, S flat-roof wing wall above the S service-yard gate	Measure crack widths; rout and seal both cracks; epoxy-inject any segment showing offset or active movement; refinish stucco over the repair.	7	LF	45.00	315.00
S-4.8-05	Broken tiles, Clubhouse N wing hip roof at the parapet	Reset or replace displaced tiles and verify the underlayment at the opening; this face was not observed at roof level (S-4.8-01).	30	SF	50.00	1,500.00
S-4.8-11	Soffit vent strip, front entry canopy outer corner (W)	Inspect from a ladder; replace the vent strip where screen corrosion is confirmed; clear paint from the perforations.	1	EA	450.00	450.00
S-4.8-13	Eave fascia and vent strip staining, Fitness Center 2F E and N eaves	Clean the eave line; confirm the drip edge laps into the gutter; seal and repaint the fascia; replace decayed segments where found.	129.5	LF	15.00	1,942.50
S-4.9-05	Cracked deck pavers at a ladder grab-rail anchor, pool E side	Replace the two cracked pavers; reset and level the adjoining pavers; refill joint sand. Check the other three ladder and two handrail anchor zones during the repair.	8	SF	50.00	400.00
S-4.11-01	Stucco cracks, S side free-standing yard wall along the walk	Measure crack widths; rout and seal both cracks full height; refinish stucco to match; check the cap joint above each crack.	12	LF	40.00	480.00
S-4.12-02-R	Asphalt sealcoat, Parking NW and SW and drives	Apply asphalt sealcoat	893	SY	2.75	2,455.75
S-4.12-04-R	Pavement striping, Parking NW and SW	Restripe pavement markings	1,190	LF	2.50	2,975.00
S-4.12-07	Cracked valley gutter panel at a curb inlet, NW 82 Avenue frontage	Saw-cut and replace the cracked gutter panel from the inlet frame to the first transverse joint; seal the raveled asphalt joints. Confirm ownership before work.	5	LF	80.00	400.00
S-4.12-08	Paver walks low area with ponding, Parking SW at NW 46 Terrace	Lift the pavers over the low area, regrade and compact the bedding to drain, relay the pavers and re-sand the joints. Confirm ownership before work.	35	SF	65.00	2,275.00
Total						**13,193.25**

PART 2 – BUILDING ENVELOPE AND INTERIOR COMPONENTS

1. Executive Summary

1.1 Findings and Overall Condition

The overall condition is rated Good, the predominant rating (§3.2.39.5). Staining and water intrusion are reported as physical conditions only (§9.4.3, §9.4.10).

Table 1-1. Fair and Poor items (LS life safety; MD material deficiency)

Item, rating, significance, deficiency and suggested remedy
A-4.11-02 (Fair, LS) East Courtyard exit plaque, working but weathered, with faded legend and corrosion staining. Replace with a weather-rated exit sign on corrosion-resistant fasteners; confirm the device type with the MEP assessment. Indicative $400, at or below the $3,000 threshold, not carried (Table 6-4).
A-4.13-02 (Fair, LS) Fitness Center running-track exit door pair, open meeting-stile gap: adjust leaves, closers and vertical-rod latches; add edge seals. At or below the $3,000 threshold; no cost carried.
A-4.5-10, A-4.5-11, A-4.5-12, A-4.14-08 (Fair, MD) Pool Baths Women 1 and Men 1 ceiling staining at the supply diffusers. Stained lay-in tiles at the Fitness Center 1F gym and 2F track. The source may be water condensation. Refer the source to the MEP assessment under A-4.5-12 (A-4.14-08 cross-references it); then repair the gypsum finishes and replace the stained tiles (A-4.14-08, Short-Term, $3,100).
Good; maintenance required (items at or below the $3,000 threshold, not carried; §10.3.1). A-4.1-06 and A-4.12-01: hairline stucco cracks at the Pool Baths wing and the Fitness Center S elevation. A-4.1-07: stucco band map cracking and staining. A-4.12-04: dark run-off streaking at the Fitness Center east eave soffit and vent strip. A-4.5-05 and A-4.5-07: scuffed interior paint. A-4.5-13: cracked Reception Room floor tile. Remedy: rout, seal and recoat the cracks; clean the staining; touch up the paint; replace the tile. At the eave, clean the line, check the drip edge, and seal and repaint the fascia; Part 1 item S-4.8-13 carries that remedy once. Refer any crack with offset or width growth to Part 1.
Preventive maintenance. An adequate level is inferred from the observed conditions and the point-of-contact (POC) interview (Exhibit D; §8.7, §11.4.2): Good conditions predominate in a building 4.3 years old.

1.2 Opinion of Costs Summary

Table 1-2. Part 2 opinion of probable costs, 2026 dollars

Immediate (0 to 12 months)	Short-Term (1 to 2 years)	Long-Term (years 3 to 10)	Total
$0	$3,100	$307,500	$310,600
Items at or below the $3,000 threshold (not carried)			$3,900
Complete total			**$314,500**

1.3 Recommendations for Further Study

- **A-4.5-12, A-4.14-08.** Refer to the MEP assessment; HVAC condensation in the ceilings may be the source of the stains. No study cost is carried.

2. Description of the Property

Part 1, Section 2 gives the general, site and design data. This section adds the Part 2 areas, spaces and components.

2.1 Clubhouse

Building Data and Areas

Table 2-1. Clubhouse areas, as drawn (A0.1 rev 7)

Area	SF
First floor	10,085
A/C area	10,085
Covered terrace and loggia	4,187
Front porch	523
Non-A/C area	4,710
Grand total	14,795

Spaces

Table 2-2. Clubhouse spaces tabulated on the A1.4 occupancy table

Space, as drawn	Area, SF
Billiard Room	386
Business Center	622
Club Room	1,043
Concierge	185
Covered Terrace (two entries)	1,183 and 485
Foyer	421
Kitchen	442
Lounge Room	909
Management Office	185
Reception Room	1,188
Receptionist	133
Youth Center	622

2.2 Clubhouse Envelope and Interior Components

Table 2-3. Clubhouse envelope and interior components, as drawn

Component	Description
Structure	See Part 1 Section 2.
Roof, interface	Concrete flat tile, Boral Saxony 900 split shake, charcoal brown blend (A3 keynote 1). Modified-bitumen roof system (keynote 9). Part 1 Section 4.8 covers coverings, fascia, gutters, scuppers, rain chains and parapet caps.
Exterior walls	CMU walls (S-set masonry notes) finished in light-texture stucco (A3 keynote 4; A6 and A7 wall sections)

Component	Description
Wall cladding	Daltile porcelain tile, 24 in. x 48 in., Turkish Skyline marble attached (A3 keynote 5). Boral Stone Pro-Fit Modera Ledgestone, color Carbon (keynote 17). Ultrashield Naturale composite wood cladding, color teak (keynote 7). Stucco band (keynote 8). The porcelain tile, ledgestone and composite cladding are as drawn; not identified in the field (Section 4.1).
Wall heights	Tie beams at 14'-0" and 18'-7"; T.O. parapet 15'-0" and 17'-0"; entry parapet 22'-0" (A3)
Soffits	Stucco on hi-ribbed metal lath on 2x framing or wood trusses (A6 and A7 keynote 10). 1 in. x 6 in. tongue-and-groove planks on P.T. wood sleepers (keynote 11).
Louvers and shutters	Operable aluminum louvered shutters (A3 keynote 6); fixed aluminum louvers (keynote 12; A7 detail 5)
Fenestration	Aluminum and glass fixed panels, and swing and French doors with sidelites, marks 1 to 141 (A9). Bronze E.S.P. finish, clear glass, screens at windows and sliding doors. A9 schedules no sliding door.
Exterior doors	Single aluminum doors at marks 22, 25 to 27 and 48 (Receiving). Panic hardware at exit doors per FBC 2017 §1010 (A9 note 10). Lever hardware (A9 door hardware note 1).
Interior doors	Wood flush doors D-1 to D-4, D-6 and I-1. Metal flush doors D-5 and I-3, 90-minute rated. Bifold louvered door L-1. Masonite pocket doors P-1, P-2 and P-4. D-8 is scheduled without a type or material (A9). Field: full-lite and paneled leaves (Section 4.3).
Interior walls	Metal-stud partitions: 3-5/8 in. studs at 24 in. o.c., 1/2 in. gypsum board each side, wood base (A12 typical partition detail)
Ceilings	1/2 in. gypsum board on metal furring channels at 16 in. o.c., or 5/8 in. gypsum board on the truss underside (A6 and A7 keynote 8, 9). Full-drop and coffer-drop details on A12.
Loggias, terraces, courtyards	Pavers on sand (A1.5)
Wet-area finishes	Ceramic tile over cement-fiber backer at wet walls (A12 note 16). Two coats Thoroseal, 2 lb/SY, at terrace floors without tile. Vulkem 450 system under tile at balconies (A12 waterproofing note).
Restrooms	Women 1 to 4 and Men 1 to 4. Accessible fixtures, accessories and signage per A10 keynotes.
Kitchens, bar, kitchenette	Millwork and countertops per the A10 and A10.1 enlarged plans

2.3 Fitness Center

Building Data and Areas

- **Stories:** Two stories. The first floor holds the entry, weight and cardio rooms, basketball court and restroom and locker core. The second floor holds the running track and the rooms along its S side (A0.1, A0.2).
- **Vertical circulation:** One elevator and two stairs serve the second floor (A0.1, A0.2).
- **Heights:** Top beam 24'-0"; second floor 14'-0" (A5). Mean roof height 31'-5" maximum (S-set CV). Stucco soffit at 22'-0" (A10).
- **Structure:** Reinforced masonry, floor and roof trusses and concrete beams (Fitness Center S-set CV notes). Part 1 Section 4.13 covers the structure.
- **Basis: the Fitness Center permit set (permit 2018100761) was used for description and areas** (§8.4.3). Conditions come from field observation.

Table 2-4. Fitness Center areas (A0.1 rev 5 summary)

Area	SF
First floor area	5,494
Second floor area	4,322
Basketball court	6,908
Running track area	2,831
A/C area	19,555
Balcony 1	144
Balcony 2	121
Covered entry	155
Service yard	910
Stair-storage area	153
Storage	308
Pool deck	14,276
Pool	6,749
Spa	88
Splash pad	1,822
Non-A/C area	24,726
Total area	44,281

Part 1 covers the pool, spa and pool deck. Part 2 covers the splash pad finishes.

Table 2-5. Fitness Center area values reported on the drawings

Source	Value
Fitness Center A0.1 rev 5, A/C area	19,555 SF
Fitness Center A0.1 rev 5, building footprints under roof	13,018 SF
SP-1 rev 5 and rev 3, building lot coverage	13,067 SF
SP-1 rev 5 and rev 3, parking-calculation area	19,810 SF

The values conflict. The conflict is not resolved in this report (Exhibit D, D32). Fitness Center area quantities in Section 6 use A0.1 rev 5.

Spaces

Table 2-6. Fitness Center spaces, as drawn

Space	Area, SF (occupancy table)	Floor (A0.1, A0.2)
Reception	473	First
Weight Lifting Room 1	2,153	First
Spinning Cardio	616	First
Indoor Basketball Court	6,655	First
Storage	Not tabulated; 308 on the A0.1 summary	First
Women and Men restrooms, locker areas and steam rooms; Juice Bar; Elec. Rm.; Jan. Rm.; AT&T closet; equipment rooms	Not tabulated	First
Weight Lifting Room 2	2,421	Second
Yoga / Aerobics	801	Second
Kid's Room	320	Second
Massage Room	124	Second
Manager's Office	117	Second
Running Track	2,624	Second

The occupancy table (A1.5, Fitness Center A3) reports 6,655 SF for the basketball court and 2,624 SF for the running track. The A0.1 summary reports 6,908 SF and 2,831 SF for the same spaces. A0.2 shows the Manager's Office on the second floor. Section 4.12 records the rooms as built.

2.4 Fitness Center Envelope and Interior Components

Table 2-7. Fitness Center envelope and interior components, as drawn

Component	Description
Roof, interface	Concrete flat tile (A5 keynote 1), concrete roof slab (keynote 11) and modified-bitumen roof (keynote 14). Part 1 covers coverings, fascia, gutters and scuppers.
Exterior walls	Smooth stucco (A5 keynote 4) and stucco band (keynote 16). Stucco soffits on metal lath (A10 keynote 13).
Wall cladding	Daltile porcelain tile, 24 in. x 48 in., Turkish Skyline marble attached (A5 keynote 5). Ultrashield Naturale composite wood cladding, color teak, on walls and 4 in. x 4 in. columns (keynote 6, 8). The porcelain tile and composite cladding are as drawn; not identified in the field (Section 4.12).
Louvers and shutters	Aluminum fixed horizontal louver shutters (A5 keynote 9); aluminum operable horizontal louver shutters (keynote 15)
Fenestration	Aluminum and glass fixed panels, and swing and French doors with sidelites (Fitness Center A12 exterior schedule). White E.S.P. finish, clear glass, screens at windows and sliding doors.
Interior doors	Paneled wood doors, glass and aluminum doors, and one metal 90-minute door, I-18 (Fitness Center A12)
Floors and finishes	No finish schedule or reflected ceiling plan. A12 refers to interior design drawings.
Interior finishes, observed	Lay-in ceiling tile at the first floor and the running track. Section 4.12 reports the condition.
Service yard	910 SF, shown with pool and spa equipment (A0.1). Wall T.O. 8'-0" with louvered openings and a door (A5 North Elevation). The equipment is outside this report.
Balconies and entry	Balcony 1 and Balcony 2 at the second floor (A0.2); covered entry, 155 SF (A0.1)

2.5 Site Elements in Part 2 Scope

Table 2-8. Site elements, as drawn

Element	Description
Service yards	Yd W (A/C condensing units) and Yd N (trash) on the N elevation. Yd S (A/C units; splash pad and fountain equipment). SP-1 labels the south yard “Pool Equipment” (Exhibit D, D33). Walls 6’-0” high (SP-1; A3). Aluminum gates (A3 keynote 10) and fixed aluminum louvers (keynote 12). Flood vents 8 in. x 16 in., bottom 12 in. maximum above the adjacent floor (A0.1 Flood Venting 2; A3 keynote 22).
Courtyards	West Courtyard (N side) and East Courtyard (S side), each with planters. Walls 5’-0” high (SP-1) with a gate (A0.1 detail 2).
Front Porch	523 SF with planters (A0.1)
Pool and splash-pad barrier	5 ft aluminum picket fence and gates. Gate frame 4 in. x 3 in., pickets 2 in. x 1 in., self-closing hinges and Magna-Latch (A0.1 details 2 to 4).
Splash pad	Splash pad area 1,822 SF (A1.5 pool area table; Fitness Center A0.1). Within it, a 600 SF cast-in-place concrete pad (Water Feature set, sheet 1) with a slip-resistant, non-pervious deck; the set names no surfacing product (Section 4.9).
Reflecting pools	Not built (Exhibit D, D31; Part 1, Section 4.10).

3. Scope of Work and Methodology

3.1 Scope of Work

Part 1, Section 3.1 defines the Property and the division of scope between Parts 1 and 2. Table 3-1 lists the Part 2 components; section numbers refer to Section 4.

Table 3-1. Part 2 components observed

Section	Components
4.1 Exterior Walls	Stucco, bands and control joints; exterior paint; exterior sealants; exterior faces of parapets. Porcelain tile cladding, stone veneer and composite wood cladding appear on the drawings and are rated only where identified in the field.
4.2 Fenestration	Impact storefront, windows and sliding glass doors; glazing; perimeter sealants
4.3 Doors and Hardware	Exterior and interior doors and frames; 90-minute doors; closers and panic devices
4.4 Soffits, Louvers and Shutters	T&G wood and stucco soffits; aluminum louvers and shutters; service-yard gates
4.5 Interior Finishes	Floors, walls and ceilings, by room.
4.6 Kitchens, Bar and Kitchenette	Millwork, casework and countertops
4.7 Restrooms	Toilet partitions, accessories, wall and floor tile
4.8 Exterior Areas	Front porch, loggias, covered terraces, courtyards and central court; pavers on sand; planter waterproofing
4.9 Splash Pad Finishes	Splash-pad surfacing, as built.
4.10 Pool and Splash-Pad Barrier	Aluminum fence; pool, loggia and splash-pad gates; self-closing and self-latching hardware
4.11 Signage	Exterior and interior signs.
4.12 Fitness Center	Envelope, four sides; first- and second-floor interior finishes; restroom and locker core; equipment-yard enclosure finishes and gates
4.13 Means of Egress	Exit doors, panic hardware, door swing, extinguisher cabinets, obstructions; both Fitness Center stairs; visual only
4.14 Evidence of Water Intrusion	Staining and leaks at ceilings, walls and openings; visual only
5.1 Accessibility Screening	Abbreviated checklist: parking stalls, accessible route, restrooms; pool lift provided or not

Section 5.1 reports the accessibility screening as an additional consideration (§11.8). It is not a compliance survey (§12.2.2).

3.2 Condition Ratings

Part 1, Section 3.2 and Table 3-2 define the condition scale (Good, Fair, Poor, Not Observed) and the maintenance-required rule.

A rating describes physical condition. It is not a finding of code compliance (§12.2.2).

3.3 Opinions of Cost

Preliminary, order-of-magnitude opinions of cost are given to remedy material physical deficiencies (§3.2.35, §10.3.2). The opinions are kept separate in the three categories of Part 1, Table 3-3 (§10.3.7).

3.4 Service Life: Estimated Useful Life (EUL), Effective Age and RUL

- **In-service date.** Miami-Dade Property Appraiser records give year built 2022. The certificate of occupancy date is not available. The in-service date is set at July 1, 2022 by the mid-year convention.
- **Age.** Age is 4.3 years at the report date. The in-service date applies to all areas until the certificate is received.
- **Effective Age.** Eff. Age = Age + k x EUL. The factor k reflects condition (Table 3-2).
- **RUL.** RUL = EUL - Eff. Age, but not less than the minimum RUL for the condition (Table 3-2). RUL is rounded to whole years, half up.
- **Reported Eff. Age.** Eff. Age is reported as EUL minus the rounded RUL, so the three values reconcile.
- **Replacement.** RUL = 0 when the suggested remedy is replacement. The replacement is then the deficiency remedy, with no separate reserve.
- **Reserve.** A replacement reserve appears when the RUL is 10 years or less and the suggested remedy is not replacement. Its year is the report year plus RUL.
- **Not Observed.** A Not Observed component carries assumed values (k = 0, minimum RUL 1 year). Table 6-3 shows its condition as N.O.
- **Life of structure.** A component that lasts as long as the structure carries “Life of structure” (LoS). It has no EUL, Eff. Age, RUL or reserve.
- **Observation records.** No Part 2 building component is LoS. The water-intrusion records (Section 4.14) and accessibility-screening records (Section 5.1) are observation records without a service life. Table 6-3 excludes them.

Table 3-2. Condition factor and minimum RUL

Condition	k	Minimum RUL (years)
Good	0	2
Fair	0.25	1
Poor	0.5	0
Not Observed	0	1

Table 3-3. Service-life examples, Age 4.3 years (illustrative, not project components)

EUL (yr)	Condition	Eff. Age = Age + k x EUL	EUL - Eff. Age	RUL reported	Eff. Age reported
20	Good	4.3	15.7	16	4
20	Fair	9.3	10.7	11	9
20	Poor	14.3	5.7	6	14
5	Fair	5.55	-0.55	1 (minimum)	4
20	Poor, remedy is replacement	-	-	0	20

4. Walk-Through Survey

4.0 General

Visual, non-intrusive, representative observations were made of components that were easily visible and readily accessible.

Areas Surveyed

Table 4-1 lists the route stops, the sections that report them and representative photographs. Stops R01 to R13 follow Key Plan 2; stops R14, R15 and R17 to R20 follow Key Plan 1 (Exhibit A). Signage (R16) was logged at every stop.

Table 4-1. Areas surveyed by route stop

Stop	Area	Sections	Photographs
R01	Exterior perimeter, legs W, N, E and S	4.1 to 4.4	Figures A-1, A-2, A-3 and A-5
R02	Service yards: Yd W and Yd N (N elevation), Yd S	4.4	–
R03	Front Porch and planters	4.8	Figures A-51 and A-52
R04	Foyer, Concierge, Management Office, Receptionist, Elec. Rm, Women 3 and Men 3 with vestibule, AHU-1 and AHU-2 closets	4.2, 4.3, 4.5, 4.7, 4.13, 4.14	–
R05	Business Center; West Courtyard with planters and gate	4.5, 4.8	Figures A-53 and A-54
R06	Billiard Room, Women 4 and Men 4, janitor closet, AHU closet, service corridor	4.2, 4.5, 4.7	Figures A-9, A-19 and A-23
R07	Bar, Exhibition Kitchen, Service Kitchen, Pantry, Receiving, AT&T closet	4.3, 4.6, 4.14	Figures A-20, A-29, A-30 and A-47
R08	Club Room, N covered terrace, loggias, central court	4.2, 4.5, 4.8, 4.14	Figures A-10, A-32 and A-55
R09	Reception Room, N and S corridors	4.2, 4.5, 4.14	Figures A-12, A-13, A-33 and A-35
R10	Lounge Room, S covered terrace	4.2, 4.8	Figures A-17 and A-36
R11	Pool Baths, Women 1 and Men 1, janitor closet, exterior showers	4.5, 4.7, 4.14	Figures A-39, A-40 and A-41
R12	Kitchenette, Women 2 and Men 2, AHU closet	4.6, 4.7	Figures A-42 and A-50

Stop	Area	Sections	Photographs
R13	East Courtyard with planters and gate; Youth Center	4.2, 4.5, 4.8	Figures A-18, A-43 and A-60
R14	Pool barrier fence and gates, loggia gates, splash pad finishes and barrier	4.9, 4.10	Figures A-61 and A-62
R15	Accessibility screening: pool access, restrooms, parking stalls, accessible route	5.1	Figure A-103
R16	Signage	4.11	Figures A-63 and A-64
R17	Fitness Center exterior; pool and spa equipment yard walls and gates	4.2, 4.12	Figures A-65, A-66 and A-70
R18	Fitness Center 1F	4.12, 4.14	Figures A-72, A-74 and A-76
R19	Fitness Center 2F	4.12	Figures A-85 and A-88
R20	Fitness Center egress (both stairs) and water intrusion	4.13, 4.14	Figures A-93 and A-96

Areas Not Observed

Concealed components and areas that were not physically accessible were not observed: substrates and flashings behind finishes, planter waterproofing below soil, above-ceiling spaces and areas behind stored materials. The Clubhouse women's restrooms (Women 2 to 4) and the Fitness Center women's restroom were not accessed (§11.6).

4.1 Exterior Walls

Light-texture stucco on CMU with reveals, header bands and banded surrounds on all Clubhouse elevations. Wall faces show no delamination; hairline cracks occur at the Pool Baths wing and map cracking with staining at the S stucco band (A-4.1-07). **Condition:** Good; maintenance required. **Remedy:** rout, seal and texture-match the cracks, and clean and recoat the band (at or below the $3,000 threshold, not carried); recoat and reseal at the end of the coating and sealant cycles (Long-Term reserves).

4.2 Fenestration

Aluminum storefront exit pairs, fixed glazed panels and transoms with panic devices and overhead closers at the Billiard Room, Club Room, Reception Room, Lounge Room and Youth Center, and perimeter sealant at the Clubhouse and Fitness Center openings. Frames, leaves, glazing, transoms and sealant are intact, with no distortion, glazing damage or sill staining. **Condition:** Good. **Remedy:** none; replace the perimeter sealant at the end of its cycle (Long-Term reserve).

4.3 Doors and Hardware

Exterior and interior doors and frames, 90-minute doors at the Elec. Rm and AT&T closet, and closers and panic devices (A9). Leaves, frames, glazing and hardware are intact, with no warping, delamination,

impact damage or missing parts; door seals are intact; threshold weatherstrips at some exterior doors are worn (MD). **Condition:** Good; maintenance required. **Remedy:** replace the worn threshold weatherstrips (maintenance, at or below the $3,000 threshold, not carried).

4.4 Soffits, Louvers and Shutters

Soffits are flat and straight without staining or sag; blades, slats, frames and finishes are intact without corrosion. **Condition:** Good. **Remedy:** none.

4.5 Interior Finishes

Finishes are intact except scuffed paint in the Billiard Room, one cracked floor tile at the Reception Room pier, and blistered paint and tide-line staining at the supply diffusers of the Pool Baths Women 1 and Men 1 ceilings; the source may be water condensation. **Condition:** Good; Fair at the Pool Baths ceilings. **Remedy:** touch up the paint and replace the cracked tile (maintenance, not carried); refer the ceiling staining to the MEP assessment, then patch, prime and repaint the ceilings; carpet and interior paint carry Long-Term reserves.

4.6 Kitchens, Bar and Kitchenette

Base cabinets, tall oven cabinet and upper cabinets with countertops at the Bar, Exhibition Kitchen, Service Kitchen and Kitchenette. Door faces, reveals, edges and countertops show no swelling, delamination, chips or open seams beyond normal wear and tear; the appliances are in working condition. **Condition:** Good. **Remedy:** none.

4.7 Restrooms

Four Clubhouse restroom groups, Women and Men 1 to 4, with toilet partitions, accessories and ceramic wall and floor tile. Men 1 to 4 and Women 1 show no deficiency in partitions, accessories or tile; Women 2, 3 and 4 were not accessed. **Condition:** Good; Not Observed at Women 2 to 4. **Remedy:** none; restroom accessories carry a Long-Term reserve.

4.8 Exterior Areas

Concrete pavers on sand at the Front Porch, West and East Courtyards, central court, loggias and covered terraces, with planters and slatted aluminum courtyard gates (A0.1, A1.5, A3). Pavers are tight, aligned and sloped to the floor drains, with no settlement, displacement or ponding; gates are straight and square without corrosion; planter waterproofing is concealed below soil. **Condition:** Good. **Remedy:** none.

4.9 Splash Pad Finishes

Light-textured concrete wearing surface of the splash pad south of the Pool Baths (Water Feature set). The surface shows mottled discoloration and isolated mineral deposits, with no cracking, spalling, scaling or trip offset. **Condition:** Good. **Remedy:** clean the deposits (routine maintenance); resurface with a slip-resistant coating at the end of its cycle (Long-Term reserve).

4.10 Pool and Splash-Pad Barrier

Aluminum picket pool and splash-pad barrier with pool, loggia and splash-pad gates, self-closing hinges and latches. Fence runs are straight and plumb, with continuous pickets and rails and no corrosion;

pavers are missing in a small pocket at the S splash-pad gate post base. **Condition:** Good. **Remedy:** infill the paver pocket at the gate post (maintenance required, at or below the $3,000 threshold, not carried).

4.11 Signage

Pool rules sign, exit plaque at the East Courtyard gate pier, parking and drive signs, interior room and restroom signs, and Fitness Center address numerals. Signs are attached and legible, except the East Courtyard exit plaque, which has a faded legend and a corroded face and fasteners (life safety). **Condition:** Good; Fair at the exit plaque. **Remedy:** replace the exit plaque with a weather-rated exit sign; confirm the device type with the MEP assessment (indicative $400, at or below the $3,000 threshold, not carried).

4.12 Fitness Center

Two-story stucco envelope with aluminum storefront and windows, the N side equipment-yard walls and gate, and interior finishes: rubber and sport flooring, porcelain tile, painted gypsum walls and ceilings, lay-in acoustical ceilings, the Running Track surface and restroom and locker finishes (permit set 2018100761). Finishes are intact except a hairline stucco crack at a S elevation window head and run-off staining at the E eave soffit; the women's restroom and locker area were not accessed. **Condition:** Good; maintenance required. **Remedy:** rout and seal the crack and clean the staining (at or below the $3,000 threshold, not carried); exterior coatings and joint sealants carry Long-Term reserves.

4.13 Means of Egress

Exit doors with panic hardware, the interior stair guard and handrails, and the N exterior stair handrails. Doors, hardware, guards and handrails are intact, except the Fitness Center running-track exit door pair: open meeting-stile gap, no astragal or edge seal (A-4.13-02, life safety). **Condition:** Good; Fair at the running-track exit pair. **Remedy:** adjust the leaves, closers and latches and add edge seals at the running-track exit pair; touch up the exterior stair post flange coating (maintenance).

4.14 Evidence of Water Intrusion

Gypsum ceilings and walls in the Clubhouse and lay-in acoustical ceilings at the Fitness Center 1F gym and 2F running track, screened with a pin-type moisture meter. The Clubhouse rooms surveyed show no staining; stained and frayed lay-in tiles occur at the Fitness Center gym and track (A-4.14-08); the source may be water condensation. **Condition:** Good; Fair at the Fitness Center lay-in ceilings. **Remedy:** refer the source to the MEP assessment, then replace the stained tiles (Short-Term).

Table 4-2. Walk-through survey items by section and route stop (Building Envelope and Interior Components)

Section number and title	Stop	Code	Description
4.1 Exterior Walls	R01	A-4.1-01	W elevation stucco
	R01	A-4.1-02	N elevation stucco
	R01	A-4.1-03	E elevation stucco
	R01	A-4.1-04	S storefront bay stucco
	R01	A-4.1-05	Pool Baths alcove stucco
	R01	A-4.1-06	Pool Baths wing stucco cracks

Section number and title	Stop	Code	Description
	R01	A-4.1-07	S stucco band map cracking
	R01	A-4.1-08	Clubhouse exterior coatings
	R01	A-4.1-09	Clubhouse stucco and cladding joints
	R01	A-4.1-10	Porcelain tile cladding, not identified
	R01	A-4.1-11	Stone veneer, not identified
	R01	A-4.1-12	Composite wood cladding, not identified
4.2 Fenestration	R01	A-4.2-01	Fixed glazed panels and transoms
	R06	A-4.2-02	Billiard Room storefront exit pair
	R08	A-4.2-03	Club Room storefront exit pairs
	R09	A-4.2-04	Reception N corridor door pairs
	R09	A-4.2-05	Reception S corridor exit pair
	R09	A-4.2-06	Reception Room glass door pair
	R10	A-4.2-07	Lounge Room storefront exit pair
	R13	A-4.2-08	Youth Center storefront exit pair
	R04	A-4.2-09	Foyer entrance and other storefronts
	R01	A-4.2-10	Clubhouse perimeter sealant
	R17	A-4.2-11	Fitness Center perimeter sealant
4.3 Doors and Hardware	R01	A-4.3-01	Exterior swing doors
	R06, R07, R13	A-4.3-02	Interior doors and frames
	R04	A-4.3-03	Elec. Rm 90-minute door
	R07	A-4.3-04	AT&T closet 90-minute door
	R06 to R13	A-4.3-05	Exit pair panic devices and closers
4.4 Soffits, Louvers and Shutters	R01	A-4.4-01	T&G plank soffits
	R01	A-4.4-02	Stucco soffits
	R01	A-4.4-03	Operable louvered shutters
	R01	A-4.4-04	Fixed aluminum louvers
	R02	A-4.4-05	Service-yard slatted gates
4.5 Interior Finishes	R04	A-4.5-01	Carpet, Concierge and Office
	R04	A-4.5-02	Wall paint, Foyer group
	R04	A-4.5-03	Gypsum ceilings, Foyer group
	R05	A-4.5-04	Carpet, Business Center
	R06	A-4.5-05	Scuffed wall paint, Billiard Room
	R06	A-4.5-06	Wall paint, restroom corridor
	R07	A-4.5-07	Scuffed wall paint, storage alcove
	R05 to R13	A-4.5-08	Wall paint, photographed rooms
	R05 to R13	A-4.5-09	Gypsum ceilings, photographed rooms
	R11	A-4.5-10	Stained ceiling, Pool Baths Women 1
	R11	A-4.5-11	Stained ceiling, Pool Baths Men 1
	R11, R18, R19	A-4.5-12	Ceiling staining source, Pool Baths and Fitness Center
	R09	A-4.5-13	Cracked floor tile, Reception Room

Section number and title	Stop	Code	Description
	R07, R08, R12	A-4.5-14	Porcelain floor tile
	R06, R07, R10, R13	A-4.5-15	Wood-look plank flooring
4.6 Kitchens, Bar and Kitchenette	R07	A-4.6-01	Bar casework
	R07	A-4.6-02	Bar countertop
	R07	A-4.6-03	Exhibition Kitchen casework
	R07	A-4.6-04	Exhibition Kitchen countertops
	R07	A-4.6-05	Service Kitchen casework
	R07	A-4.6-06	Service Kitchen countertops
	R12	A-4.6-07	Kitchenette casework
	R12	A-4.6-08	Kitchenette countertop
4.7 Restrooms	R04	A-4.7-01	Accessories, Women 3 and Men 3
	R04	A-4.7-02	Tile, Women 3 and Men 3
	R06	A-4.7-03	Partitions, Women 4 and Men 4
	R06	A-4.7-04	Accessories, Women 4 and Men 4
	R06	A-4.7-05	Tile, Women 4 and Men 4
	R11	A-4.7-06	Partitions, Pool Baths
	R11	A-4.7-07	Accessories, Pool Baths
	R11	A-4.7-08	Tile, Pool Baths
	R12	A-4.7-09	Partitions, Women 2 and Men 2
	R12	A-4.7-10	Accessories, Women 2 and Men 2
	R12	A-4.7-11	Tile, Women 2 and Men 2
4.8 Exterior Areas	R03	A-4.8-01	Front Porch pavers
	R05	A-4.8-02	West Courtyard pavers
	R08	A-4.8-03	Central court and loggia pavers
	R10	A-4.8-04	S covered terrace pavers
	R13	A-4.8-05	East Courtyard pavers
	R03	A-4.8-06	Front Porch planters
	R05	A-4.8-07	West Courtyard planter waterproofing
	R08	A-4.8-08	Central court planter waterproofing
	R13	A-4.8-09	East Courtyard planter waterproofing
	R05	A-4.8-10	West Courtyard gate
	R13	A-4.8-11	East Courtyard gate
4.9 Splash Pad Finishes	R14	A-4.9-01	Splash pad finish
4.10 Pool and Splash-Pad Barrier	R14	A-4.10-01	Pool enclosure fence
	R14	A-4.10-02	Splash pad barrier fence
	R14	A-4.10-03	S pool gate at splash pad
	R14	A-4.10-04	Loggia gates to pool deck
	R14	A-4.10-05	N and NE pool gates
4.11 Signage	R16	A-4.11-01	Pool rules sign
	R16	A-4.11-02	East Courtyard exit plaque
	R16	A-4.11-03	Parking and drive signs

Section number and title	Stop	Code	Description
	R16	A-4.11-04	Interior room and restroom signs
	R16	A-4.11-05	Fitness Center address and entry signs
	R16	A-4.11-06	Pool Baths directional sign, not identified
4.12 Fitness Center	R17	A-4.12-01	S wall bay stucco crack
	R17	A-4.12-02	S entry wing walls and canopy
	R17	A-4.12-03	E elevation walls
	R17	A-4.12-04	E eave soffit staining
	R17	A-4.12-05	W elevation stucco bay
	R17	A-4.12-06	N elevation walls
	R17	A-4.12-07	Equipment-yard walls and gate
	R18	A-4.12-08	First-floor storefront and glazing
	R19	A-4.12-09	Second-floor windows
	R18	A-4.12-10	Lobby and fitness area finishes
	R18	A-4.12-11	Fitness room finishes
	R18	A-4.12-12	First-floor lay-in ceiling
	R18	A-4.12-13	Men's restroom and locker finishes
	R18	A-4.12-14	Basketball court finishes
	R18	A-4.12-15	Storage room finishes
	R18	A-4.12-16	Elec. Rm and Manager's Office finishes
	R18	A-4.12-17	Women's restroom and locker area
	R19	A-4.12-18	Running Track finishes
	R19	A-4.12-19	Second-floor cardio area finishes
	R19	A-4.12-20	Second-floor room finishes
	R17	A-4.12-21	Fitness Center exterior coatings
	R17	A-4.12-22	Fitness Center stucco and cladding joints
4.13 Means of Egress	R04	A-4.13-01	Foyer group exit doors
	R20	A-4.13-02	Running-track exit door pair
	R20	A-4.13-03	Running-track exit door to N stair
	R20	A-4.13-04	First-floor exit pair at N stair
	R20	A-4.13-05	Interior stair guard and handrails
	R20	A-4.13-06	Exterior stair handrails
4.14 Evidence of Water Intrusion	R04	A-4.14-01	Foyer group ceilings and walls
	R07	A-4.14-02	Bar and kitchen wall
	R07	A-4.14-03	Service Kitchen and Receiving ceilings
	R08	A-4.14-04	Club Room surfaces
	R09	A-4.14-05	Reception Room and corridors
	R18	A-4.14-07	Fitness Center Elec. Rm
	R20	A-4.14-08	Stained lay-in tiles, gym and track

5. Additional Considerations

Table 5-1. Additional considerations and their treatment in Part 2

Consideration	ASTM E2018-24	Treatment in Part 2
Natural hazard exposure: flood, hurricane, high wind, seismic	§12.3.2.1	Not evaluated.
Damageability, vulnerability and resilience	§12.3.2.2	Not evaluated.
Environmental matters, including mold, fungus and indoor air quality	§12.1.20, §12.3.2.3	Excluded. See Section 7.4.
Accessibility	§12.3.2.4	Abbreviated screening only. See Section 5.1.
Energy performance, consumption and carbon	§12.3.2.5	Not evaluated.
Warranty, guarantee and code compliance	§12.2, §12.3.2.6	Excluded. See Section 5.2.
Other ASTM standards	§12.3.3	The user decides whether to commission them.

5.1 Abbreviated Accessibility Screening

Basis and Method

- **Basis.** An abbreviated accessibility screening was performed from the checklist in ASTM E2018-24 Appendix X2. It is a service beyond the baseline and an additional consideration (§11.8, §12.3.2.4).
- **Method.** The screening is visual and checklist only. No measurements were taken.
- **Visits.** The screening was performed during the site visits, October 12 to 16, 2026.
- **User.** DDSCDD is a Title II public entity. No records of ADA improvements were received.
- **Record.** The screening record comprises the field photographs and checklist entries retained for this report (§11.3). An element is rated Not Observed where it was not accessed, is concealed or is outside a visual screening (§11.6). Where an element was visited and no deficiency was recorded, the element is rated Good.
- **Drawings.** Sheets A1.5 and A11 are design-stage drawings. They are information provided by others and do not verify as-built conditions (§8.4.3, §11.2.3).
- **Limits.** The screening cannot establish conformance with the ADA or the Florida Accessibility Code. No conformance opinion is given (§12.2.2, §12.3.2.4).

Results

Items A-5.1-01 to A-5.1-06 report the results by element. Item A-5.1-07 reports the screening as a whole.

A-5.1-01. Accessible parking stalls, access aisles and signs, Parking NW (N side) and Parking SW (S side). Condition: Good.

The stalls, access aisles and signs were observed during the site visits; no deficiency observed. The post-mounted accessible parking sign at Parking NW is intact (Section 4.11). Part 1 reserve S-4.12-04-R carries the restriping of Parking NW and SW, including the accessible stall group (worn striping, S-4.12-03). This section carries no second remedy.

A-5.1-02. Accessible route, S side paver walks along the street hedge, next to Parking SW. Condition: Good.

A concrete unit paver walk in running bond runs between a street-side hedge and sod. Joints are tight. No displaced, heaved or settled pavers and no abrupt level change are visible (Figure A-103).

Part 1 item S-4.12-08 records ponding across a nearby Parking SW paver walk and carries the repair. This section carries no second remedy. The light pole is referred to the MEP assessment.

A-5.1-03. Building entrances, Clubhouse main entrance at the Front Porch (W) and Fitness Center S entry. Condition: Good.

The Clubhouse main entrance has a paver approach under the front canopy to an aluminum storefront door pair. No steps. The Fitness Center S entry has a paver approach to a storefront door pair with transom. No steps (Section 4.12). Slopes, thresholds, door hardware and maneuvering clearances were not measured. No conformance opinion is given (§12.2.2).

A-5.1-04. Interior accessible route, Clubhouse rooms and Fitness Center second-floor access. Condition: Good.

The interior routes were observed during the site visits; no deficiency observed. The elevator was in service during the visits; it is not assessed and is referred to the MEP assessment.

A-5.1-05. Clubhouse restrooms, Women/Men 1 (Pool Baths), 2 (Kitchenette), 3 (Foyer) and 4 (service corridor). Condition: Not Observed.

The Men 1 to 4 restrooms and the Women 1 Pool Bath were observed during the site visits; no deficiency was observed at the Clubhouse restroom fixtures. A Men restroom door off the service corridor carries a pictogram sign (Section 4.11). Side and rear grab bars at the Fitness Center 1F Men's water closet are intact (Section 4.12). Fixtures are MEP items. The Clubhouse Women 2, 3 and 4 restrooms and the Fitness Center women's restroom were not accessed. **Reason:** Not accessed during the site visits.

A-5.1-06. Pool access, pool E of the Clubhouse. Condition: Good.

Pool access was observed during the site visits; no deficiency observed. No pool lift was observed. Pool set p. 1 notes "An ADA lift is not required". This is information provided by others (§11.2.3). The Exhibit B pool photographs (Part 1, Section 4.9) show pool ladders with grab rails. No opinion is given on the need for a lift (§12.2.2). Lift hardware, if any, is outside this report.

A-5.1-07. Accessibility screening, Property-wide: parking, accessible route, entrances, restrooms and pool access. Condition: Good.

Items A-5.1-01 to A-5.1-06 record no deficiency at the elements observed; the Clubhouse Women 2 to 4 and the Fitness Center women's restrooms were not accessed (A-5.1-05). The screening is visual and takes no measurements. It is not a code-compliance survey (§12.2.2, §12.3.2.4). No cost is carried.

5.2 Code Compliance

Code compliance is outside this assessment. The PCR is an opinion only. It is not a warranty or guarantee of the condition or use of the Property (§12.2.1, §12.2.3). No opinion is given on compliance with any statute, ordinance, rule, code or standard (§12.2.2, §12.3.2.6).

The limits below apply to the observations in this report.

- **Classifications.** Occupancy classification, construction type, occupant load, fire ratings and accessible-route designations were not verified (§12.1.8, §12.1.16).
- **Visual observations.** Egress, pool-barrier and accessibility observations (Sections 4.10, 4.13 and 5.1) are visual. They are not compliance findings.
- **Life safety.** A life-safety (LS) significance reports a physical condition. It is not a finding of code violation (Notations and Abbreviations).
- **Records.** Exhibit D states the status of the certificate of occupancy and the building and fire records (§8.4.1, §8.4.2).
- **Areas.** The Fitness Center area values on the drawings conflict: 13,067 SF (SP-1 lot coverage), 19,555 SF (A0.1 A/C area) and 19,810 SF (SP-1 parking-calculation area). The conflict is not resolved in this report (Exhibit D, D11, D32).

6. Opinion of Probable Costs

This section gives preliminary, order-of-magnitude opinions of construction cost. They cover the remedies for the material physical deficiencies of Part 2 and the replacement of short-lived components within the 10-year evaluation period (ASTM E2018-24 §3.2.35, §10.3.2). Table 6-1 lists each deficiency. Table 6-2 prices the remedies and reserves. Table 6-3 gives the service life of each component. Table 6-4 lists the items at or below the threshold.

The Part 2 opinion is $0 Immediate, $3,100 Short-Term and $307,500 Long-Term, a total of $310,600. The three categories are kept separate (§10.3.7). Sections 3.3 and 3.4 define the cost method and the service-life method.

Basis. The cost basis of Part 1, Section 6 applies: construction costs only, 2026 dollars without escalation, quantity times unit cost rounded to the nearest $100 (§10.3.2, §10.3.5). The cost categories are those of Part 1, Table 3-3 (§10.3.7).

- **Item threshold.** No cost is carried for an item whose repair costs $3,000 or less and is not life-safety (§10.3.1). Such a component is rated Good, with “maintenance required” and the suggested remedy stated. The record keeps the observation and significance. Section 6.4 lists the items at or below the $3,000 threshold (maintenance required, not carried).
- **Life safety.** Life-safety items A-4.11-02 (exit sign plaque, indicative $400) and A-4.13-02 (exit door pair adjustment) cost $3,000 or less. They are listed and not carried (Table 6-4; Section 4.13), a deviation from §10.3.1 disclosed in the Deviations from the Guide.

6.1 Observed Deficiencies and Suggested Remedies

Table 6-1 lists each Part 2 component rated Fair or Poor and each component with a recommended study. Part 1, Table 3-2 defines the conditions, and the Notations and Abbreviations table defines the significance codes. Components rated Good with maintenance required appear in Section 4, not in Table 6-1; Section 6.4 lists those with an indicative cost.

Table 6-1. Observed deficiencies and suggested remedies (Building Envelope and Interior Components)

Item	Div.	System / Location	Cond.	Significance	Fig.
A-4.5-10	09	Ceilings (gypsum board) – Pool Baths, Women 1, ceiling at the supply diffuser	Fair	MD	A-39
A-4.5-11	09	Ceilings (gypsum board) – Pool Baths, Men 1, ceiling at the supply diffuser	Fair	MD	A-40
A-4.5-12	09	Ceilings (gypsum board) – Pool Baths Women 1 and Men 1 ceilings and Fitness Center 1F gym and 2F track ceilings, water source	Fair	MD	A-41
A-4.11-02	10	Signage – East Courtyard gate passage (S side): exit sign plaque on the courtyard face of the gate pier	Fair	LS	A-63
A-4.13-02	08	Egress components (exit doors and cabinets) – Fitness Center second floor, running track exit door pair to the elevator and interior stair corridor	Fair	LS	A-94
A-4.14-08	07	Evidence of water intrusion – Fitness Center 1F gym and 2F running track, suspended acoustical lay-in ceilings at the wall line	Fair	MD	A-101, A-102
A-5.1-07	10	Accessibility screening items – Property-wide: parking, accessible route, entrances, restrooms and pool access	Good	NONE	–

6.2 Opinion of Probable Costs

Table 6-2 lists the line items by category, then by year. It shows Immediate and Short-Term costs and Long-Term reserves in separate columns (§10.3.7).

Table 6-2. Opinion of probable costs (Building Envelope and Interior Components), 2026 dollars

Item	Description	Qty	Unit	Unit Cost ($)	Immediate 0–12 mo ($)	Short-Term 1–2 yr ($)	Long-Term yr 3–10 ($)	Year	EUL (yr)	RUL (yr)
A-4.14-08	Stained ceiling tile replacement	1	LS	3,100.00	–	3,100	–		–	–
A-4.1-08-R	Clubhouse exterior repaint	10,230	SF	7.00	–	–	71,600	2029	7	3
A-4.5-01-R	Office carpet replacement	370	SF	12.00	–	–	4,400	2029	7	3
A-4.5-04-R	Business Center carpet replacement	622	SF	12.00	–	–	7,500	2029	7	3
A-4.9-01-R	Splash pad resurfacing	600	SF	17.00	–	–	10,200	2029	7	3
A-4.12-21-R	Fitness Center exterior repaint	7,050	SF	7.00	–	–	49,400	2029	7	3
A-4.1-09-R	Clubhouse joint sealant replacement	1,660	LF	9.00	–	–	14,900	2032	10	6
A-4.2-10-R	Clubhouse fenestration sealant	2,420	LF	9.00	–	–	21,800	2032	10	6
A-4.2-11-R	Fitness Center fenestration sealant	2,020	LF	9.00	–	–	18,200	2032	10	6
A-4.5-08-R	Clubhouse interior repaint	17,300	SF	5.00	–	–	86,500	2032	10	6
A-4.7-01-R	Restroom accessory replacement	84	EA	125.00	–	–	10,500	2032	10	6
A-4.12-22-R	Fitness Center joint sealant	1,390	LF	9.00	–	–	12,500	2032	10	6
Total					**–**	**3,100**	**307,500**			

- **Totals.** The Part 2 opinion is $0 Immediate, $3,100 Short-Term and $307,500 Long-Term. The Part 2 total is $310,600.
- **Year column.** The Year column gives the replacement year of a Long-Term reserve. Immediate and Short-Term rows carry no year.
- **EUL and RUL columns.** A dash (–) marks a row without a service life, such as the ceiling-tile replacement of water-intrusion item A-4.14-08 (Section 3.4).
- **Lump sums.** A lump-sum row (LS) is an allowance for the remedy or study described in Sections 4 and 5 (§10.3.4).

6.3 Component Service-Life Schedule

Table 6-3 lists the Part 2 components by system type. Components of the same system and equal service life are combined. Values run from the report date; Section 3.4 defines the terms. MEP equipment

and the observation records of Sections 4.14 and 5.1, which carry no service life, are excluded. Women 2 to 4 and Fitness Center women's restroom components are Not Observed and carry assumed values.

Table 6-3. Component service-life schedule by system (Building Envelope and Interior Components)

System / component type	Items	Cond.	EUL (yr)	Eff. Age (yr)	RUL (yr)	Repl. Year
Exterior stucco walls and envelope, Clubhouse and Fitness Center	A-4.1-01 to A-4.1-07, A-4.12-01 to A-4.12-09	Good	50	4	46	2072
Exterior paint and coatings	A-4.1-08, A-4.12-21	Good	7	4	3	2029
Exterior and fenestration sealants and control joints	A-4.1-09, A-4.2-10, A-4.2-11, A-4.12-22	Good	10	4	6	2032
Porcelain tile cladding, not identified in the field	A-4.1-10	N.O.	40	4	36	2062
Stone veneer, not identified in the field	A-4.1-11	N.O.	50	4	46	2072
Composite wood cladding, not identified in the field	A-4.1-12	N.O.	20	4	16	2042
Impact aluminum storefront, fixed panels and transoms	A-4.2-01 to A-4.2-09	Good	30	4	26	2052
Exterior and fire-rated doors and frames	A-4.3-01, A-4.3-03, A-4.3-04	Good	25	4	21	2047
Interior and egress doors, frames, guards and handrails	A-4.3-02, A-4.13-01 to A-4.13-06	Good	20	4	16	2042
Door hardware: closers and panic devices	A-4.3-05	Good	15	4	11	2037
Soffits: T&G plank and stucco	A-4.4-01, A-4.4-02	Good	20	4	16	2042
Aluminum louvers, shutters, service-yard and courtyard gates	A-4.4-03 to A-4.4-05, A-4.8-10, A-4.8-11	Good	30	4	26	2052
Carpet	A-4.5-01, A-4.5-04	Good	7	4	3	2029
Interior wall paint	A-4.5-02, A-4.5-05 to A-4.5-08	Good	10	4	6	2032
Gypsum board ceilings	A-4.5-03, A-4.5-09 to A-4.5-12	Good	50	4	46	2072
Porcelain and ceramic floor and wall tile	A-4.5-13, A-4.5-14, A-4.7-02, A-4.7-05, A-4.7-08, A-4.7-11	Good	50	4	46	2072
Resilient and wood-look plank flooring	A-4.5-15	Good	15	4	11	2037
Millwork, casework and countertops	A-4.6-01 to A-4.6-08	Good	20	4	16	2042
Toilet partitions	A-4.7-03, A-4.7-06, A-4.7-09	Good	20	4	16	2042
Toilet accessories	A-4.7-01, A-4.7-04, A-4.7-07, A-4.7-10	Good	10	4	6	2032
Pavers on sand	A-4.8-01 to A-4.8-05	Good	30	4	26	2052
Planter waterproofing	A-4.8-06 to A-4.8-09	N.O.	20	4	16	2042
Splash pad finish	A-4.9-01	Good	7	4	3	2029
Aluminum pool and splash-pad barrier fence	A-4.10-01, A-4.10-02	Good	30	4	26	2052
Pool barrier gates and self-latching hardware	A-4.10-03 to A-4.10-05	Good	15	4	11	2037

System / component type	Items	Cond.	EUL (yr)	Eff. Age (yr)	RUL (yr)	Repl. Year
Signage	A-4.11-01 to A-4.11-06	Good	15	4	11	2037
Fitness Center interior finishes	A-4.12-10 to A-4.12-20	Good	15	4	11	2037

6.4 Items at or Below the $3,000 Threshold

Table 6-4 lists the material deficiencies and life-safety item A-4.11-02 whose cost is at or below the $3,000 item threshold (maintenance required, not carried) (§10.3.1). They are omitted from Table 6-2 and the totals. The Cost column is for reference only. Items A-4.5-10 and A-4.5-11 follow the source correction of item A-4.5-12.

Table 6-4. Items at or below the $3,000 threshold (maintenance required, not carried) (Building Envelope and Interior Components), 2026 dollars

Item	Description	Remedy	Qty	Unit	Unit Cost ($)	Cost ($)
A-4.5-10	Stained gypsum ceiling at supply diffuser, Pool Baths Women 1	After source correction, cut out wet board, patch, apply stain-blocking primer and repaint the full ceiling plane.	289	SF	6.35	1,800
A-4.5-11	Stained gypsum ceiling at supply diffuser, Pool Baths Men 1	After source correction, patch, apply stain-blocking primer and repaint the full ceiling plane.	272	SF	6.35	1,700
A-4.11-02	Exit sign plaque, East Courtyard gate pier (life safety)	Replace with a weather-rated exit sign on corrosion-resistant fasteners; confirm the device type with the MEP assessment.	1	EA	360.00	400
Total						**3,900**

- **Deferred maintenance (DM).** Items with significance DM in Section 4 are deferred maintenance (§3.2.40): A-4.1-07, A-4.10-03 and A-4.12-04. Their cost is at or below the threshold (maintenance required, not carried) (§10.3.1). Item A-4.1-07 follows the next exterior coating cycle.
- **Maintenance required.** A component is rated Good when its only repair costs $3,000 or less and is not life-safety. The record states the maintenance required, for example items A-4.1-07 and A-4.5-13.
- **Routine maintenance.** Cosmetic scuffs at A-4.5-05, A-4.5-06 and A-4.5-07 are routine maintenance (§3.2.52) and are not costed (§10.2). Significance RR marks a replacement reserve (Notations and Abbreviations). Reserve A-4.5-08-R carries the repaint cycle.
- **Cross-references.** Part 1 item S-4.8-13 carries the Fitness Center east eave remedy. Item A-4.12-04 carries no second cost. Item A-4.14-08 carries no second water-source study.

7. Limiting Conditions and Exclusions

7.1 Basis of the Assessment

Parts 1 and 2 were prepared to ASTM E2018-24, a voluntary baseline guide with a moderate level of uncertainty (§4.1). This section states the conditions that limit the observations (§11.10) and the exclusions of §12.1, §12.2 and §12.3.

- **Method.** The observations are visual, non-intrusive and representative.
- **Point in time.** The observations reflect conditions during the site visits, October 12 to 16, 2026 (§4.2.1). Conditions can change after the visits. Weather was sunny during the inspections.
- **Uncertainty.** The assessment does not eliminate uncertainty (§4.3.1). Opinions on workmanship, condition, remedies and remaining useful life are subjective.
- **Remedies.** The suggested remedies were formed without calculation, testing or probing. Alternatives may exist (§4.3.2).
- **Concealed conditions.** RDC is not responsible for concealed or latent defects, or for those not reasonably observable on the visit dates.
- **Hidden hazards.** The same applies to conditions that need removal or relocation of materials, finishes or equipment to detect, including mold, asbestos and lead-based paint.
- **Information by others.** The documents and statements provided were relied upon and not verified. Drawings aid description and quantities. They do not verify as-built conditions (§8.4.3).
- **Government records.** The City of Doral Building Department website shows no violations for 8151 NW 46 Terrace. Neither a violation nor its absence is reported for the Clubhouse.
- **MEP.** MEP systems, including the pool and spa equipment and the Fitness Center elevator, are outside this report; a separate MEP assessment covers them. Only their visible interface with the structure and envelope is noted.
- **Capital improvements.** The cost opinions address repair and replacement of existing components. They do not address upgrades, repositioning or future capital improvements (§12.1.1, §12.1.3).

7.2 Activity Exclusions (ASTM E2018-24 §12.1)

The activities below were not part of the PCA, the walk-through or the PCR.

Table 7-1. Activity exclusions

Clause	Exclusion
§12.1.1, §12.1.3	Capital improvements, upgrades and future improvements
§12.1.2	Interpreting legal documents
§12.1.4	Moving or removing materials, ceiling, wall or equipment panels, furniture and personal property
§12.1.5, §12.1.14	Exploratory probing, destructive testing and procedures that may damage the property
§12.1.6	Removing access panels; dismantling or operating equipment
§12.1.7	Water pressure and flow, pipe sizes, underground drain discharge points
§12.1.8	Fire rating of assemblies; fire areas, walls and barriers; accessible routes; construction types; use classifications
§12.1.9	Engineering calculations; designs and specifications for remedies

Clause	Exclusion
§12.1.10	Measurements and quantities to verify owner information
§12.1.11	Pests
§12.1.12	Subterranean conditions, soils, underground utilities and non-permanent items
§12.1.13	Dangerous areas: crawl and confined spaces, plenums, pitched or unsafe roofs, roofs without built-in access, electrical panel and device covers
§12.1.16	Design-intent and code adherence, including acoustic ratings, occupant load, fire rating and load-bearing capacity
§12.1.17	Flammability of materials
§12.1.18	Security
§12.1.19	Operating timer-controlled systems
§12.1.20	Environmental: potable water, hazardous materials and wastes, wetlands, mold, fungus, indoor air quality, EMF
§12.1.21	Systems that need specialized knowledge to test or operate, including process equipment
§12.1.22	Third-party and tenant-owned systems
§12.1.23	Adequacy of costs, budgets and schedules of work in progress

7.3 Warranty, Guarantee and Code-Compliance Exclusions (§12.2)

The PCR is an opinion only. RDC does not warrant or guarantee the present or future condition of the Property. The PCA is not a warranty-transfer inspection.

The PCR is not a warranty or guarantee of compliance with any federal, state or local statute, ordinance, rule or regulation. This includes fire, building and life-safety codes; accessibility requirements, including ADA and FHA; environmental, health and zoning requirements; and insurance-industry and trade standards (§12.2.2).

The PCR does not warrant that any material, equipment or system meets a certification or actuation program. It does not warrant vendor or manufacturer warranty provisions or insurance-industry acceptance standards, such as FM or UL (§12.2.3).

Product approvals, impact ratings and labels of fenestration, doors and louvers were not verified. The egress, pool-barrier and accessibility observations in Part 2, Sections 4.10, 4.13 and 5.1 are visual. They are not compliance findings.

7.4 Out-of-Scope Considerations (§12.3)

- **Environmental (§12.3.2.3, §12.1.20).** Mold, fungus, indoor air quality and other environmental matters are outside this assessment. They are an out-of-scope consideration that is the user's decision. HouseMaster of America report no. 1868304 is information provided by others (§11.2.3). It was received as reference only and is not summarized, verified or adopted. The user may commission a separate environmental assessment (§12.3.3).
- **Water intrusion.** Visible staining, leaks and water intrusion are reported as physical conditions only (§9.4.3, §9.4.10). Moisture-meter readings are not mold or indoor air quality findings.
- **Natural hazards (§12.3.2.1).** Exposure to flood, hurricane, high wind or seismic hazards was not evaluated. Flood-zone and wind-design information in this report comes from the drawings and describes the Property. It is not an evaluation of exposure.

- **Damageability and resilience (§12.3.2.2).** The vulnerability and resilience of structure and envelope components were not evaluated.
- **Accessibility (§12.3.2.4).** Part 1 does not address accessibility. Part 2, Section 5.1 gives an abbreviated screening; it is not a detailed survey and gives no conformance opinion.
- **Energy performance (§12.3.2.5).** Energy performance, consumption and carbon, including the thermal performance of glazing and envelope, were not evaluated.
- **Regulatory timing.** Part 1, Section 5.1 reports the milestone-inspection consideration.
- **Warranty and code compliance (§12.3.2.6).** See Section 7.3.
- **Other standards (§12.3.3).** The Guide lists other ASTM standards for considerations outside a baseline PCA. The user decides whether to commission them.

User and Reliance

- The PCR was prepared solely for the use and benefit of DDSCDD in its evaluation of the Property.
- No other person or entity may rely on the PCR, or extend its conclusions, without RDC's prior written consent. This includes lenders, insurers and subsequent owners.
- Alvarez Engineers, Inc., District Engineer, acts as the client representative for DDSCDD.
- DDSCDD may use the PCR for its evaluation of the Property only. Other use requires RDC's prior written consent (Terms and Conditions §13).
- The PCR is not a certification, guarantee or warranty of the present or future condition of the Property (Terms and Conditions §5; §12.2.1).
- Reliance is valid for the point in time of the observations (§4.2.1). It applies to the Property only.
- Documents and information furnished by DDSCDD, the Developer and public records were relied upon and not verified (§8.2; Terms and Conditions §2). Exhibit C identifies each source (§11.2.3).

EXHIBIT A
COMMON ELEMENTS KEY PLANS

Downtown Doral Clubhouse, Gymnasium and Ancillary Facilities

Key Plan 1 (SP-1): field zones Z01 to Z14 and route stops R14, R15 and R17 to R20. Key Plan 2 (A0.1): Clubhouse route stops R01 to R13 and zones.

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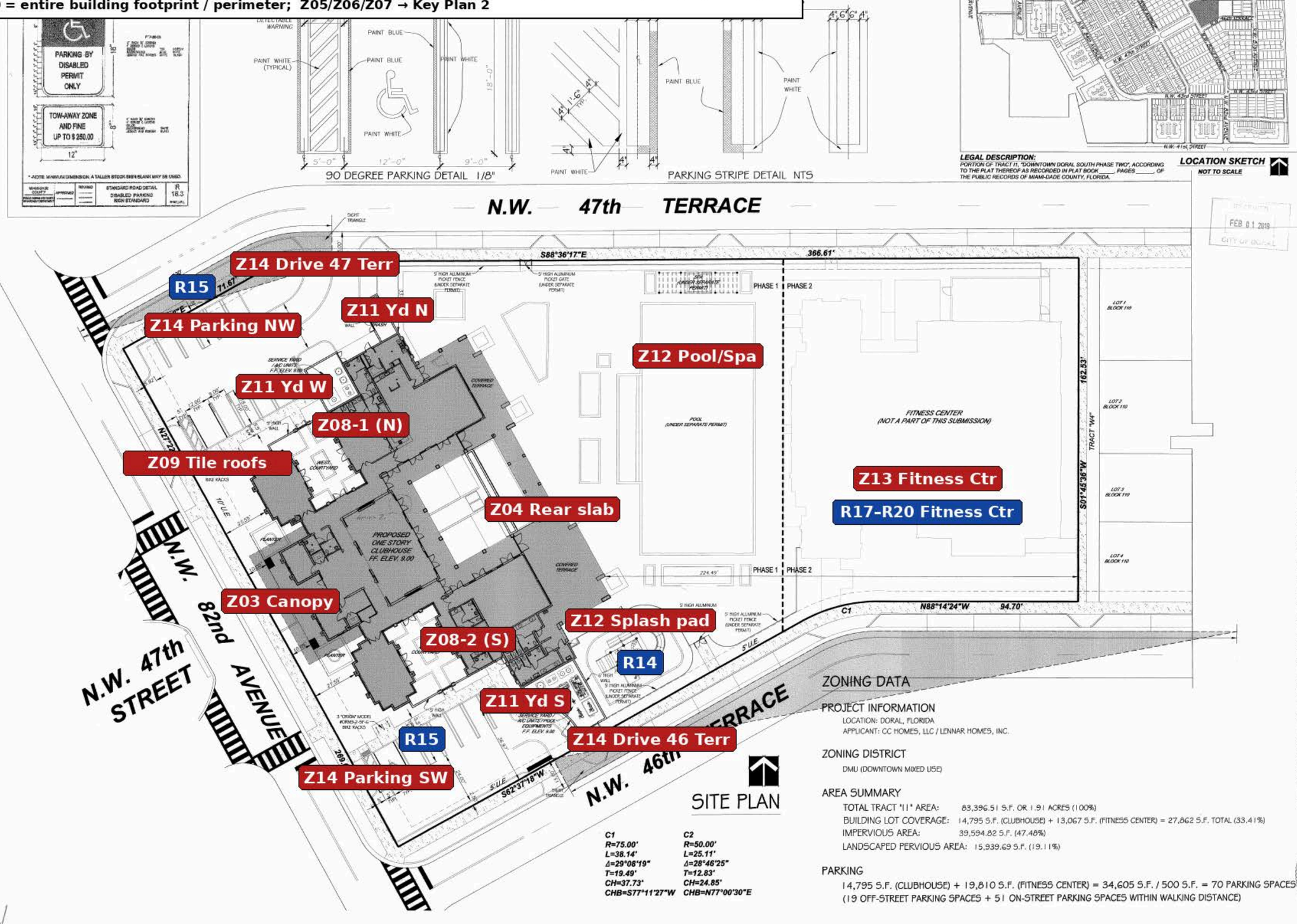
KEY PLAN 1 - SITE / STRUCTURAL ZONES (SP-1) True N ↑
Red Z## = Structural & Site zones (S1) Blue R## = Architectural stops (A1)
Clubhouse rotated ≈27°: front (Front Porch) ≈ W → NW 82nd Ave; rear (loggias) ≈ E → pool; left wing ≈ N; right wing ≈ S
Z01/Z02/Z10 = entire building footprint / perimeter; Z05/Z06/Z07 → Key Plan 2



SITE PLAN

C1	C2
R=75.00'	R=50.00'
L=38.14'	L=25.11'
Δ=29°08'19"	Δ=28°46'25"
T=19.49'	T=12.83'
CH=37.73'	CH=24.85'
CHB=S77°11'27"W	CHB=N77°00'30"E

ZONING DATA

PROJECT INFORMATION
LOCATION: DORAL, FLORIDA
APPLICANT: CC HOMES, LLC / LENNAR HOMES, INC.

ZONING DISTRICT
DMU (DOWNTOWN MIXED USE)

AREA SUMMARY
TOTAL TRACT "11" AREA: 83,396.51 S.F. OR 1.91 ACRES (100%)
BUILDING LOT COVERAGE: 14,795 S.F. (CLUBHOUSE) + 13,067 S.F. (FITNESS CENTER) = 27,862 S.F. TOTAL (33.41%)
IMPERVIOUS AREA: 39,594.82 S.F. (47.48%)
LANDSCAPED PERVIOUS AREA: 15,939.69 S.F. (19.11%)

PARKING
14,795 S.F. (CLUBHOUSE) + 19,810 S.F. (FITNESS CENTER) = 34,605 S.F. / 500 S.F. = 70 PARKING SPACES
(19 OFF-STREET PARKING SPACES + 51 ON-STREET PARKING SPACES WITHIN WALKING DISTANCE)

REVISIONS	BY
1 12-6-18	M.P.
2 1-8-19	M.P.
3 1-10-19	M.P.
4 1-25-19	M.P.

SOTOLONGO SALMAN HENDERSON ARCHITECTS, LLC
10630 NORTHWEST 27TH STREET • DORAL • FLORIDA • 33172
TELEPHONE: (305) 593-9798 • FAX: (305) 593-0096

DOWNTOWN DORAL SOUTH COMMUNITY CENTER
CC HOMES, LLC / LENNAR HOMES, INC.
4651 NW 82 AVENUE
DORAL, FLORIDA 33166

CLUBHOUSE SITE PLAN

SCALE 1"=20'-0"
DATE 11-14-18
JOB 1503
SHEET SP-1 OF SHEETS

1/25/2019

KEY PLAN 2 - CLUBHOUSE FLOOR (A0.1) - bottom ≈ W (front, NW 82nd Ave) · top ≈ E (pool) · left ≈ N · right ≈ S
Blue R## = Architectural route stops (A1), numbered in walk order; R01 = exterior perimeter, clockwise from Front Porch
Red Z## = Structural zones (S1): Z07 attic hatches 22"x30", Z03/Z04 concrete slabs, Z05 loggias/courtyards, Z08 flat roofs

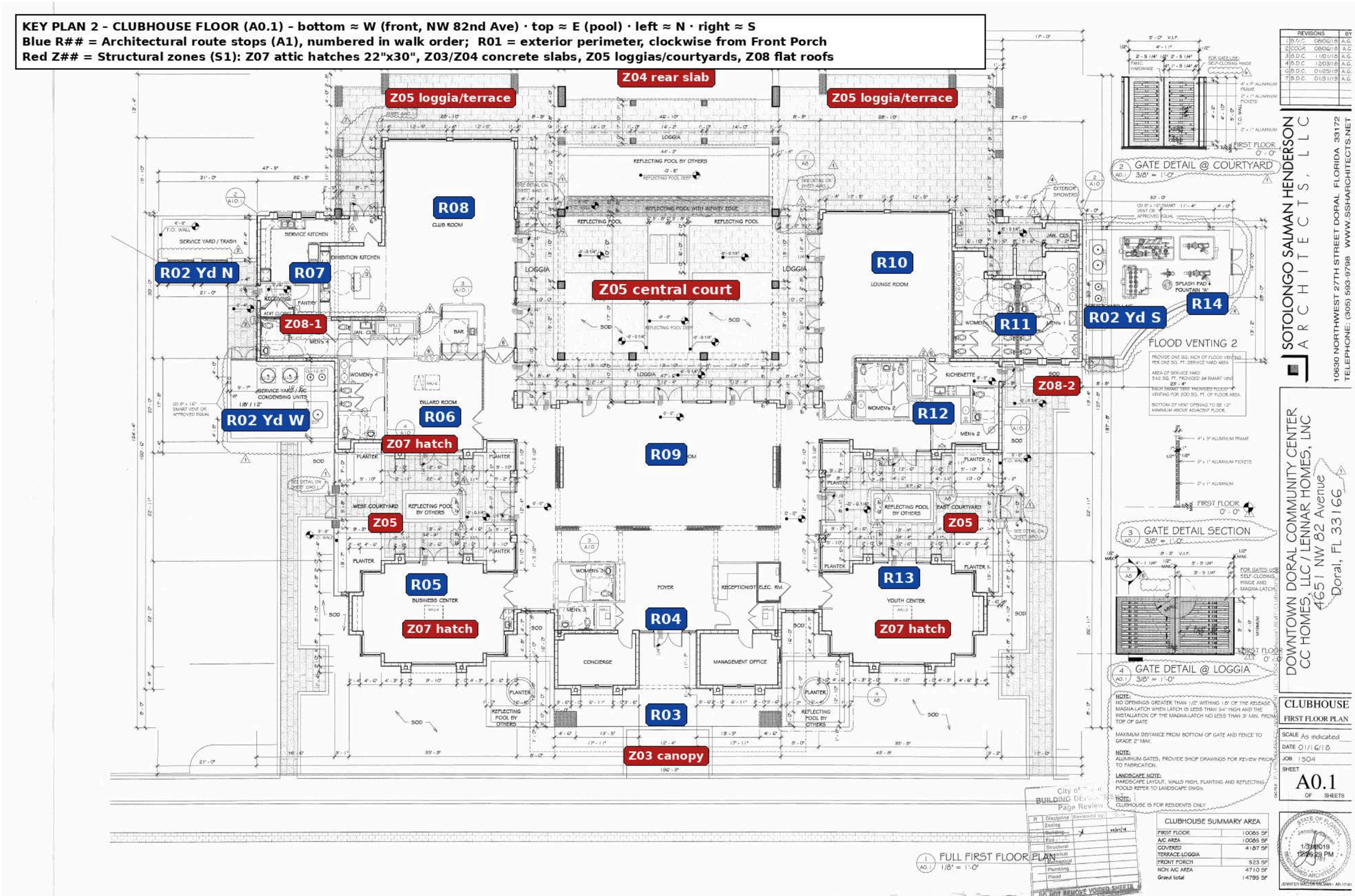


EXHIBIT B
PHOTOGRAPHIC LOG

Downtown Doral Clubhouse, Gymnasium and Ancillary Facilities
Part 1 figures carry the prefix S; Part 2 figures carry the prefix A.

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Figure S-1. Interior Loop, Reception Room.

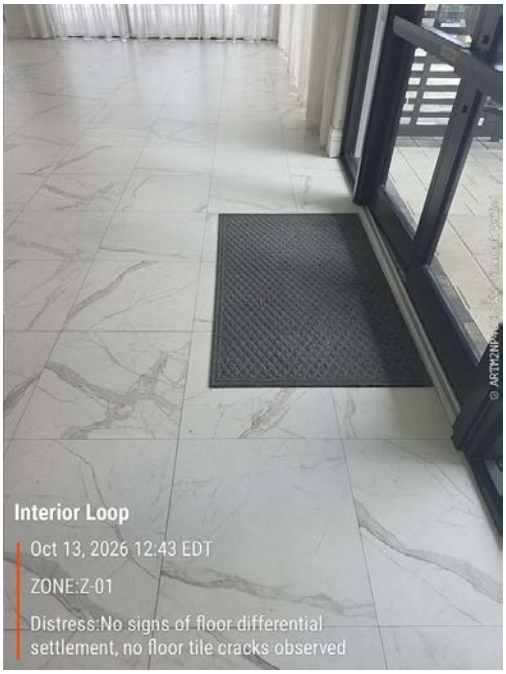

Figure S-2. Interior Loop, North.

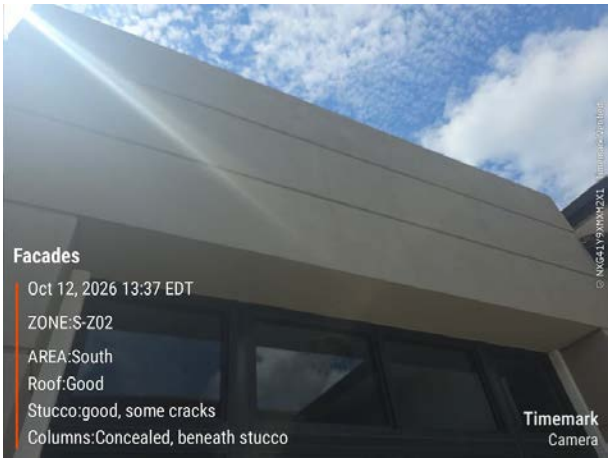

Figure S-3. Facades, South.



Figure S-4. Facades, North.

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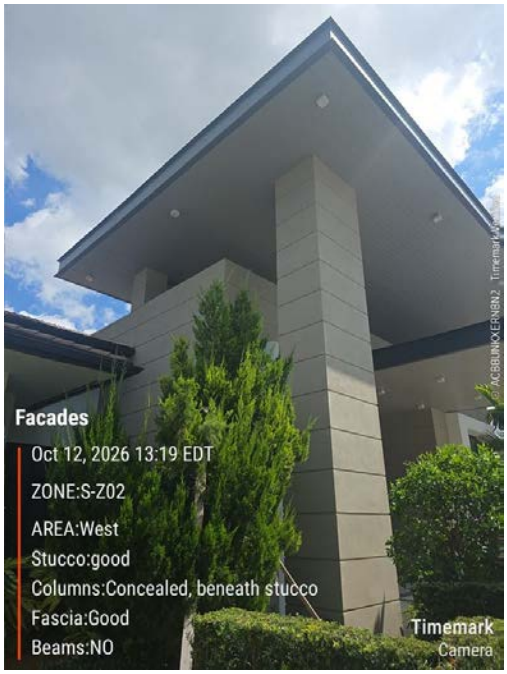

Figure S-5. Facades, West.

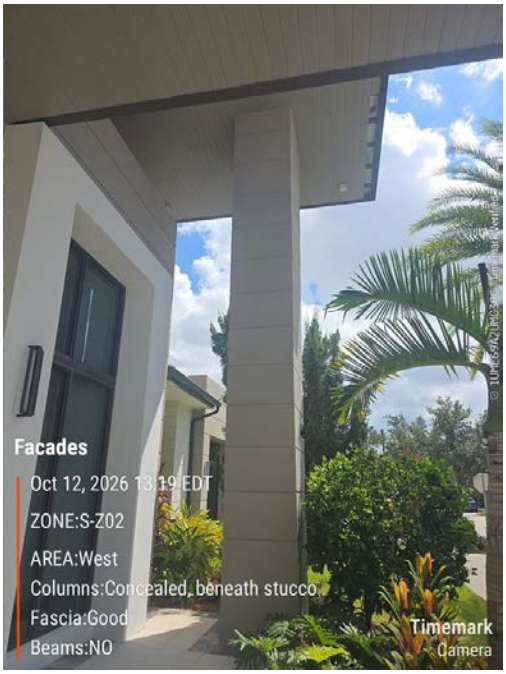

Figure S-6. Facades, West.



Figure S-7. Facades, South.

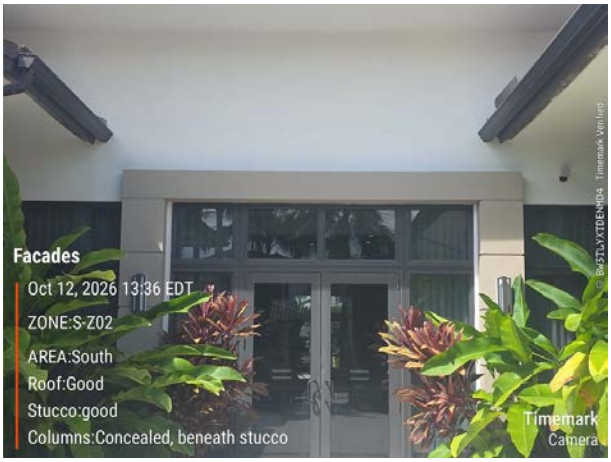

Figure S-8. Facades, South.

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Figure S-9. Facades, South.

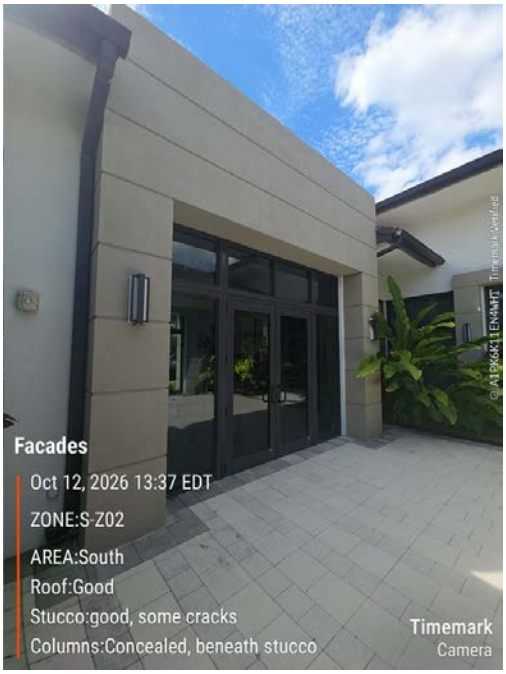

Figure S-10. Facades, South.

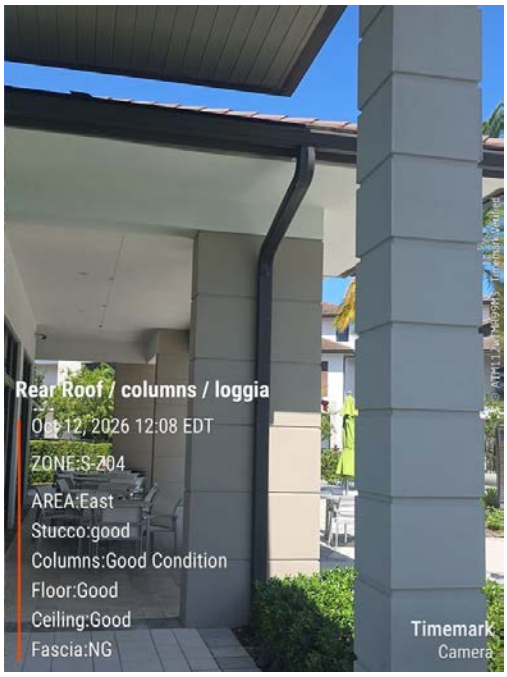

Figure S-11. Rear Roof / columns / loggia, East.

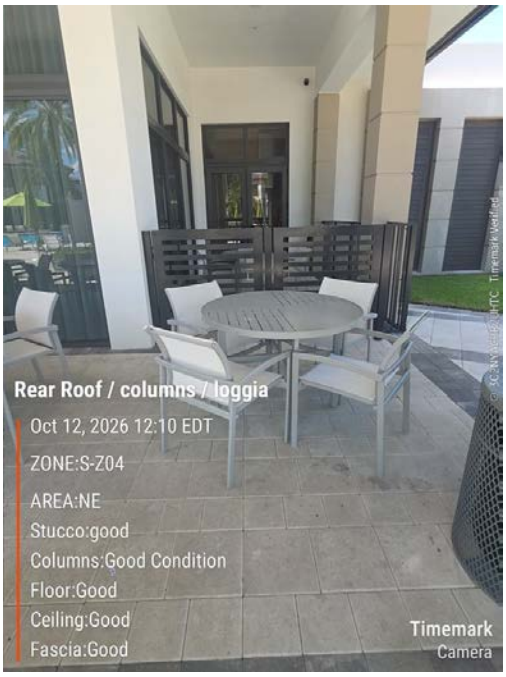

Figure S-12. Rear Roof / columns / loggia, NE.

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Figure S-13. Facades, East.



Figure S-14. Rear Roof / columns / loggia, East.

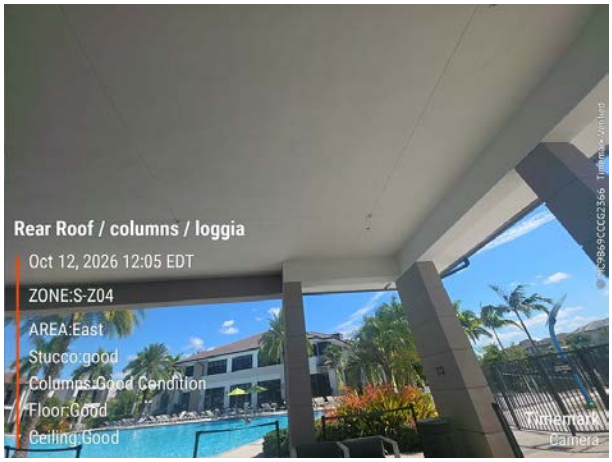

Figure S-15. Rear Roof / columns / loggia, East.

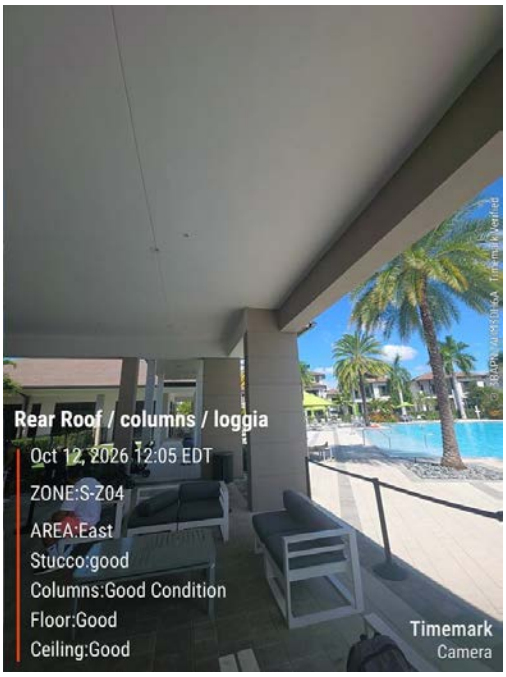

Figure S-16. Rear Roof / columns / loggia, East.

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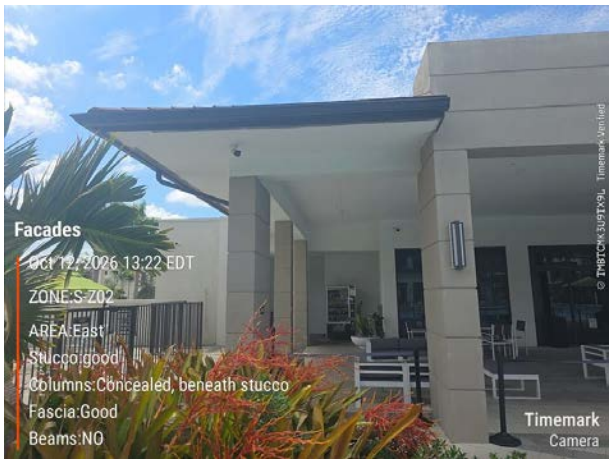

Figure S-17. Facades, East.



Figure S-18. Front Canopy, West.



Figure S-19. Front Canopy, West.



Figure S-20. Front Canopy, West.

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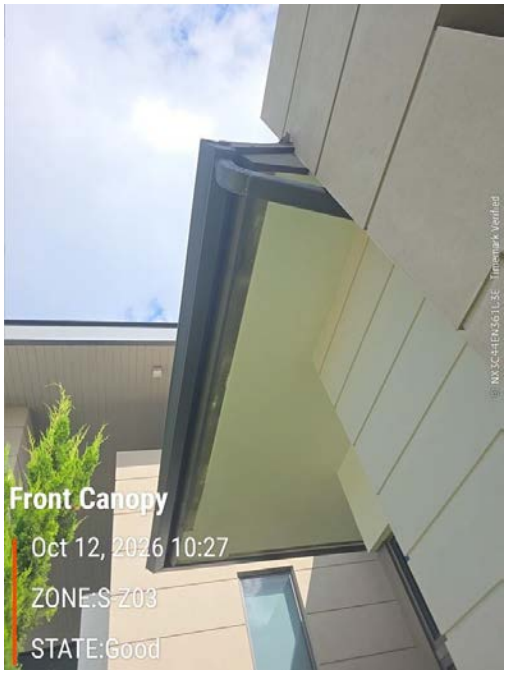

Figure S-21. Front Canopy, West.



Figure S-22. Front Canopy, West.

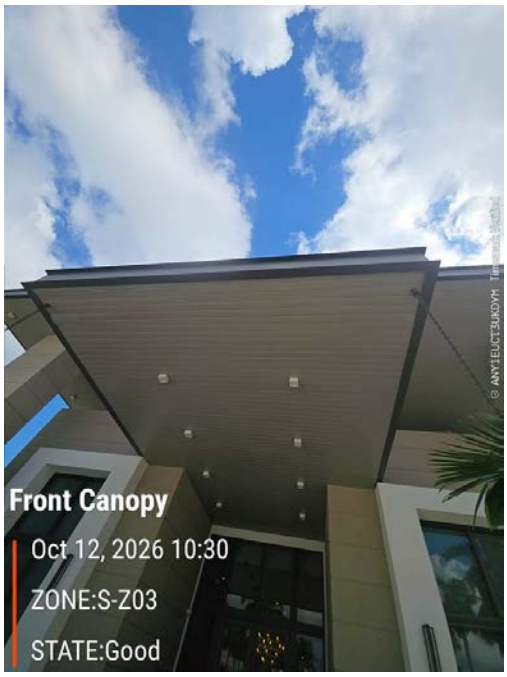

Figure S-23. Front Canopy, West.



Figure S-24. HSS Columns, West.

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Figure S-25. HSS Columns, West.

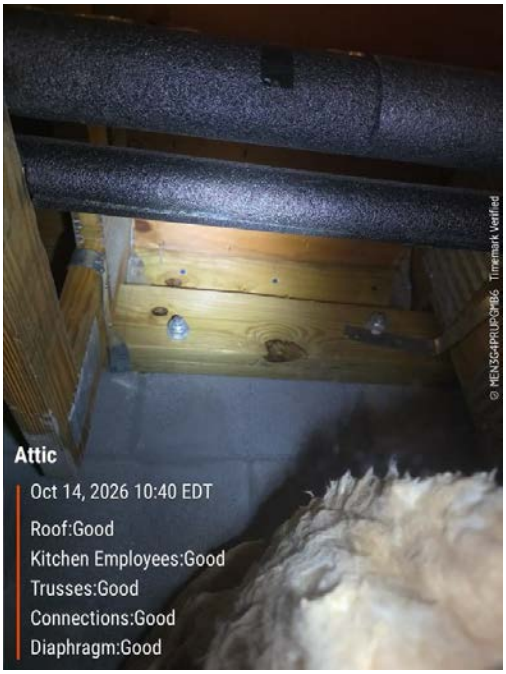

Figure S-26. Attic, North.



Figure S-27. Attic, North.

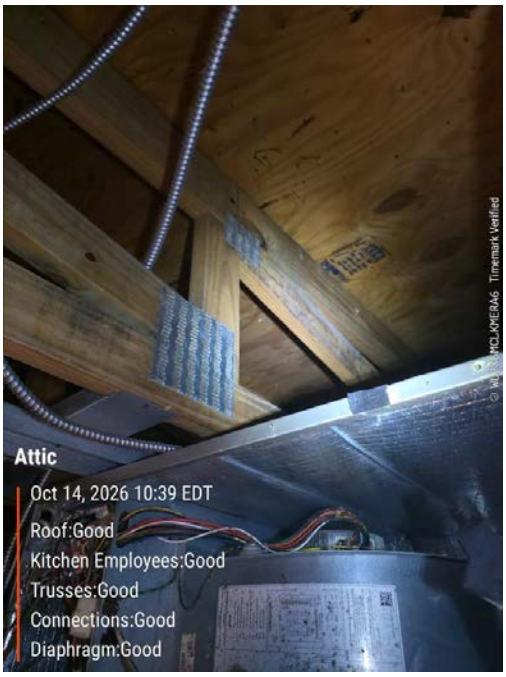

Figure S-28. Attic, North.

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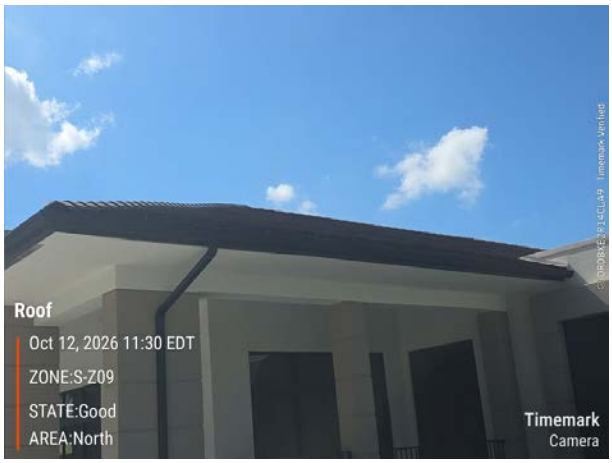

Figure S-29. Roof, North.



Figure S-30. Roof, West.



Figure S-31. Roof, East.



Figure S-32. Roof, South.



Figure S-33. Roof, East.



Figure S-34. Roof, North.

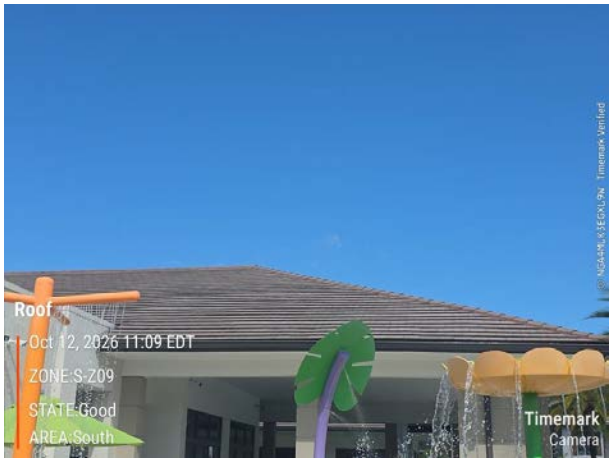

Figure S-35. Roof, South.

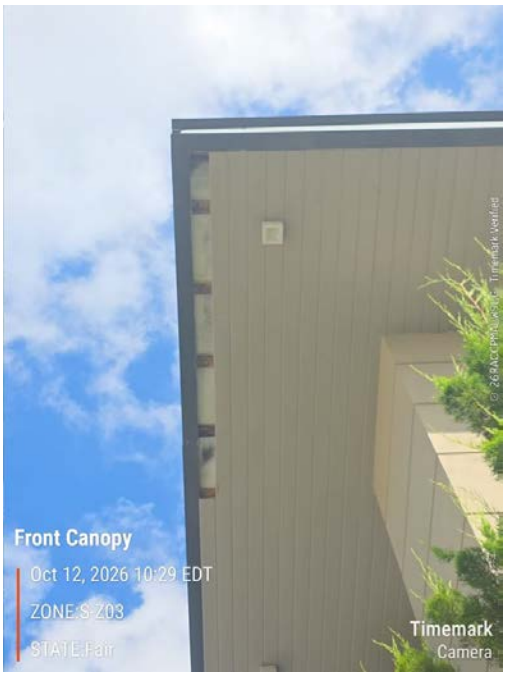

Figure S-36. Front Canopy, West.



Figure S-37. Rear Roof / columns / loggia, NE.

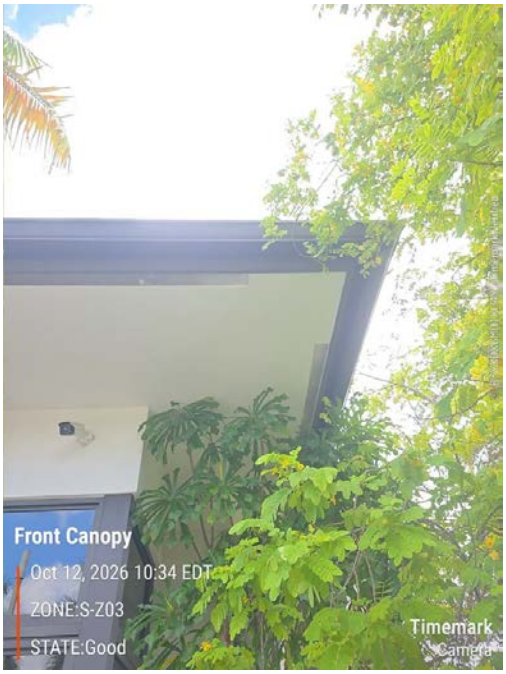

Figure S-38. Front Canopy, West.



Figure S-39. Front Canopy, West.



Figure S-40. Roof, North.

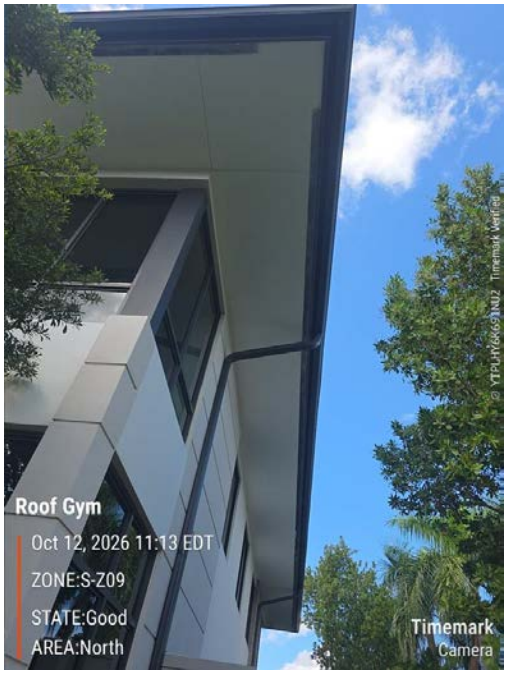

Figure S-41. Roof Gym, North.

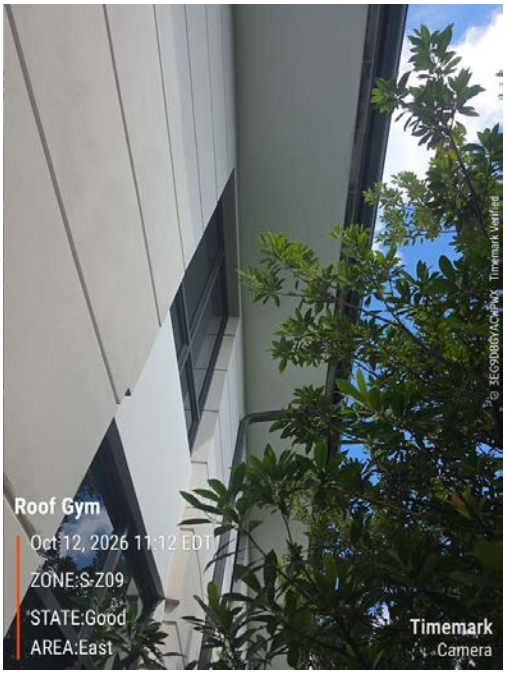

Figure S-42. Roof Gym, East.

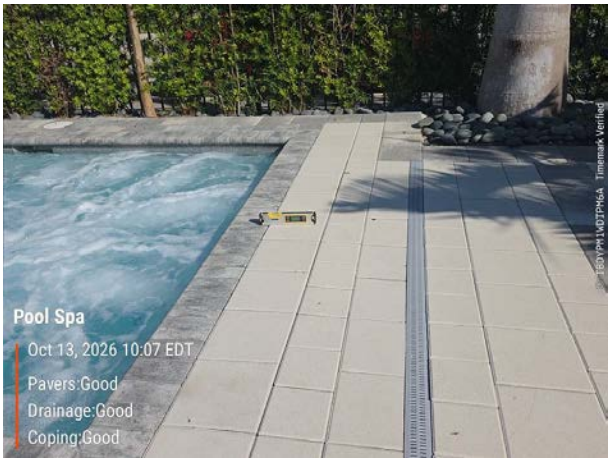

Figure S-43. Pool Spa, East.

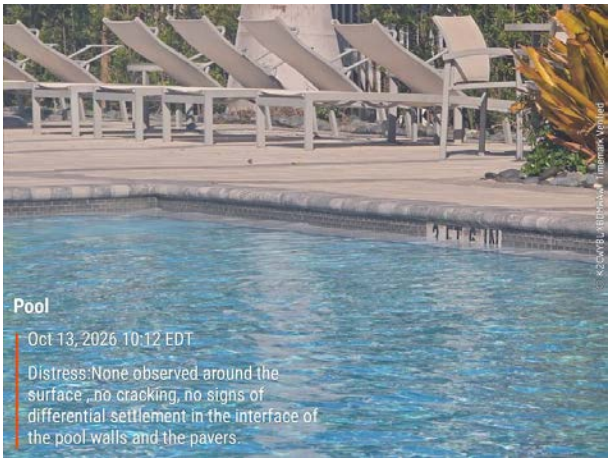

Figure S-44. Pool, East.

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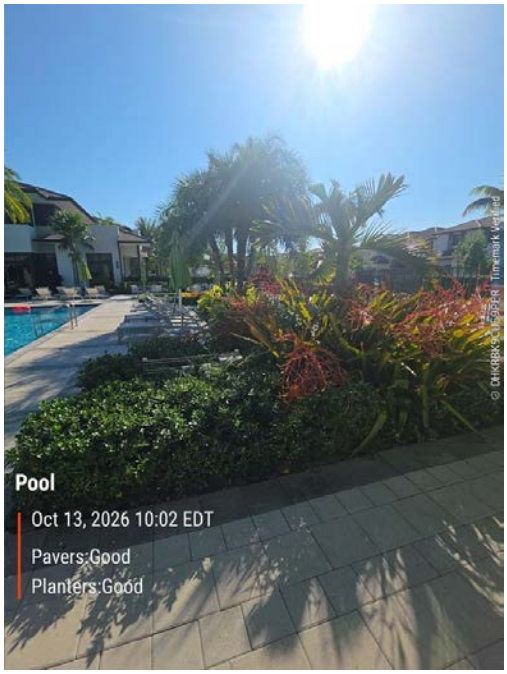

Figure S-45. Pool, East.

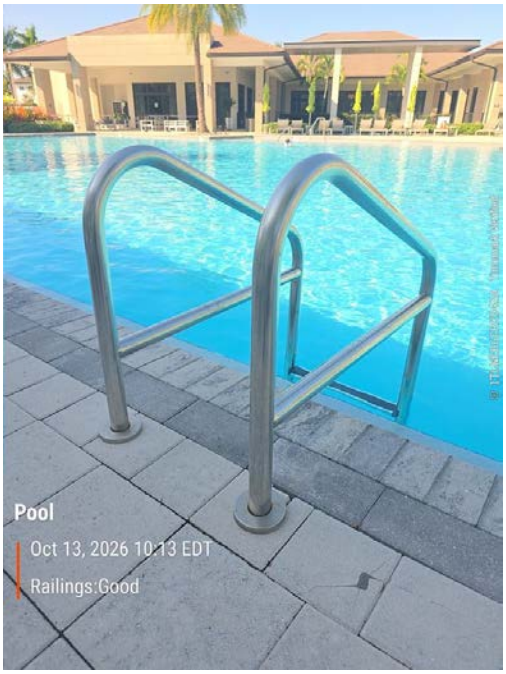

Figure S-46. Pool, East.

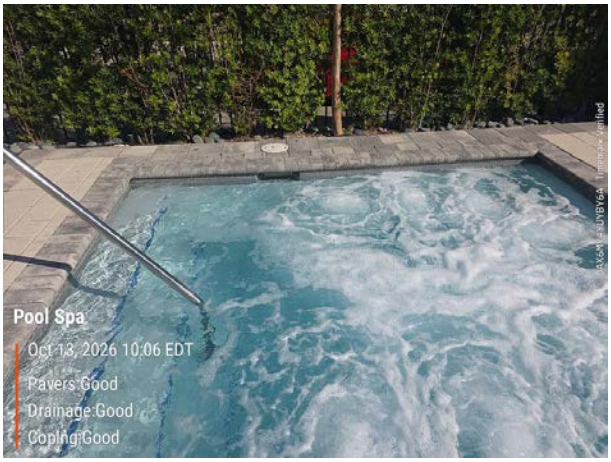

Figure S-47. Pool Spa, East.

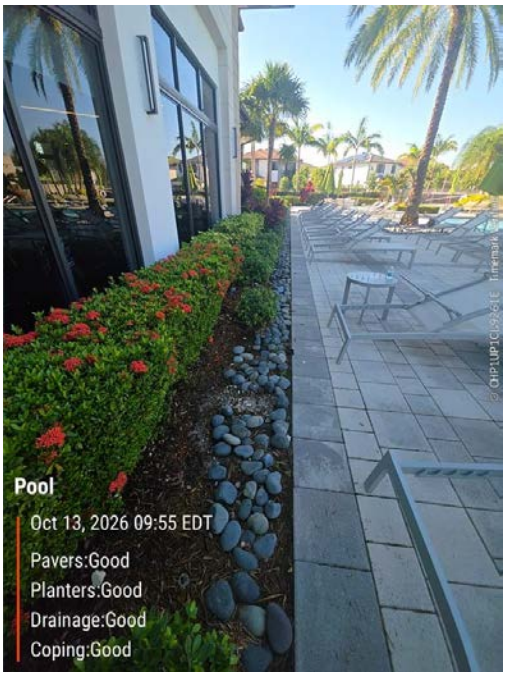

Figure S-48. Pool, East.

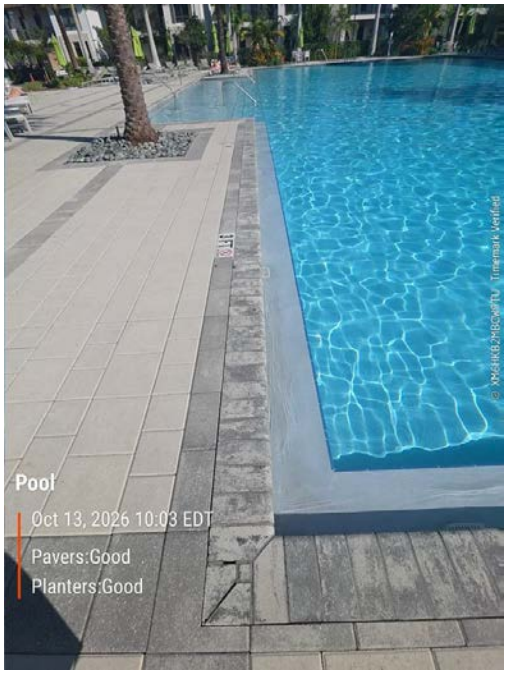

Figure S-49. Pool, East.



Figure S-50. Pool, East.



Figure S-51. Pool, East.

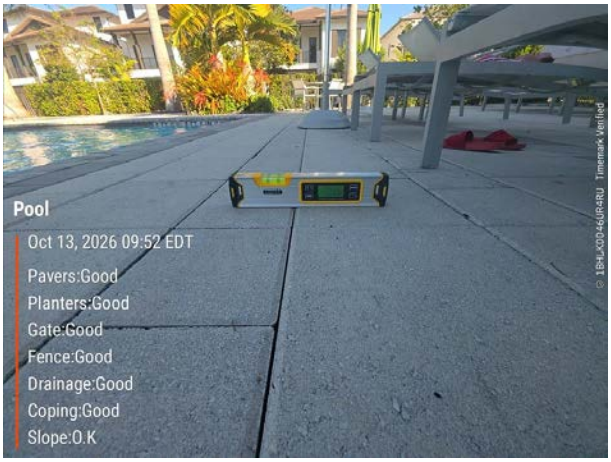

Figure S-52. Pool, East.

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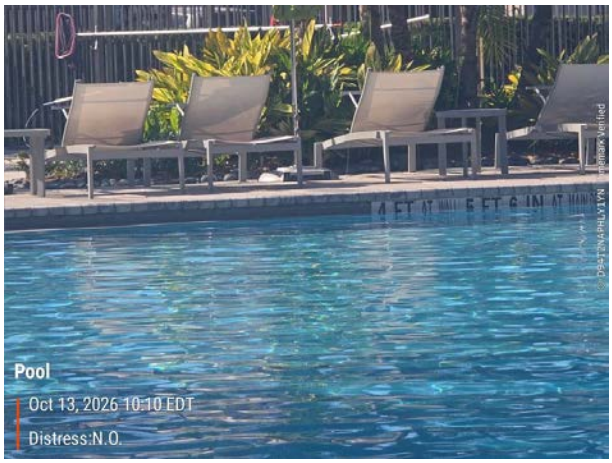

Figure S-53. Pool, East.

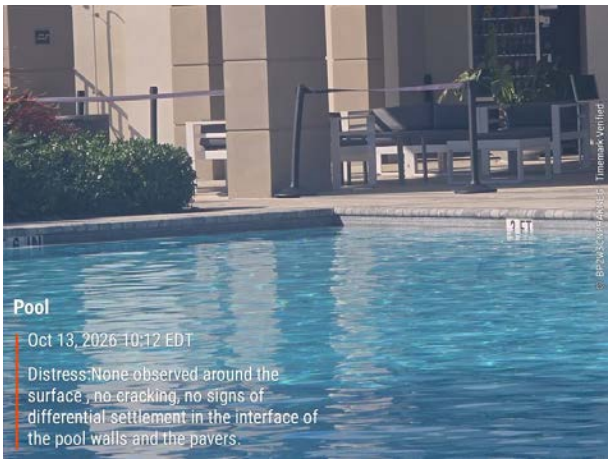

Figure S-54. Pool, East.



Figure S-55. Gym AHU, North.



Figure S-56. Facades, South.



Figure S-57. Gym AHU, North.



Figure S-58. AHU Club, South.



Figure S-59. Site, South.



Figure S-60. Roof Gym, East.

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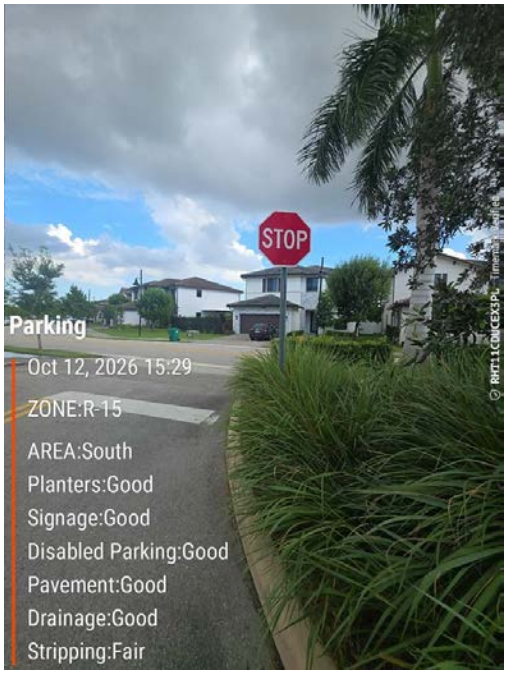

Figure S-61. Parking, South.

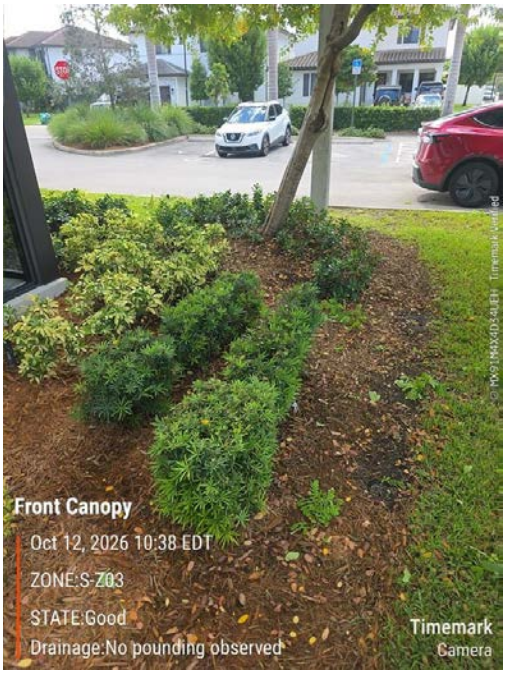

Figure S-62. Front Canopy, West.

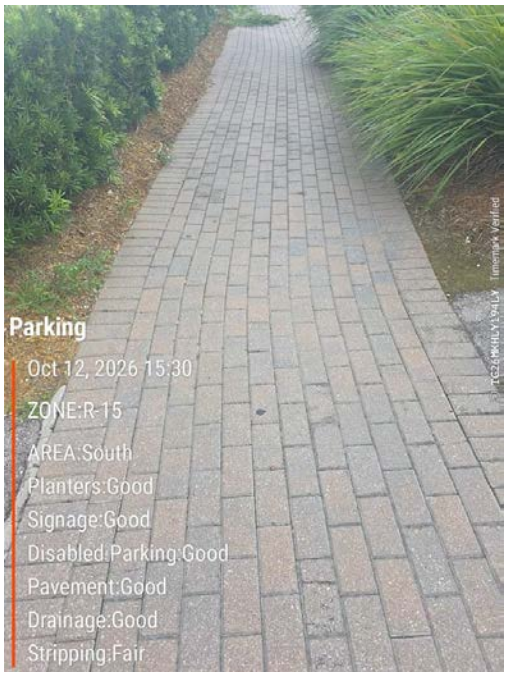

Figure S-63. Parking, South.



Figure S-64. Parking, South.



Figure S-65. Parking, South.



Figure S-66. Site, West.



Figure S-67. Parking, South.

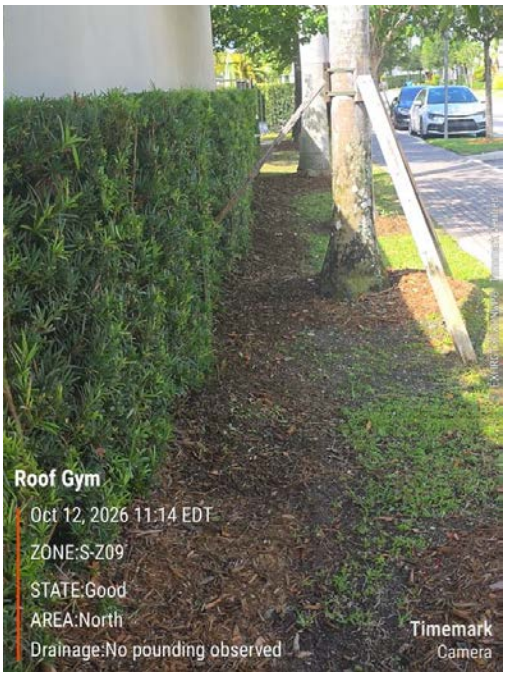

Figure S-68. Roof Gym, North.

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Figure S-69. Parking, North.



Figure S-70. Parking, North.

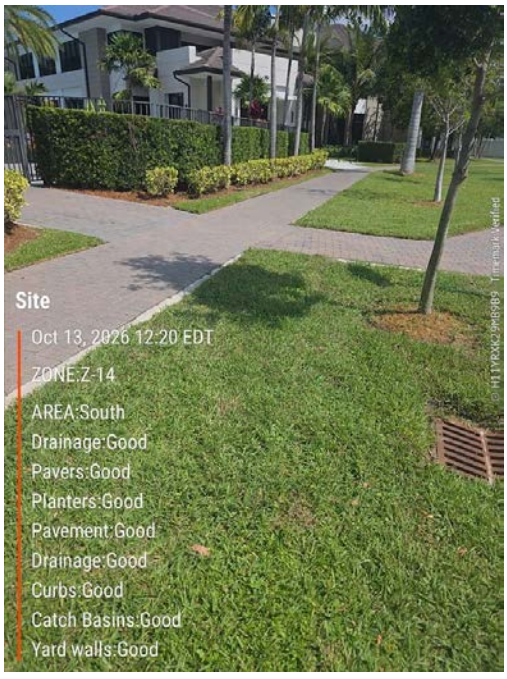

Figure S-71. Site, South.

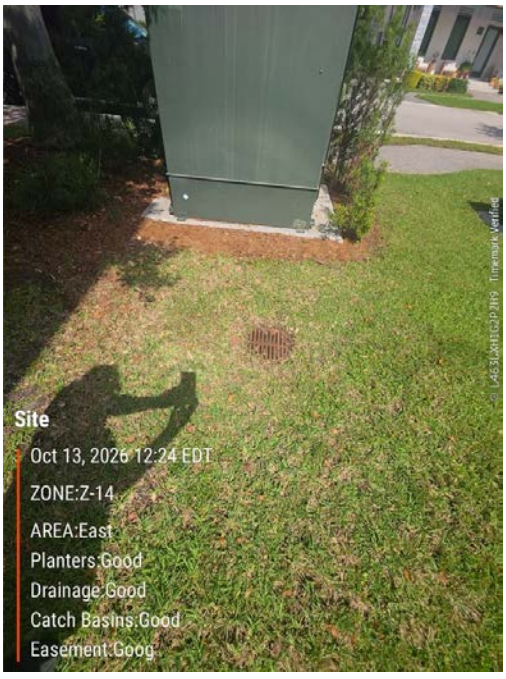

Figure S-72. Site, East.

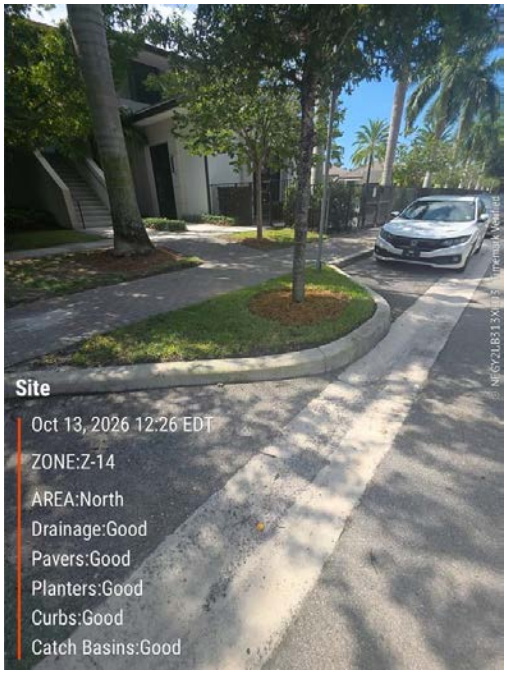

Figure S-73. Site, North.



Figure S-74. Roof Gym, North.

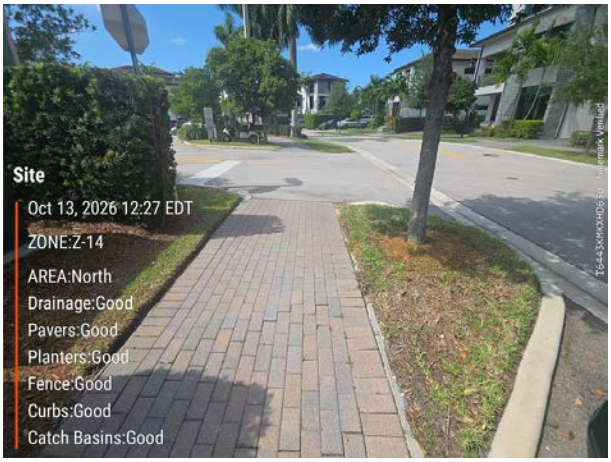

Figure S-75. Site, North.



Figure S-76. Parking, South.



Figure S-77. Parking, North.

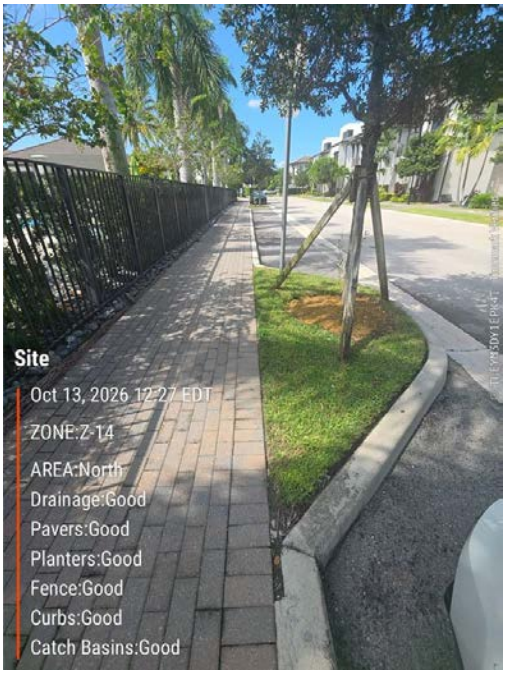

Figure S-78. Site, North.



Figure S-79. Front Canopy, West.



Figure S-80. Parking, North.



Figure S-81. Site, West.

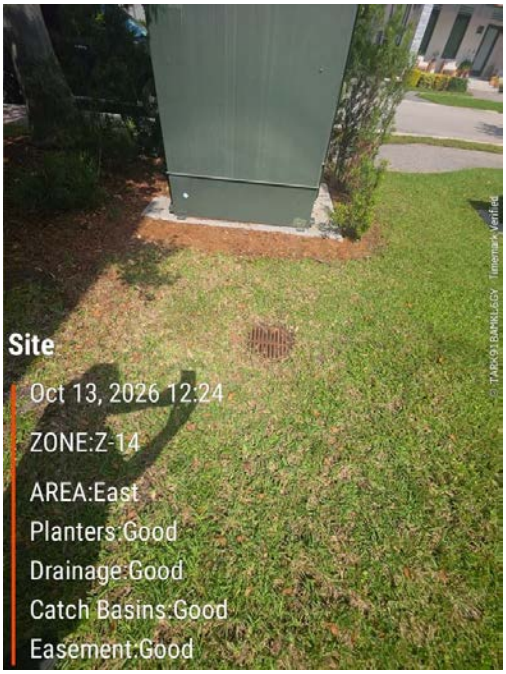

Figure S-82. Site, East.

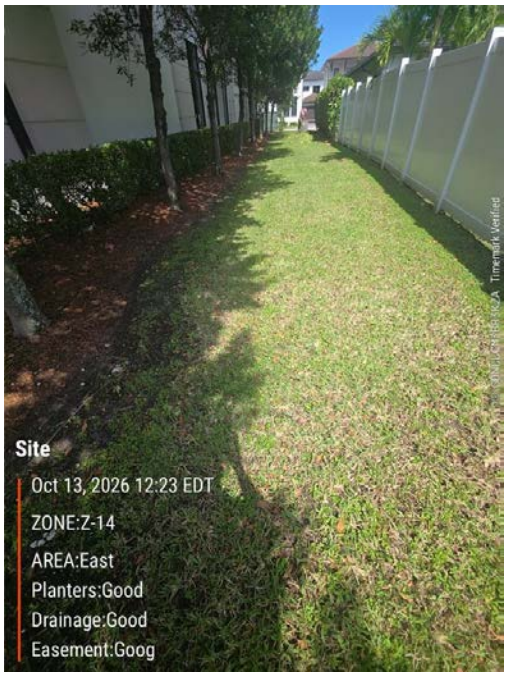

Figure S-83. Site, East.



Figure S-84. Site, East.

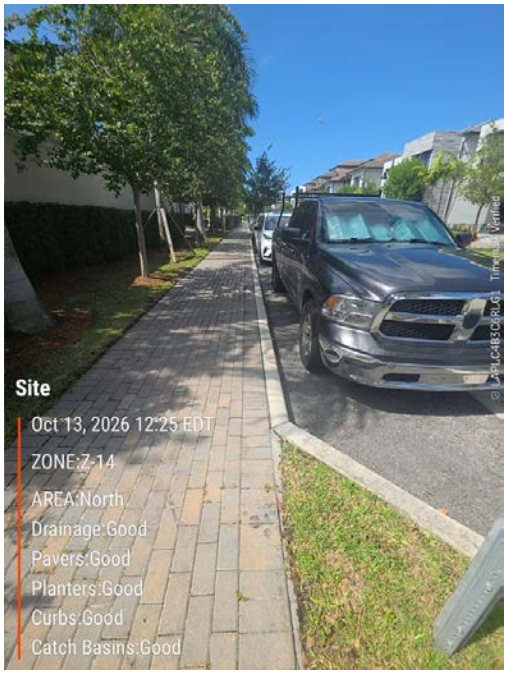

Figure S-85. Site, North.



Figure S-86. Site, South.



Figure S-87. Gym Stairs, North.



Figure S-88. Attic, Gym 1st Floor.

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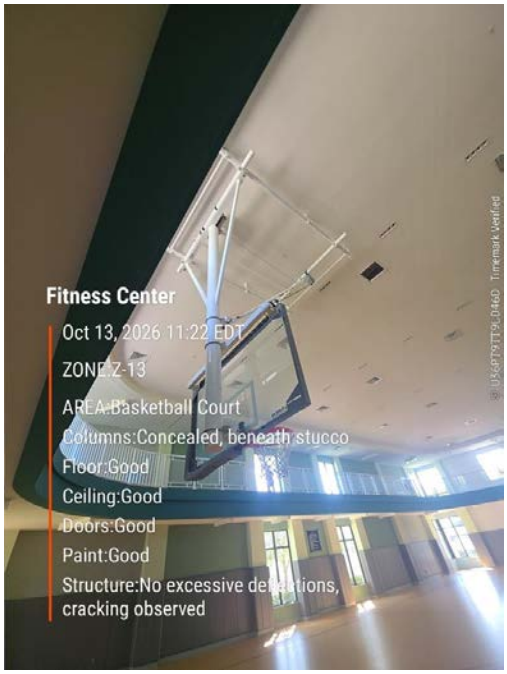

Figure S-89. Fitness Center, Basketball Court.



Figure S-90. Facades Gym, North.



Figure S-91. Attic, Gym 1st Floor Vendor room.



Figure S-92. Roof Gym, North.



Figure S-93. Gym Stairs, North.



Figure S-94. Fitness Center, Basketball Court.



Figure S-95. Roof Gym, South.

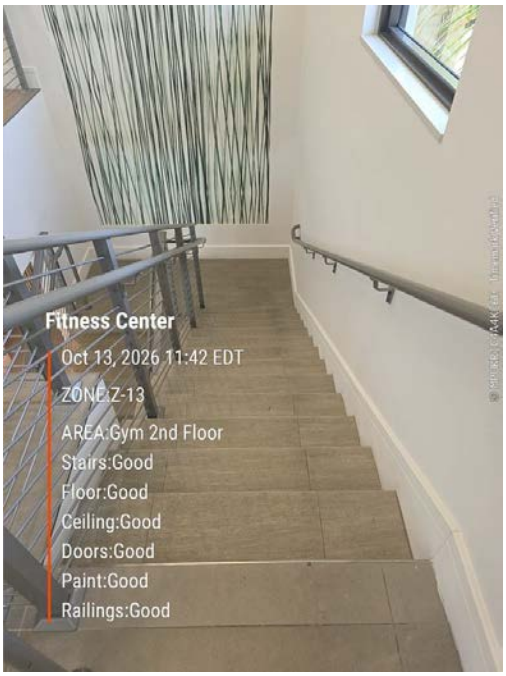

Figure S-96. Fitness Center, Gym 2nd Floor.

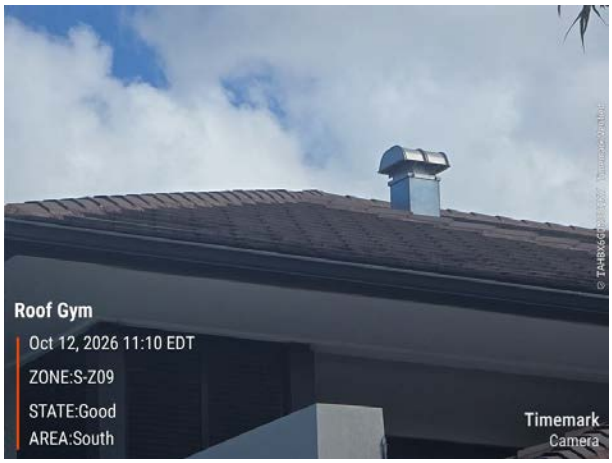

Figure S-97. Roof Gym, South.



Figure S-98. Attic, Gym 2nd Floor.

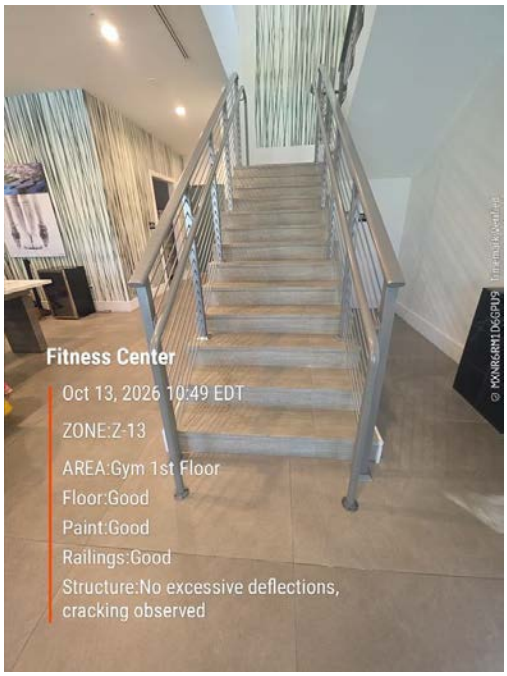

Figure S-99. Fitness Center, Gym 1st Floor.



Figure S-100. Attic, Gym 1st Floor Vendor room.

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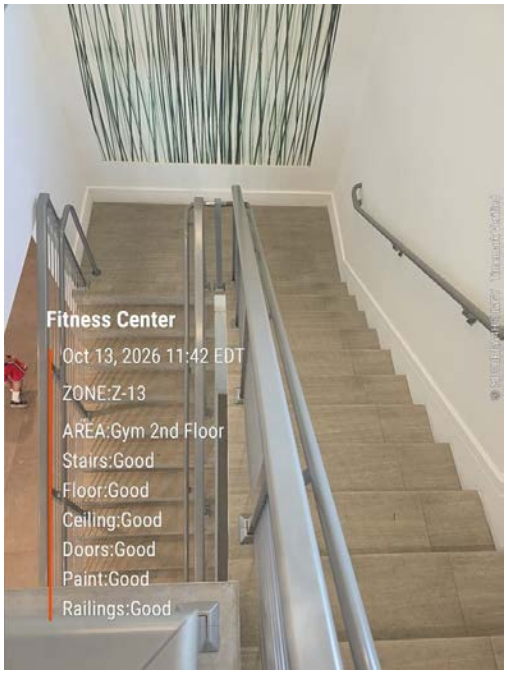

Figure S-101. Fitness Center, Gym 2nd Floor.

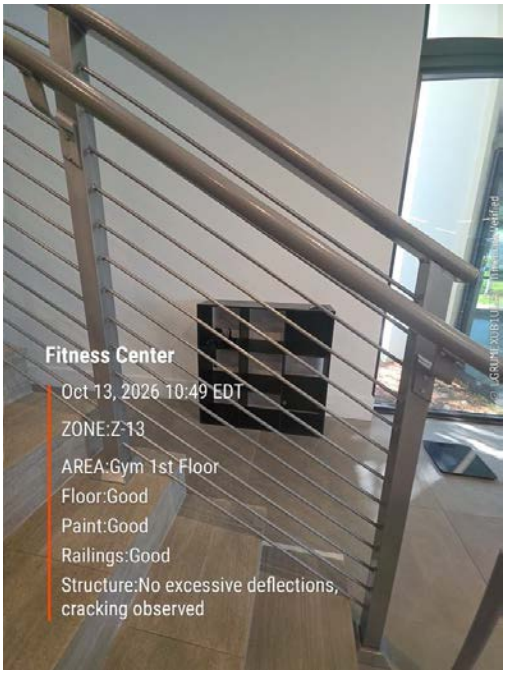

Figure S-102. Fitness Center, Gym 1st Floor.

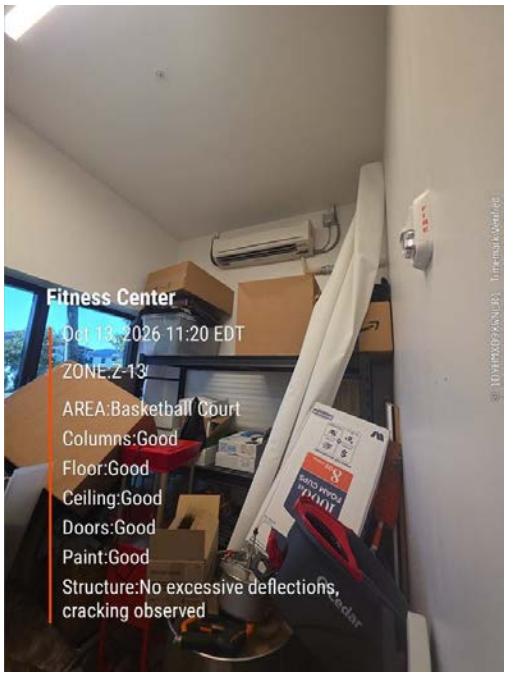

Figure S-103. Fitness Center, Basketball Court.

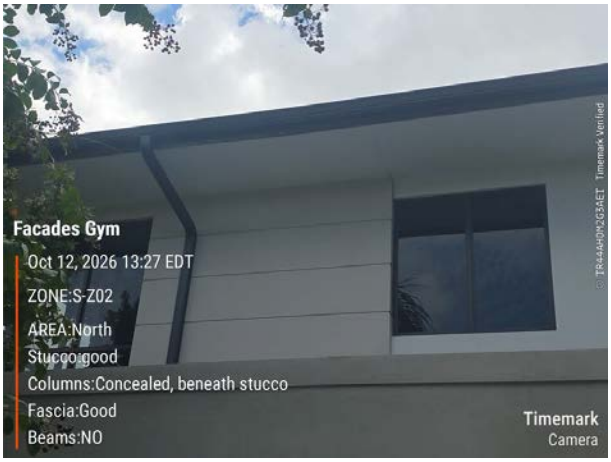

Figure S-104. Facades Gym, North.

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Figure S-105. Attic, Gym 1st Floor Men bathroom.

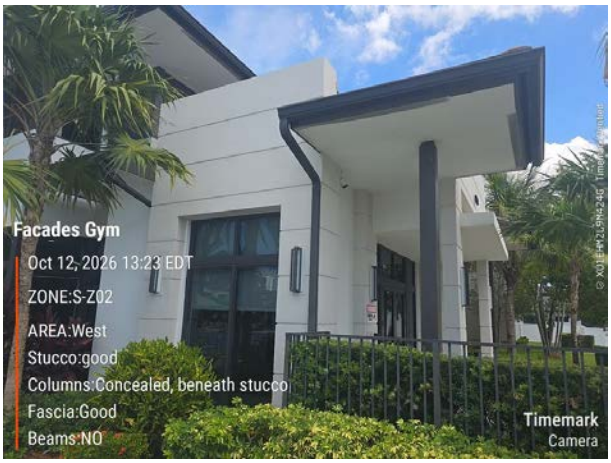

Figure S-106. Facades Gym, West.

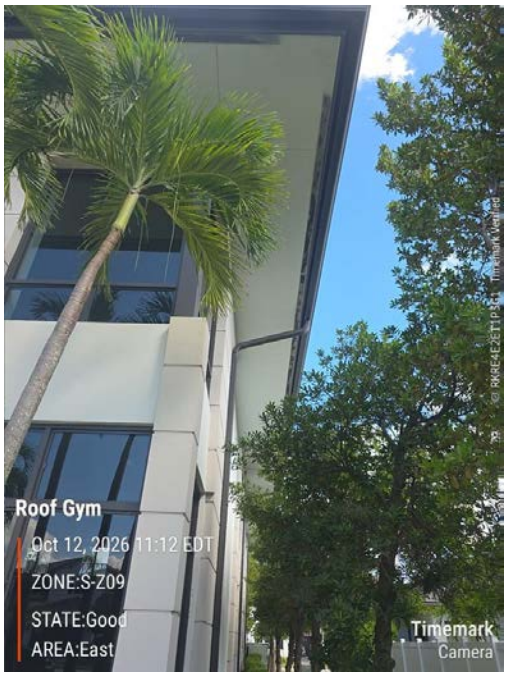

Figure S-107. Roof Gym, East.

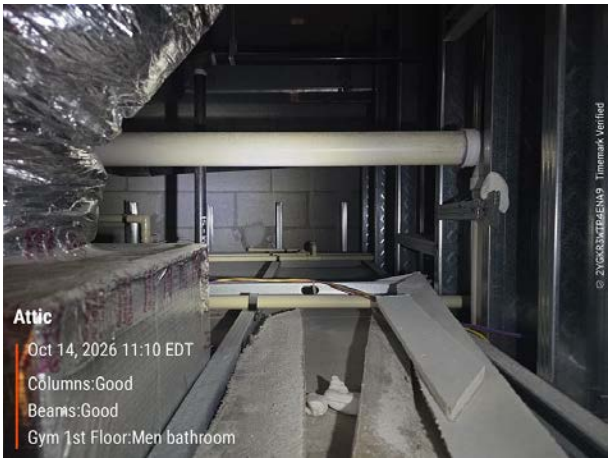

Figure S-108. Attic, Gym 1st Floor Men bathroom.



Figure S-109. Attic, Gym 2nd Floor.



Figure A-1. Facades, North.



Figure A-2. Facades, West.

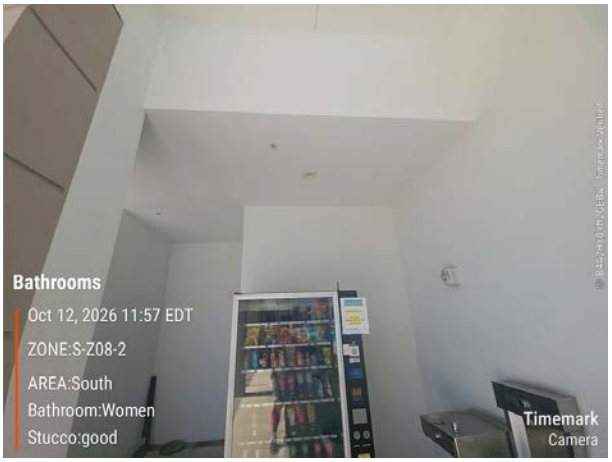

Figure A-3. Bathrooms, South.



Figure A-4. Bathrooms, South.



Figure A-5. Bathrooms, South.



Figure A-6. Bathrooms, South.



Figure A-7. Facades, West.

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Figure A-8. Facades, West.



Figure A-9. Interiors Billiar Rm, North.



Figure A-10. Interiors Club Rm, Northeast.



Figure A-11. Interiors Club Rm, Northeast.

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Figure A-12. Reception Rm South Corridor, South.

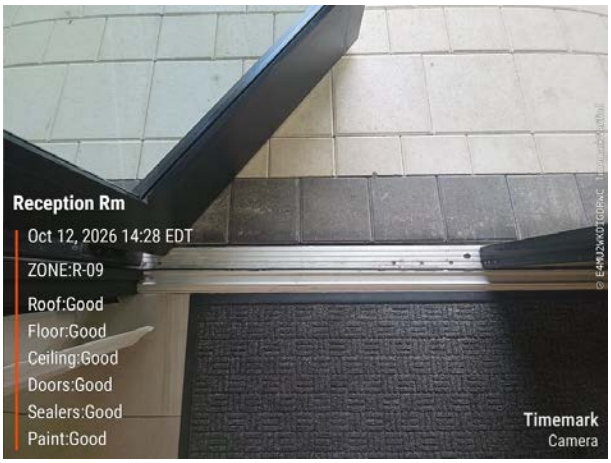

Figure A-13. Reception Rm, Center.

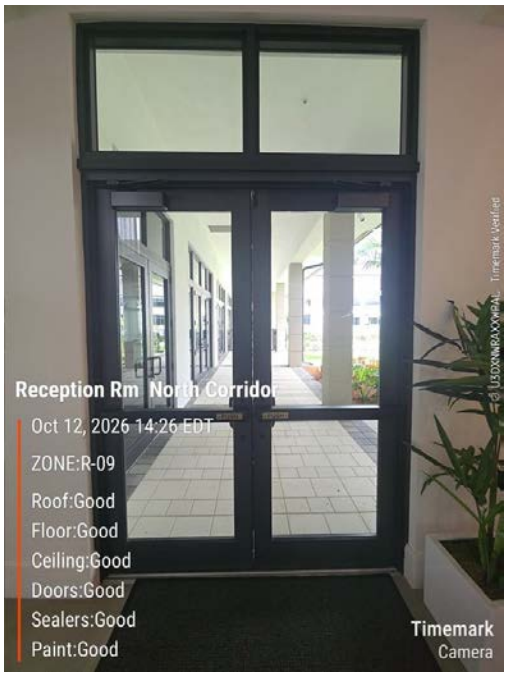

Figure A-14. Reception Rm North Corridor, North.



Figure A-15. Reception Rm South Corridor, South.



Figure A-16. Reception Rm North Corridor, North.

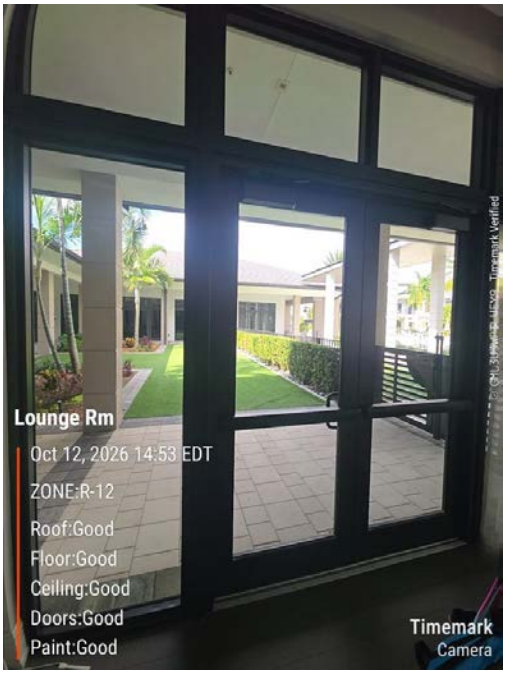

Figure A-17. Lounge Rm, Southeast.

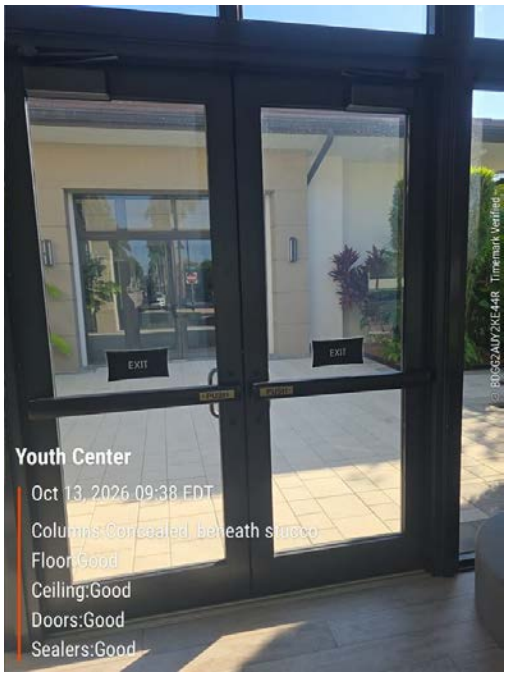

Figure A-18. Youth Center, Southwest.



Figure A-19. Interiors Billiar Rm, North.

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Figure A-20. Interiors Bar Kitchen, North.

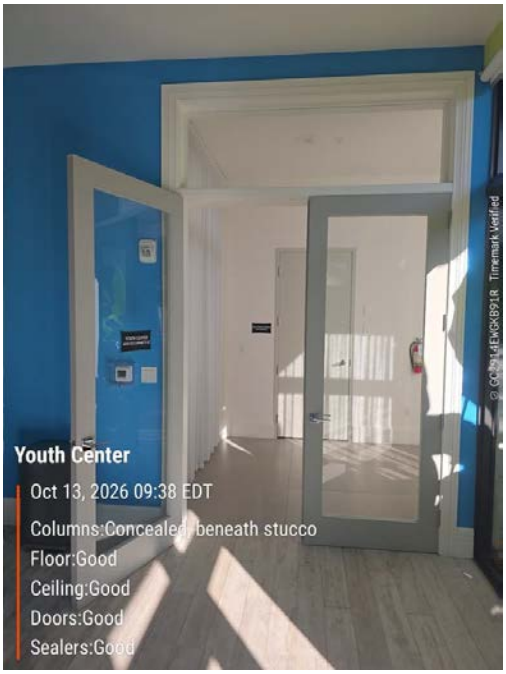

Figure A-21. Youth Center, Southwest.



Figure A-22. Facades, West.



Figure A-23. Interiors Billiar Rm, North.



Figure A-24. Interiors Billiar Rm, North.

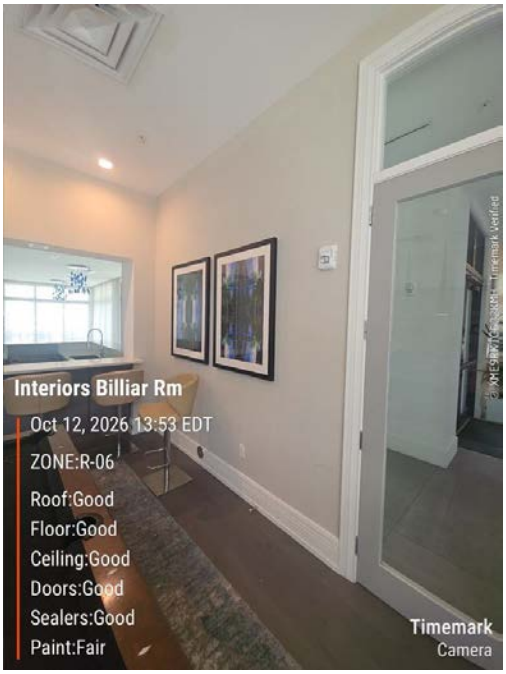

Figure A-25. Interiors Billiar Rm, North.



Figure A-26. Interiors Billiar Rm, North.

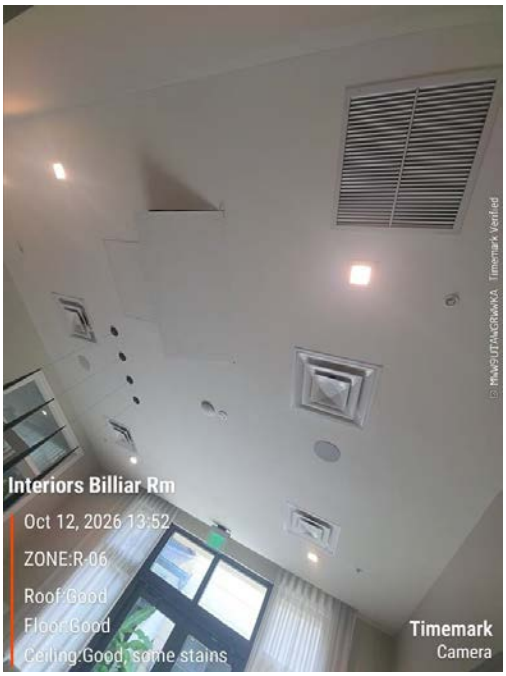

Figure A-27. Interiors Billiar Rm, North.

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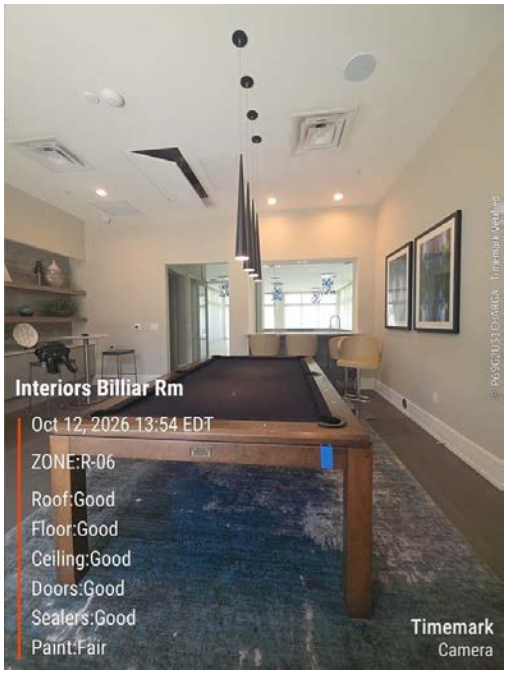

Figure A-28. Interiors Billiar Rm, North.



Figure A-29. Interiors Bar, North.

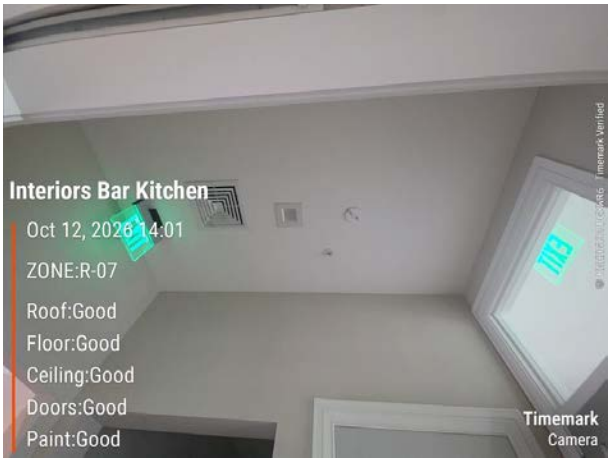

Figure A-30. Interiors Bar Kitchen, North.

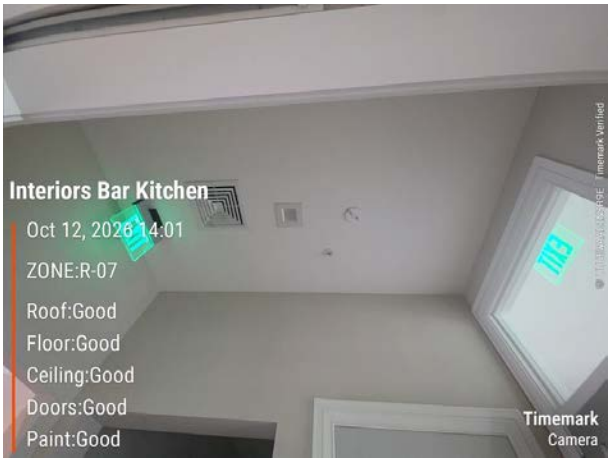

Figure A-31. Interiors Bar Kitchen, North.

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Figure A-32. Interiors Club Rm, Northeast.



Figure A-33. Reception Rm, Center.



Figure A-34. Reception Rm, Center.

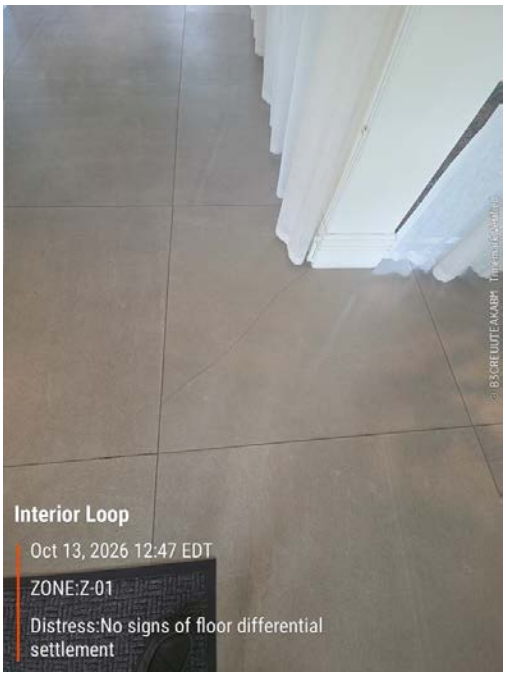

Figure A-35. Interior Loop, Reception Room.

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Figure A-36. Lounge Rm, Southeast.

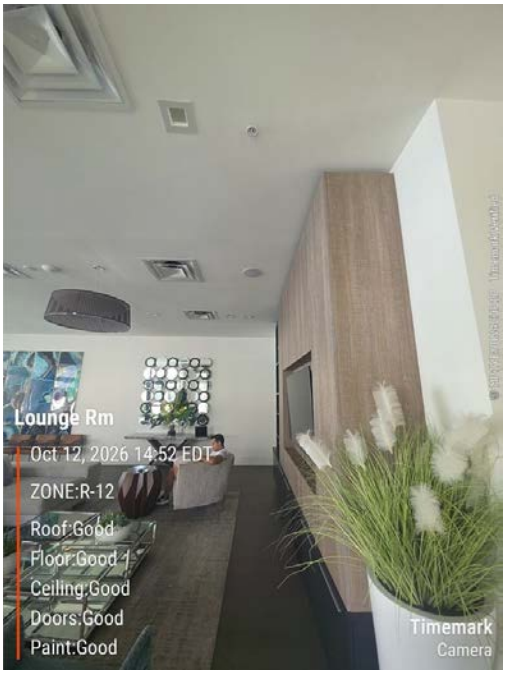

Figure A-37. Lounge Rm, Southeast.

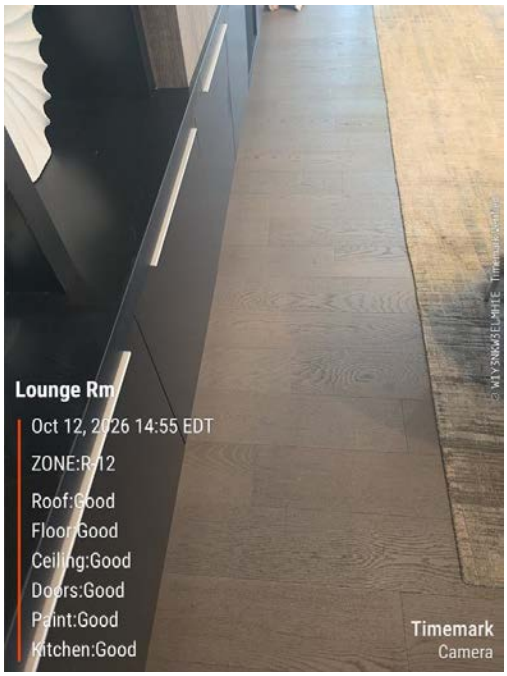

Figure A-38. Lounge Rm, Southeast.



Figure A-39. Bathrooms, South.



Figure A-40. Bathrooms, South.



Figure A-41. Bathrooms, South.



Figure A-42. Lounge Rm kitchen, South.



Figure A-43. Youth Center, Southwest.

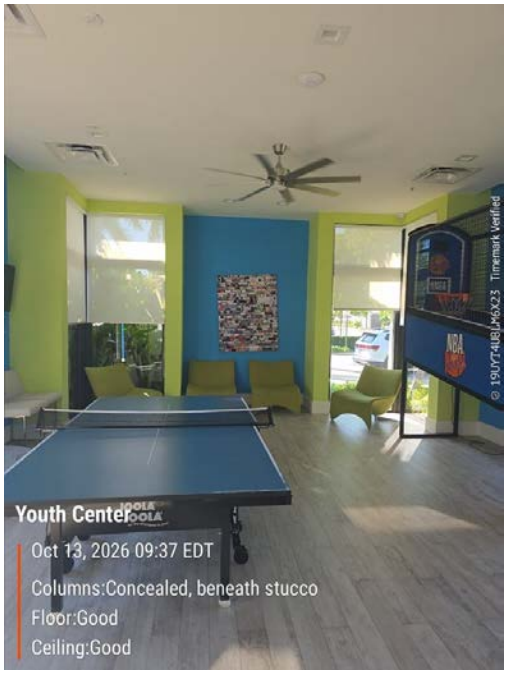

Figure A-44. Youth Center, Southwest.

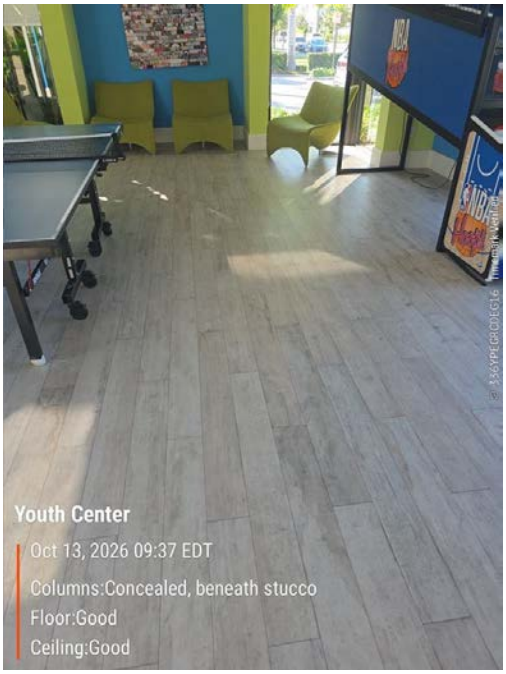

Figure A-45. Youth Center, Southwest.



Figure A-46. Interiors Club Rm, Northeast.

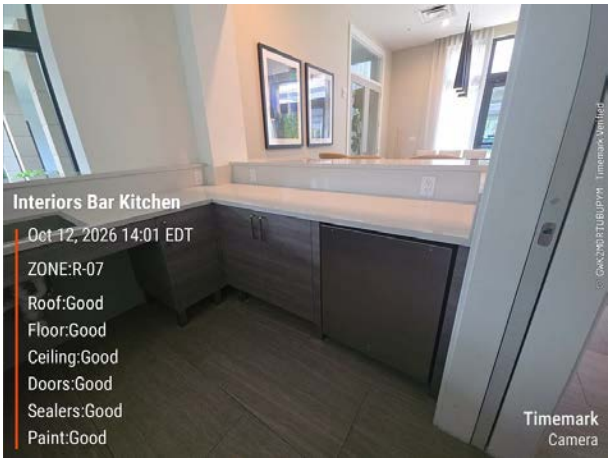

Figure A-47. Interiors Bar Kitchen, North.

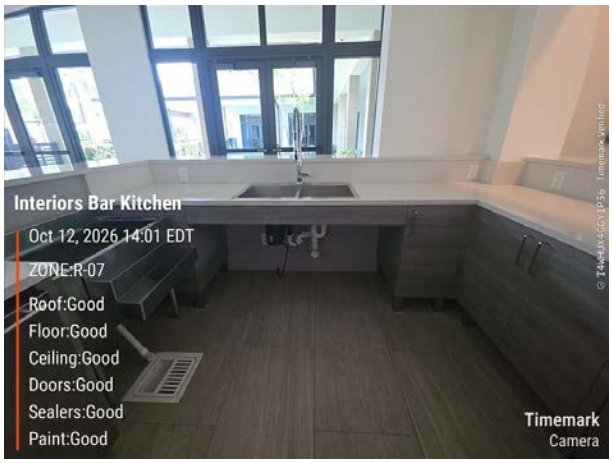

Figure A-48. Interiors Bar Kitchen, North.



Figure A-49. Interiors Club Rm, Northeast.

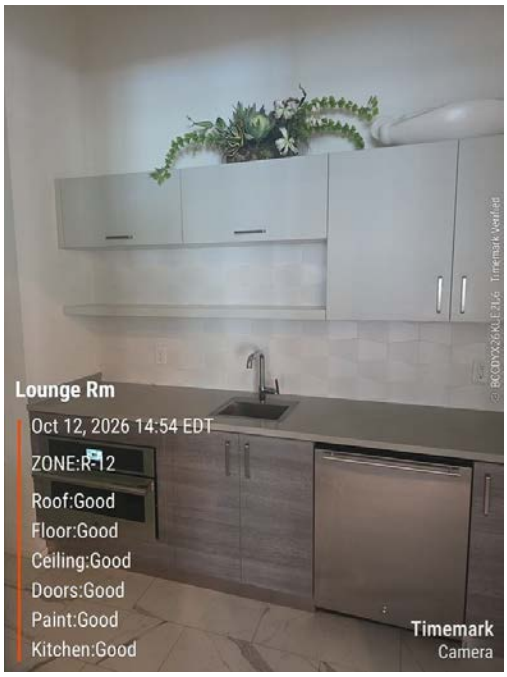

Figure A-50. Lounge Rm, South.



Figure A-51. Front Canopy, West.



Figure A-52. Front Canopy, West.

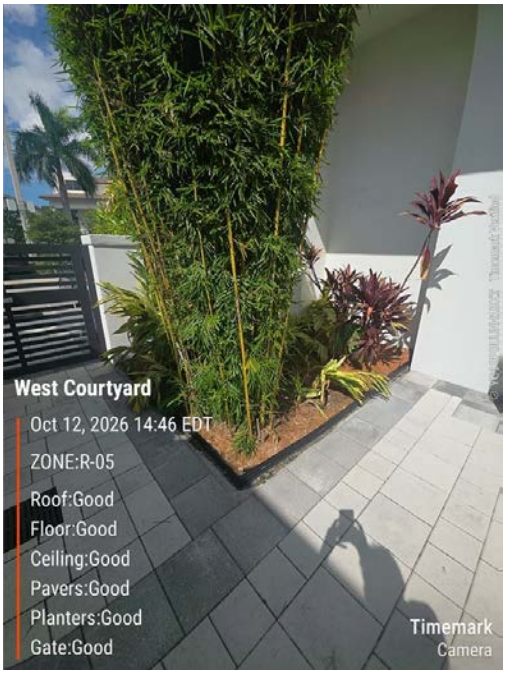

Figure A-53. West Courtyard, North.

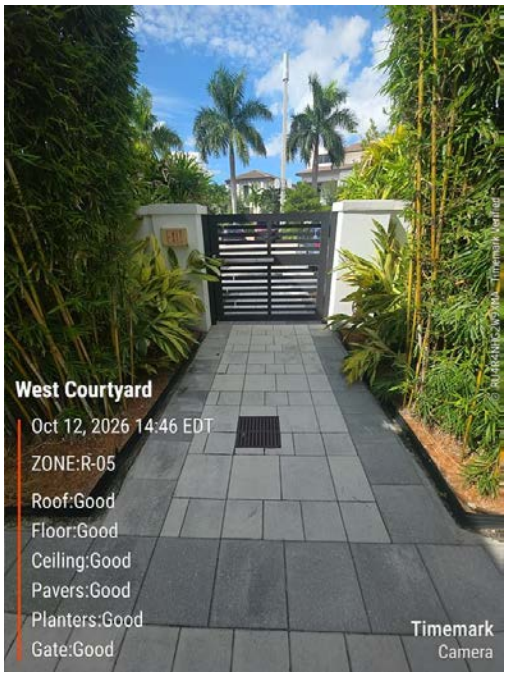

Figure A-54. West Courtyard, North.

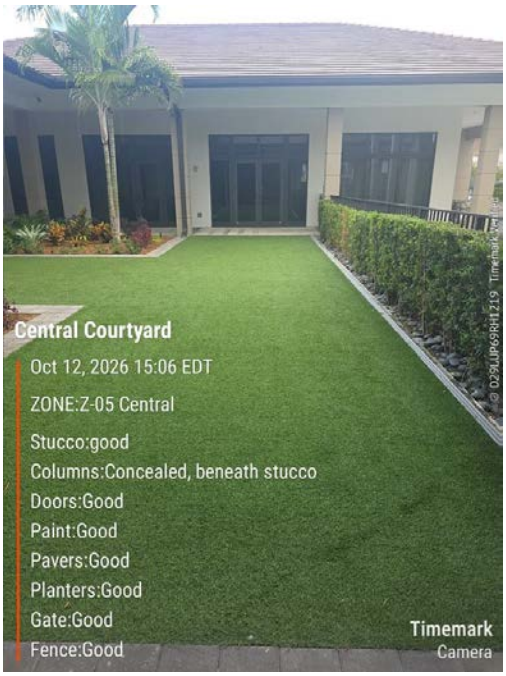

Figure A-55. Central Courtyard, East.

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Figure A-56. Central Courtyard, East.



Figure A-57. Central Courtyard, East.

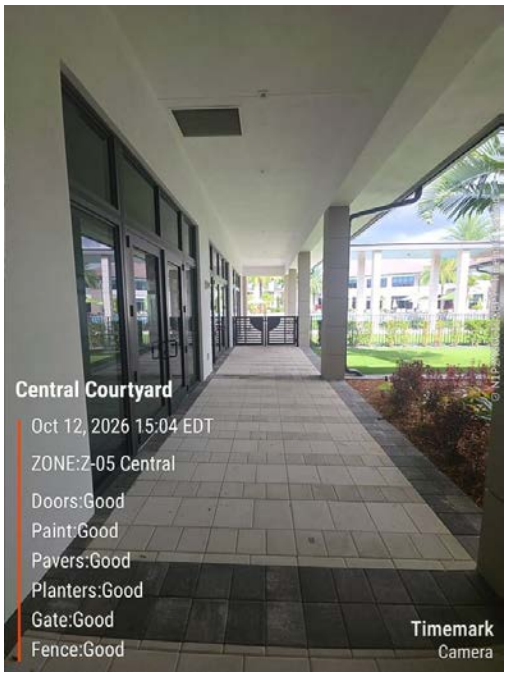

Figure A-58. Central Courtyard, East.



Figure A-59. Interiors Club Rm, Northeast.

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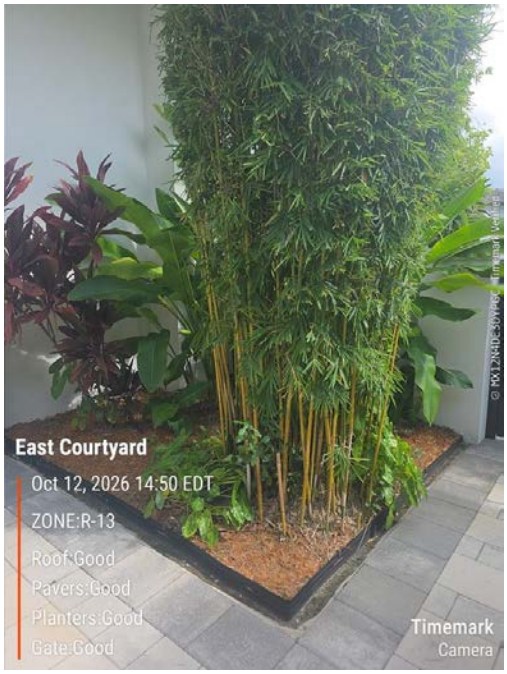

Figure A-60. East Courtyard, South.

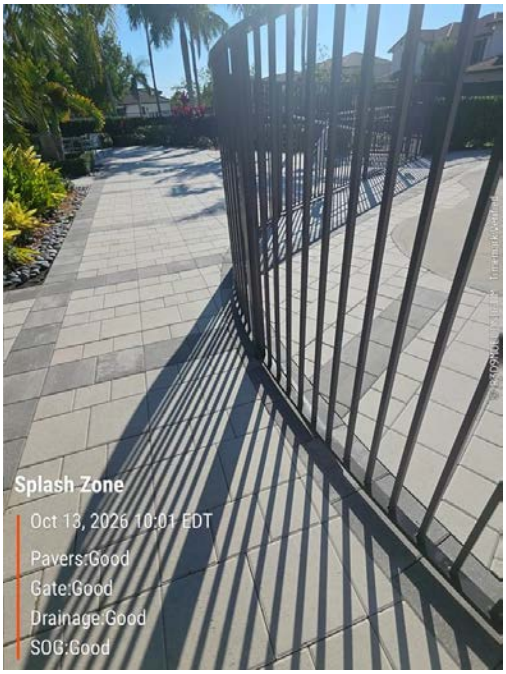

Figure A-61. Splash Zone, South.



Figure A-62. Splash Zone, South.

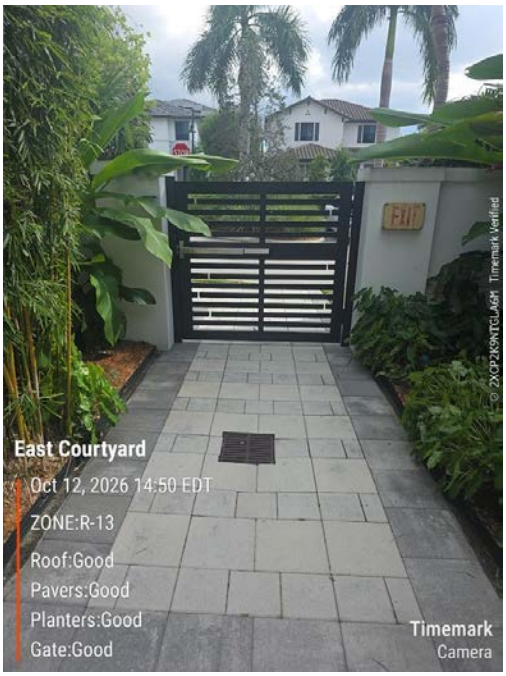

Figure A-63. East Courtyard, South.

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Figure A-64. Pool, East.



Figure A-65. Facades Gym, East.



Figure A-66. Facades Gym, South.



Figure A-67. Facades Gym, South.



Figure A-68. Facades Gym, East.



Figure A-69. Facades Gym, South.



Figure A-70. Facades Gym, West.



Figure A-71. Facades Gym, South.

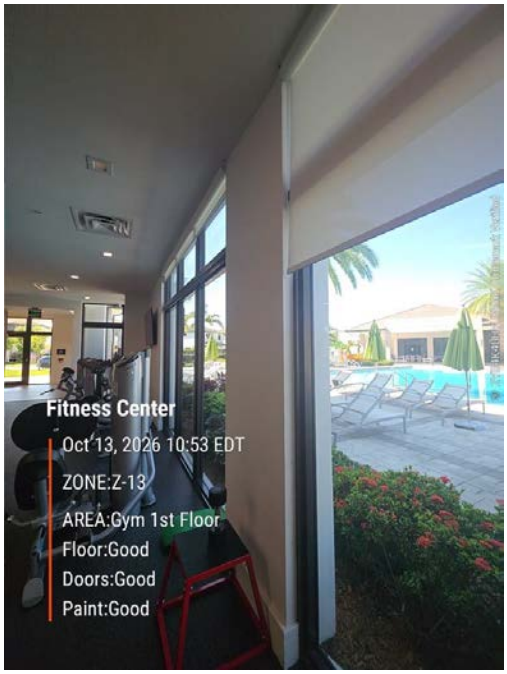

Figure A-72. Fitness Center, Gym 1st Floor.



Figure A-73. Fitness Center, Gym 1st Floor.



Figure A-74. Fitness Center, Basketball Court.

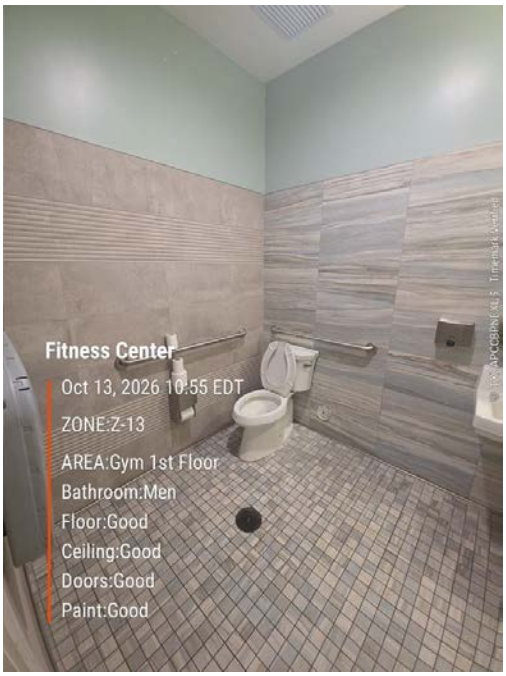

Figure A-75. Fitness Center, Gym 1st Floor.

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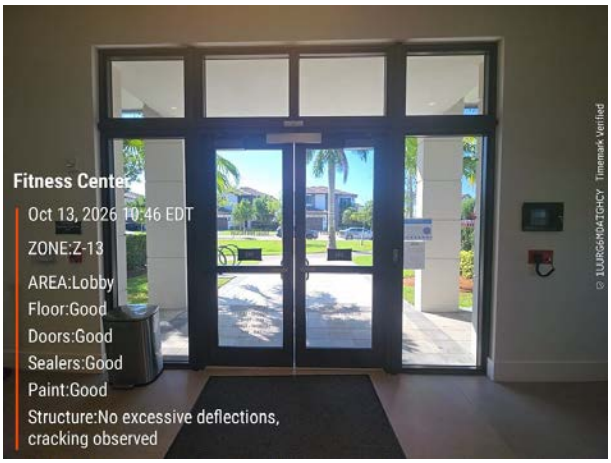

Figure A-76. Fitness Center, Lobby.

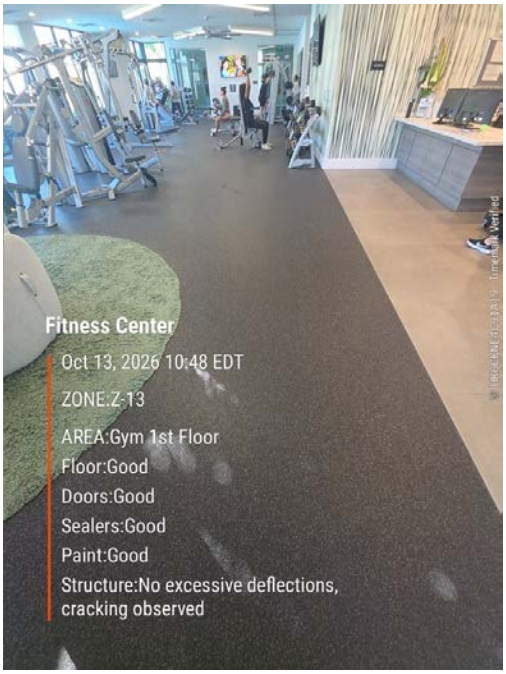

Figure A-77. Fitness Center, Gym 1st Floor.



Figure A-78. Fitness Center, Gym 1st Floor.

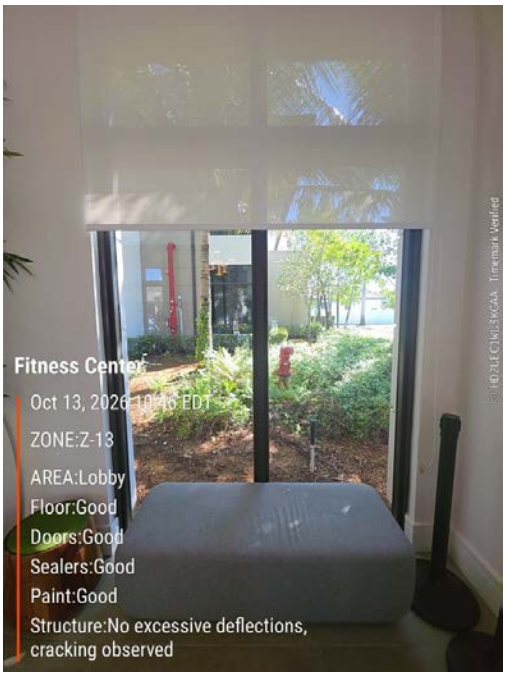

Figure A-79. Fitness Center, Lobby.

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Figure A-80. Fitness Center, Gym 1st Floor.



Figure A-81. Fitness Center, Gym 1st Floor.

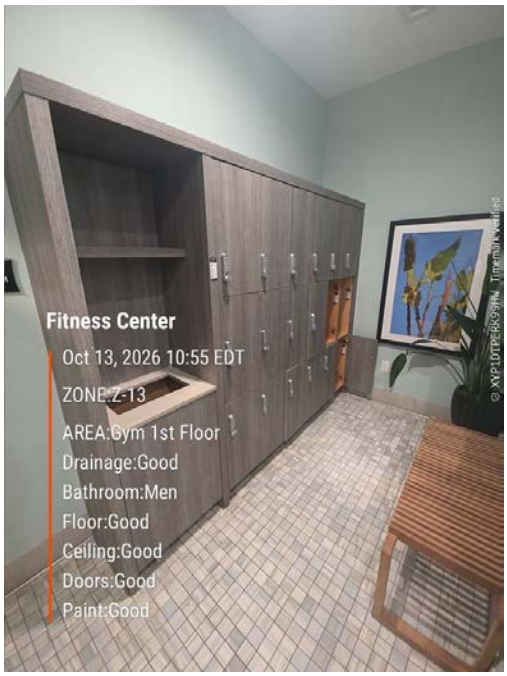

Figure A-82. Fitness Center, Gym 1st Floor.

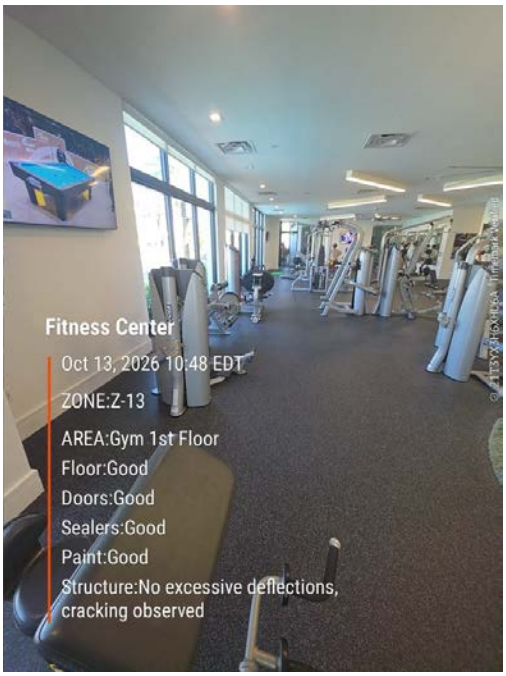

Figure A-83. Fitness Center, Gym 1st Floor.

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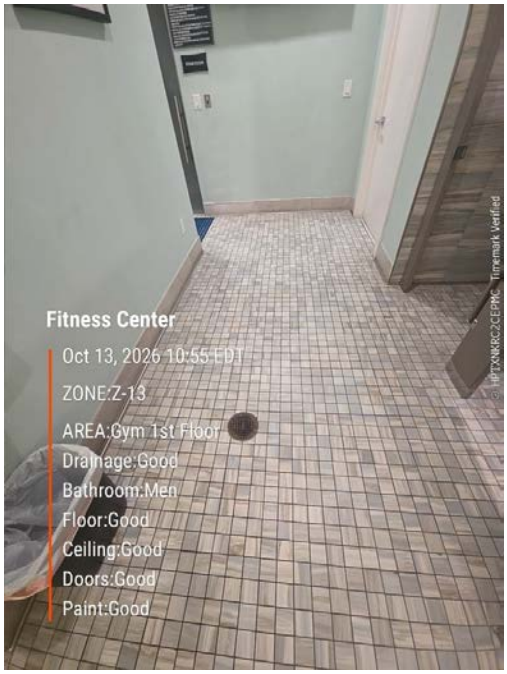

Figure A-84. Fitness Center, Gym 1st Floor.

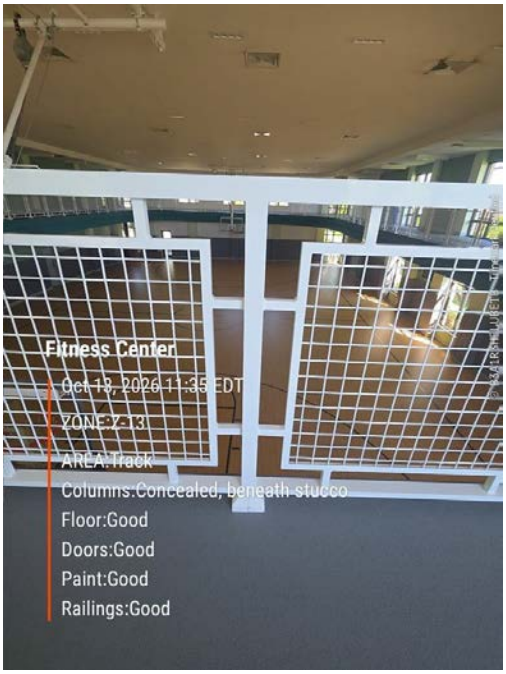

Figure A-85. Fitness Center, Track.

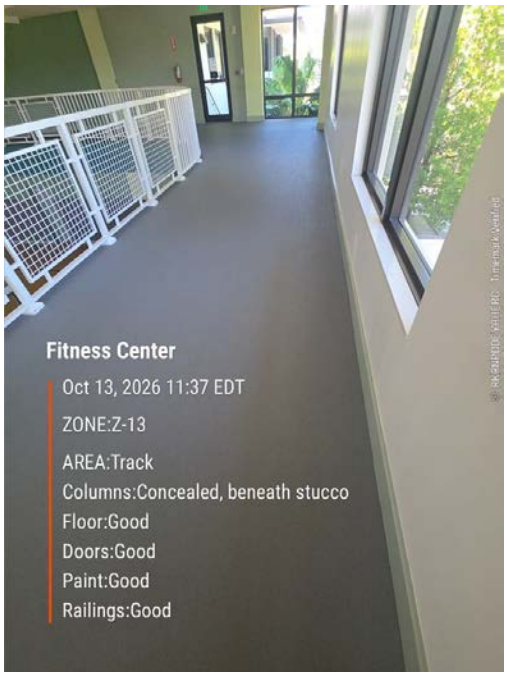

Figure A-86. Fitness Center, Track.



Figure A-87. Fitness Center, Track.

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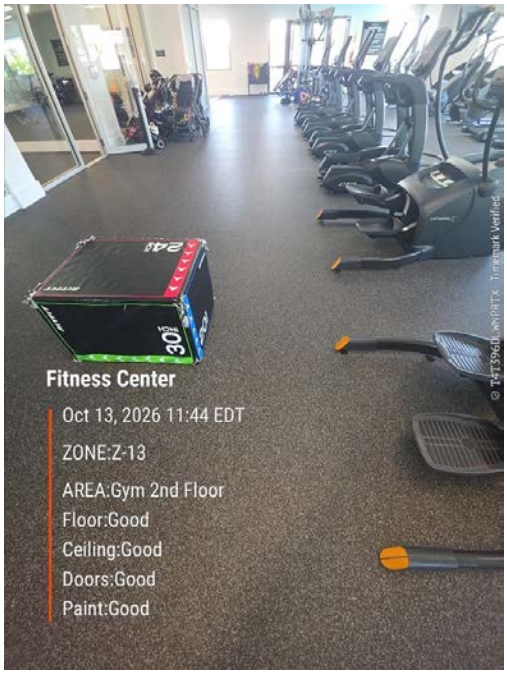

Figure A-88. Fitness Center, Gym 2nd Floor.

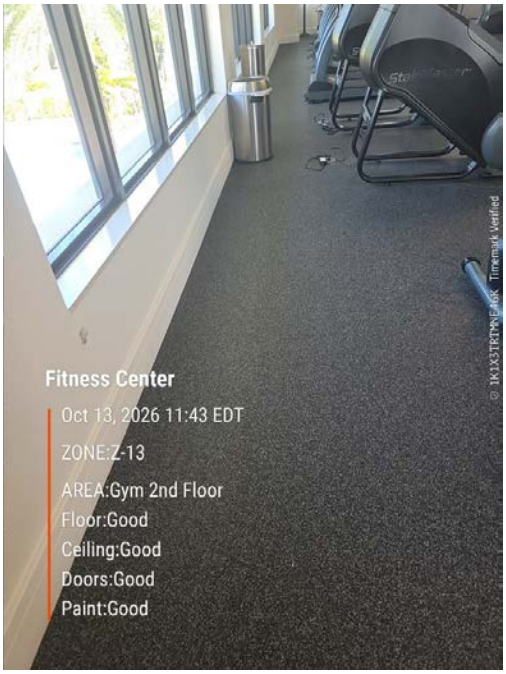

Figure A-89. Fitness Center, Gym 2nd Floor.



Figure A-90. Fitness Center, Track.



Figure A-91. Fitness Center, Track.

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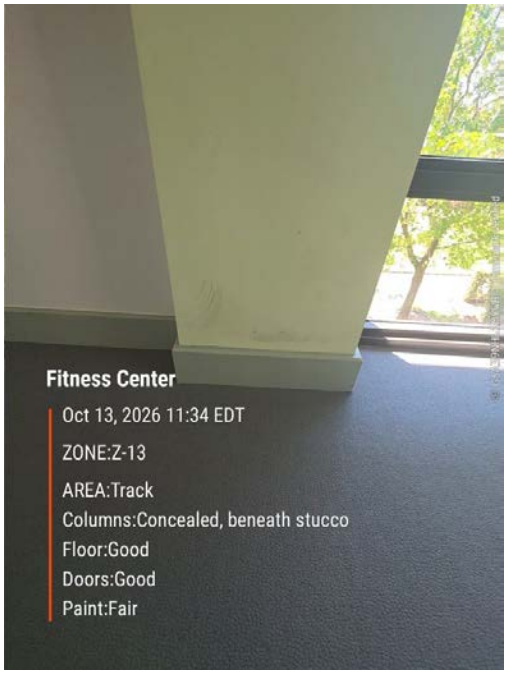

Figure A-92. Fitness Center, Track.

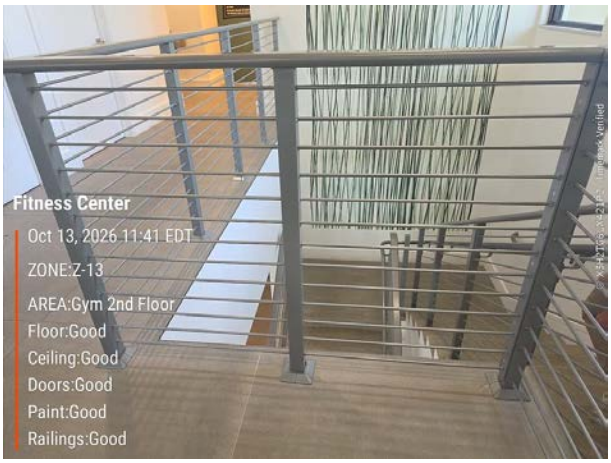

Figure A-93. Fitness Center, Gym 2nd Floor.



Figure A-94. Fitness Center, Track.

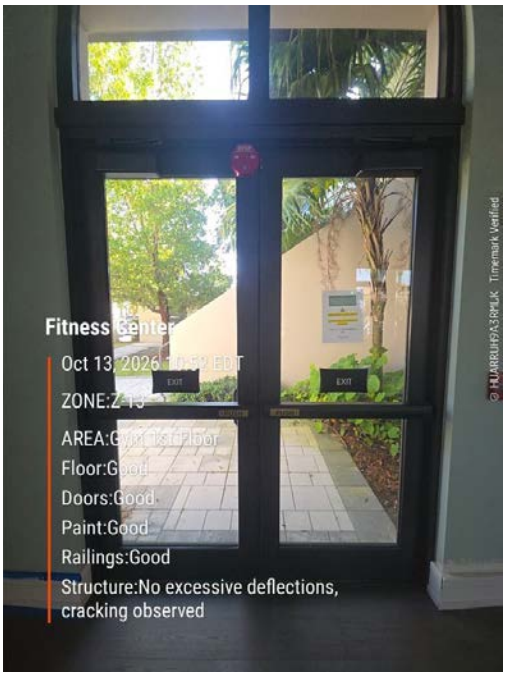

Figure A-95. Fitness Center, Gym 1st Floor.

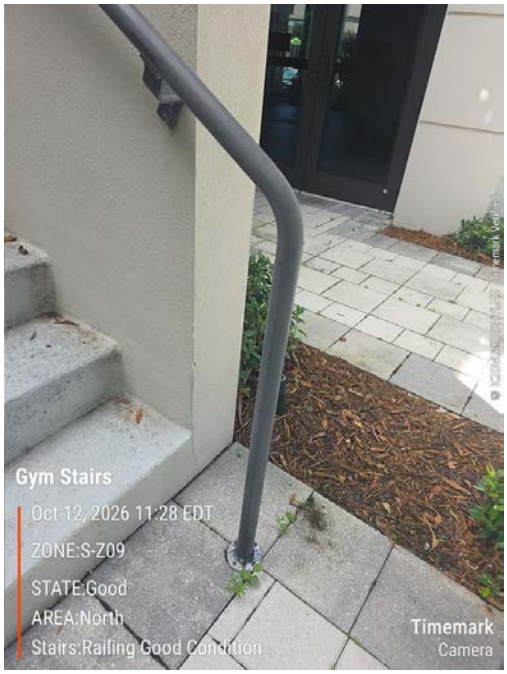

Figure A-96. Gym Stairs, North.

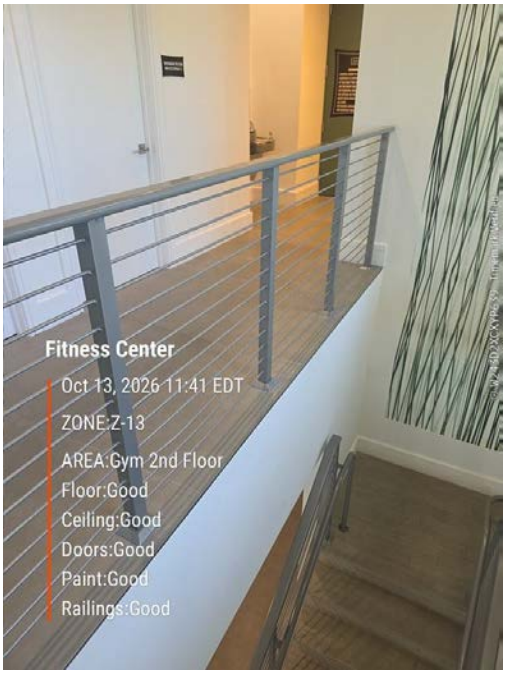

Figure A-97. Fitness Center, Gym 2nd Floor.



Figure A-98. Interiors Bar Kitchen, North.



Figure A-99. Interiors Club Rm, Northeast.



Figure A-100. Reception Rm North Corridor, North.

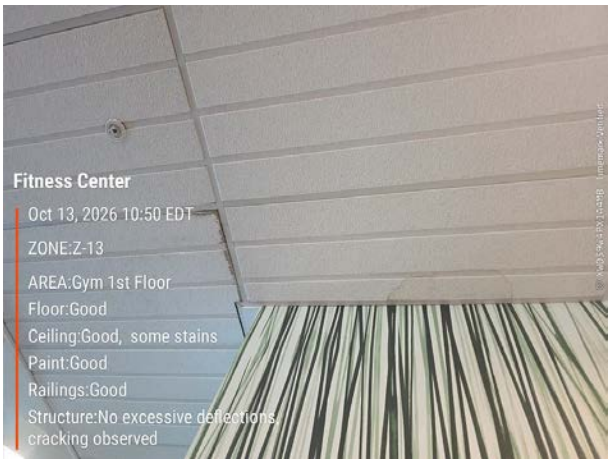

Figure A-101. Fitness Center, Gym 1st Floor.



Figure A-102. Fitness Center, Track.



Figure A-103. Parking, South.

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EXHIBIT C
DOCUMENTS REVIEWED

Downtown Doral Clubhouse, Gymnasium and Ancillary Facilities

Documents reviewed under ASTM E2018-24 §8 (§11.11.3).

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Exhibit C – Documents Reviewed

This exhibit applies to Parts 1 and 2. The documents below were reviewed under ASTM E2018-24 §8.1 to §8.6 and are listed under §11.11.3. The information provided was relied upon and not verified (§8.2). Drawings aid description and quantities. They do not verify as-built conditions (§8.4.3). Exhibit D records the discrepancies and interviews.

Table C-1. Documents reviewed

No.	Document	Status	Source	Date	Notes
1	Drawings and specifications	Partial	RDC proposal, document list (09/28/2026)	Not provided	Drawings received (rows below). Specifications not received. The S-set and civil set are the structural and site basis; the A-set is the envelope and interior basis.
2	Structural drawings, Clubhouse (S-set)	Received	Alvarez Engineers, Inc.; Walsh Engineering, permit 2018070524	06/01/2018; rev 2 (10/02/2018) to rev 5 (02/14/2019)	15 pp. Primary structural reference.
3	Building, site-plan and detail drawings, Clubhouse (A-set)	Received	Alvarez Engineers, Inc.; Sotolongo Salman Henderson Architects (SSH), permit 2018070524	rev 1 (08/06/2018) to rev 7 (01/31/2019)	29 pp. Primary reference for envelope and interior components; reference for the site plan and building geometry.
4	Civil, site, flood, water and sewer drawings, Clubhouse	Received	Alvarez Engineers, Inc.; SSH (A0, SP-1); Ludovici & Orange (FL-1); Michael J. Petrow and Associates (L-1, L-2); Kenneth DiDonato, PE (IR-1, IR-2); permit 2018070524	Sheet dates 12/29/2016 to 01/31/2019	19 pp. Flood legend: FIRM panel 279, Zone AE, BFE 7. Reference for site, pavement, parking and drainage (Part 1, Section 4.12).
5	MEPF drawings, Clubhouse	Received	Alvarez Engineers, Inc.; SSH, permit 2018070524	rev 1 (10/05/2018) to rev 4 (01/29/2019)	25 pp, listed only. MEP is outside this report.
6	Fitness Center permit set	Received	Alvarez Engineers, Inc.; SSH, Walsh Engineering, permit 2018100761	Seals 10/11/2018 to 02/19/2019	79 pp: building and site sheets, civil and landscape, structure (pp. 40-53) and MEPF (listed only).
7	Pool plans (5 pp)	Received	Aquatic Consulting Engineers, Inc., project 19C034	06/05/2019; signed 06/06/2019	David Faerman, PE. Covers shell, plan details, notes and schedules. Equipment and electrical sheets are outside this report.
8	Spa plans (3 pp)	Received	Aquatic Consulting Engineers, Inc., project 19C034	06/04/2019; signed 06/05/2019	Plan, equipment layout and notes.
9	Water feature plans (5 pp)	Received	Aquatic Consulting Engineers, Inc., project 19C034	06/04/2019; signed 06/05/2019	Splash pad plan, slab detail, feature details and filter-tank detail.
10	Pool dewatering plan (28 pp)	Received	ECS Florida, LLC (Alex J. Chatham, PE)	Signed 02/20/2020	After-the-fact Class V plan. Includes the DERM letter of 12/09/2019.

No.	Document	Status	Source	Date	Notes
11	Mold analysis certificate, report no. 1868304 (16 pp)	Received	HouseMaster of America; laboratory PRO-LAB	Collected 07/25/2025; reported 07/28/2025	Reference only. Information provided by others (§11.2.3). It is not summarized or adopted. Mold, fungus and IAQ are excluded (§12.1.20, §12.3.2.3).
12	RDC facility condition assessment proposal (5 pp)	Received	RDC (Esneyder Montoya, PhD, PE) to Alvarez Engineers, Inc.	09/28/2026	Cites ASTM E2018-15. Exhibit A and the sub-consultant exhibits are not attached.
13	Miami-Dade Property Appraiser record (folio 35-3022-040-7140)	Reviewed	Miami-Dade County Property Appraiser, online record	Access date not recorded	Year built 2022; living area 36,827 SF. Reported by others; not verified (§8.2, §11.2.3).
14	City of Doral Building Department website, violation search for 8151 NW 46 Terrace	Reviewed	City of Doral Building Department, online record	Search date not recorded	No violations found (§8.4.1, §11.2.3). CO and records for 4651 NW 82 Avenue requested and not received (§8.4.2).

MEP systems, including pool equipment, are outside this report and are covered by a separate MEP assessment. The MEPF sheets are listed for completeness only.

EXHIBIT D
DOCUMENT REVIEW, DISCREPANCIES AND INTERVIEWS

Downtown Doral Clubhouse, Gymnasium and Ancillary Facilities

Relevant discrepancies (§8.3) and interviews (§8.7).

Exhibit D – Document Review, Discrepancies and Interviews

This exhibit applies to Parts 1 and 2. Exhibit C lists the documents reviewed (§11.11.3). Section D.1 records the relevant discrepancies (§8.3). Section D.2 records the interviews and the government records (§8.4.1, §8.4.2, §8.7).

D.1 Relevant Discrepancies

Table D-1 lists the relevant discrepancies of Parts 1 and 2, between drawing sets, and between the drawings and the field (§8.3). Entries keep their original numbers.

Table D-1. Relevant discrepancies

No. / Item	Documents	Discrepancy	Governing / status
D03	S1 Column Schedule; S1 plan	Columns C1 to C4 (8x16 to 8x34 in.) are scheduled as cast-in-place concrete; the free-standing loggia and terrace columns are drawn as 2x2-cell CMU columns, noted “pour solid”.	S1 governs. Stucco conceals the member type; not confirmed in the field.
D04, D34	A3 keynotes 14, 15 vs S1, B/S4.0	A3 shows an aluminum-wrapped 8x8 steel beam and 4x4 steel columns at the Concierge and Management Office windows; the S-set shows only ST1 HSS 3-1/2x3-1/2x3/16 columns.	S-set governs. Steel concealed by aluminum wrap; not verified.
D06, D35	A3 vs A2	A3 shows a concrete roof slab, “B.O. conc. roof @ Men’s Room 12’-10””; A2 shows prefabricated wood trusses under flat-roof Zones 1 and 2.	Not resolved by the documents or the field observation.
D11, D32	SP-1 rev 5 and rev 3; Fitness Center A0.1 rev 5	Fitness Center area values conflict: 13,067 SF lot coverage, 19,555 SF A/C area and 19,810 SF parking-calculation area.	Unresolved until the CO or a certified gross area is received.
D12, D32	Clubhouse SP-1 rev 5 vs Fitness Center SP-1 rev 3	70 parking spaces split as 19 off-street and 51 on-street (Clubhouse SP-1) versus 17 and 53 (Fitness Center SP-1).	Fitness Center SP-1 rev 3 is the later sheet. Stalls not counted.
D14, D33	SP-1 (both), A1.5, Pool p. 1	The pool and spa equipment yard location differs among the sheets; the as-built pool filter stands in the Fitness Center N side yard.	Field location governs.
D18	Pool p. 1 vs Clubhouse and Fitness Center S-sets	Pool p. 1 states 2,000 psf soil bearing; both S-sets use 3,500 psf.	Pool plans govern the pool shell.
D31	A8, A0.1	Reflecting pools at the Front Porch, both courtyards and the central court are detailed by others.	Not built. Field observation governs.
D37	A3 keynotes 5, 7, 17	Porcelain tile, composite wood cladding and ledgestone veneer are drawn; the drawn locations show reveal-banded stucco.	Not identified in the field. Field observation governs.
S-4.10-02	Fitness Center A0.1, details 2 to 4	Aluminum pool trellis at the spa, 8’-8” high.	Not identified in the field.
S-4.11-06	A1.5	Low walls.	Not identified in the field.
S-4.11-07	A0.1; A3 keynote 22	Flood vents, 8x16 in., in the service-yard walls.	Not identified in the field.

D.2 Interviews

Point of contact (POC). Elvis Larios, Clubhouse Director, is the POC. The POC was interviewed under ASTM E2018-24 §8.7. The interview date is not recorded.

Interview. The POC reported a pool filtration repair, completed, and no other alterations or major repairs. This is information provided by others (§11.2.3). It was not verified (§8.2). Pool filtration equipment is outside this report.

Refusals and incomplete answers (§8.7.2). None is recorded.

Government records (§8.4.1, §8.4.2). The City of Doral Building Department website was searched; no violations were found for 8151 NW 46 Terrace. The search date is not recorded (Exhibit C, No. 14). The CO and the records for 4651 NW 82 Avenue were requested and have not been received. Neither a violation nor its absence is reported for the Clubhouse.

In-service date. The Miami-Dade Property Appraiser gives year built 2022 (Exhibit C, No. 13). The CO date is not available. The in-service date is set at 07/01/2022 by the mid-year convention. The assumption is disclosed and applies to all areas. It will be replaced when the CO is received.

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November 02, 2026.

Mr. Alvarez
Downtown Doral South CDD (DDSCDD)

Re: Doral Club House and Fitness Center
4651 NW 82 Avenue, Doral, Florida 33166 – Clubhouse
8151 NW 46 Terrace, Doral, Florida 33166 – Fitness Center
Mechanical, Electrical, Plumbing and Fire Protection (MEPFP)
Property Condition Assessment (PCA) – ASTM E2018-24

Dear Mr. Alvarez:

As requested, ME Engineering Consultants, Inc. (ME) visited the above-referenced property from October 12 through 16, 2026, with supplemental exterior photographs obtained on October 22, 2026, and a visit at night on October 21 to measure illumination levels on parking areas to perform a Property Condition Assessment (PCA) of the Mechanical, Electrical, Plumbing and Fire Protection (MEPFP) systems serving the Doral Club House and Fitness Center. This report has been prepared in general accordance with ASTM E2018-24, Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process (the Guide). Observed electrical conditions were also evaluated against NFPA 70, National Electrical Code (NEC), 2020 Edition, as adopted by the Florida Building Code, 8th Edition (2023).

Field testing, measurements or calculations to verify capacity or adequacy of existing systems or components are not included in or intended to be a part of the PCA, with the exception of random receptacle wiring checks performed with a plug-in receptacle tester and an infrared thermographic survey of the panelboards under load. Panelboard covers were removed by maintenance personnel for inspection and the infrared survey and reinstalled; the thermography results are included in Appendix A.

The MEPFP findings are presented as Parts 2 through 5 of the property condition tables so that they can be combined with the Part 1 – Structural and Site tables. Each finding is assigned a condition rating, a significance code and, where action is recommended, an opinion of probable cost classified as Immediate, Short-Term or Long-Term.

Zoila Morales, P.E.
State of Florida License No. 64981

Discipline observations: Electrical – Zoila Morales, P.E. (FL 64981); Mechanical, Plumbing and Fire Protection – Alexei Hidalgo, P.E. (FL 70807).

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1. EXECUTIVE SUMMARY

1.1 General Description

The property consists of two buildings: a Clubhouse (with cabana and pool-pump area) at 4651 NW 82 Avenue and a Fitness Center at 8151 NW 46 Terrace, Doral, Florida. Both buildings were designed in 2018; equipment nameplates indicate 2019 manufacture, so the major MEPFP systems are approximately six to seven years old. The Clubhouse is served by eight split-system air conditioners, four exterior gas tankless water heaters and a 4-inch wet-pipe sprinkler riser; the Fitness Center is served by a Daikin VRV heat-pump system, an 80-gallon electric water heater and a 6-inch sprinkler riser. Each building is fed from a utility-owned 300 kVA pad-mounted transformer at 480Y/277 V with Siemens distribution equipment.

1.2 General Physical Condition

Overall, the MEPFP systems are in **fair** condition. Electrical distribution equipment is in good condition with substantial remaining useful life once the noted deficiencies are corrected. HVAC equipment is in fair condition with deferred maintenance at coils, filters, condensate pans and exterior refrigerant-pipe insulation. Plumbing and fire protection systems are in fair condition; landscaping obstructs fire-service equipment and current backflow, NFPA 25 and hood-suppression service records were not furnished.

1.3 Summary of Opinions of Probable Cost

Costs are order-of-magnitude opinions for budgeting, in 2026 South Florida dollars, excluding permit fees, design fees and general-contractor markup. Detailed line items are in Section 5; replacement reserves are in Section 6.

Discipline	Immediate	Short-Term	Long-Term	Total
Part 2 – Mechanical / HVAC	1,450	36,200	9,000	46,650
Part 3 – Electrical	9,300	13,600	–	22,900
Part 4 – Plumbing	750	3,250	4,500	8,500
Part 5 – Fire Protection	1,750	2,050	6,000	9,800
Total – MEPFP (Parts 2–5)	**13,250**	**55,100**	**19,500**	**87,850**

1.4 Priority Recommendations

- **Life safety (Immediate):** replace the two failed exterior exit signs and restore the missing housings on at least four Fitness Center exit signs (E-4.3-05, -06, -17); support the loose site receptacle (E-4.3-04); re-secure the displaced ceiling diffuser core (M-4.1-06); secure the attic gas line (P-4.4-07); cap the FDC inlets and clear landscaping from the FDC, fire backflow and riser (FP-4.5-02 to -04).
- **Electrical code items (Immediate):** verify secondary protection for the transformers serving Panels K and LA (E-4.3-11, -16); repair the damaged conduits and firestop the penetration (E-4.3-09); remove combustible storage from transformers and working spaces (E-4.3-07, -10, -14, -15); correct NW parking lot illumination (E-4.3-20).
- **Short-Term:** seal underground feeder conduits at Panels HM, MDP and P; correct the Panel P hot connection; complete HVAC coil, filter, condensate and insulation maintenance;

complete the Fitness Center VRV inventory and diagnostics; test and label backflow assemblies.

- **Records:** obtain current NFPA 25, backflow certification, NFPA 17A/96 hood-suppression and HVAC maintenance records.

2. PURPOSE AND SCOPE

2.1 Purpose

The purpose of this PCA is to observe and report, to the extent readily accessible, the physical condition of the MEPFP systems; to identify material physical deficiencies; and to provide opinions of probable cost to remedy them. The assessment is representative, not exhaustive: observations of recurring components are considered representative of similar components throughout the property.

2.2 Scope

The walk-through survey was visual and non-intrusive; consistent with the Guide, observations also included readily apparent auditory and olfactory conditions. Systems within scope:

- **Mechanical / HVAC:** air-handling equipment, ductwork, outdoor condensing equipment, VRV systems, exhaust fans, thermostats and controls, filters and condensate management; kitchen exhaust components accessible during the walk-through.
- **Electrical:** Electrical service, utility transformers and metering, distribution panels, panelboards, step-down transformers, grounding, conduit and wiring, branch-circuit devices, lighting, site electrical, exit signs and emergency lighting and fire alarm.
- **Plumbing:** domestic water distribution, water heaters, fixture connections, sanitary waste and drainage, floor drains, accessible restroom fixtures, exterior showers/hoses where visible. Pool and spa aquatic equipment is excluded.
- **Fire Protection:** accessible sprinkler piping, risers, fire department connections, valves, backflow prevention, and the commercial kitchen hood suppression system (visual condition and available documentation).

2.3 Cost Categories and Threshold

- **Immediate:** physical deficiencies that require prompt action, including conditions affecting life safety, potential system failure, and material code violations.
- **Short-Term:** deficiencies that may be remedied within a minimal time frame, generally within Years 1–2, including deferred maintenance that, if left uncorrected, could lead to further deterioration.
- **Long-Term:** replacement reserves and recurring items expected within the evaluation term beyond Year 2 (Years 3–10). Long-term reserves are an addition to the baseline scope of the Guide, provided at the User's request.
- **Threshold:** the Guide's default threshold is $3,000 per item or aggregate of like items. For this assessment the threshold was reduced so that every observed MEPFP item is reported with an opinion of cost; items below $3,000 that represent routine maintenance are designated DM.
- Opinions of cost for further investigation and studies recommended in this report (e.g., E-4.3-21) are professional-service allowances and are included.

2.4 Condition Ratings and Significance Codes

Code	Meaning
Good	Component is functional and in satisfactory condition; routine maintenance only.
Fair	Component is functional but shows wear, deferred maintenance or minor deficiencies.
Poor	Component has failed, is not functioning as intended, or presents a safety or code concern.
N.O.	Not observed – concealed, inaccessible or not operated; condition not determined.
LS	Life safety – condition presenting a risk of injury or impairing egress or fire response.
CV	Code violation – observed non-compliance with an adopted code or standard (NEC, FBC, local code).
DM	Deferred maintenance – deterioration from lack of routine maintenance.
FI	Further investigation – testing, records or specialist evaluation required to determine condition.
RR	Replacement reserve – end of expected useful life within the term; not a deficiency.
NONE	No action required.

2.5 Additions to and Deviations from the Guide

- **Additions:** random receptacle checks with a plug-in tester; an infrared thermographic survey of twelve panelboards under load (Appendix A; covers removed and reinstalled by maintenance personnel); night illuminance measurements in the NW parking lot.
- **Limited disciplines:** this report addresses MEPFP systems only. Structural, site and roofing systems are reported under RDC Report. Pool and spa aquatics are excluded except the pool pumps and electrical Panel P.
- **Limited access:** concealed and underground piping, ceiling cavities, VRV outdoor units other than VRV-1AB, and Fitness Center exhaust fans were not observed. Twenty-two of twenty-three Fitness Center indoor units were not verified by nameplate.
- **No functional testing** of HVAC capacity, airflow, refrigerant charge, water pressure, sprinkler flow, alarm transmission, backflow assemblies or kitchen hood suppression was performed.

2.6 Out-of-Scope Considerations

Consistent with Section 1.3 of the Guide, the following were not evaluated: pool and spa aquatic equipment other than the pumps and electrical Panel P (filters, chemical feed, heaters, pool lift, splash-pad and water-feature equipment), mold and indoor air quality testing, asbestos and other hazardous materials, energy performance, ADA/accessibility surveys (except the plumbing item noted), wind-load evaluation, and verification of HVAC capacity or electrical load calculations. The User may engage specialists where findings indicate a need (e.g., M-4.1-03).

3. WALK-THROUGH SURVEY, DOCUMENT REVIEW AND INTERVIEWS

3.1 Walk-Through Survey

The walk-through survey was performed October 12–16, 2026 by ME. Electrical observations were made by Zoila Morales, P.E.; mechanical, plumbing and fire protection observations by Alexei Hidalgo, P.E. Supplemental exterior photographs of the sprinkler riser, backflow assemblies and facade were obtained October 22, 2026.

3.2 Documents Reviewed

- Original 2018 design drawings MEPFP set.
- A prior inspection report and photographs furnished for the property (referenced as the "prior inspection" in Section 5).
- Not furnished: NFPA 25 sprinkler inspection and test reports, backflow test certifications, NFPA 17A/96 hood-suppression service reports, HVAC maintenance and VRV operating logs.

3.3 Interviews

Facility maintenance personnel was interviewed about any known issues on the MEPFP systems. They provided access to electrical rooms, attics and mechanical spaces and removed and reinstalled panelboard covers for the infrared survey. The Owner confirmed that one of the two Clubhouse 2-inch reduced-pressure assemblies serves domestic water and the other serves irrigation.

4. SYSTEM DESCRIPTIONS AND OBSERVATIONS

4.1 Mechanical / HVAC – Clubhouse and Cabana

The Clubhouse is served by split-system air-conditioning arrangements, consisting of eight (8) air-handling units and eight (8) corresponding exterior air-cooled condensing units, serving the Clubhouse, Reception and Lounge areas, business and youth centers, kitchen and related common areas. Air handlers are generally located within attic or concealed service spaces; condensers are installed on exterior concrete equipment pads. The air distribution system consists of insulated sheet-metal and flexible branch ductwork, with ceiling- and wall-mounted supply diffusers, return-air grilles and associated filters. The drawings also schedule eight (8) exhaust fans (EF-1 through EF-8) serving restrooms, service spaces and kitchen-related areas. These are design-schedule quantities; individual equipment tags, pairings and operating status have not all been confirmed in the field.

General HVAC Condition: The photographed outdoor Carrier condensing units and accessible air-handling equipment generally retain their exterior enclosures; multiple nameplates indicate 2019 manufacture. However, observations include deteriorated exterior refrigerant-line insulation, weathering and localized corrosion at equipment supports, vegetation and stored materials affecting access, loaded air filters, condensate-related staining, dirty or discolored duct/insulation surfaces, displaced insulation, and a displaced supply diffuser component. The inspection recorded satisfactory temperature differentials for several tested air handlers, but also noted a missing air-handler casing panel, coil/filter maintenance concerns and limited access to concealed ductwork. Accessible Panasonic in-line exhaust fans and their insulated ducts were photographed; fan airflow, duct cleanliness, concealed duct connections and discharge terminations were not tested. Consequently, the general operating condition and remaining service life of the complete HVAC systems cannot be established without detailed maintenance review and functional testing**.**

Overall condition: **Fair**. Items M-4.1-01 to M-4.1-R1.

4.2 Mechanical / HVAC – Fitness Center

The Fitness Center is served by multiple refrigerant volume (VRV) heat-pump air-conditioning systems consisting of four (4) exterior condensing units and twenty-three (23) scheduled indoor

fan-coil units serving the basketball court, exercise rooms, reception and adjoining support areas. The indoor equipment includes ducted and direct-discharge fan-coil arrangements with associated supply/return ductwork, ceiling diffusers and grilles. There are two (2) exhaust fans (EF-1 and EF-2) for restroom ventilation.

Fitness Center – Supplemental Observed Conditions: The current Fitness Center photographs document occupied exercise and reception areas served by recessed four-way ceiling supply diffusers, multiple linear/return-air grilles, access panels, wall-mounted protective-cover Daikin controls, and accessible concealed Daikin ducted fan-coils. The Daikin ducted fan-coil's nameplates read manufacture date July 2019. In some units the visible cabinet surfaces have dark deposits and localized oxidation/staining; several grille faces and surrounding ceiling-panel joints show apparent dust accumulation or discoloration. No air-velocity readings, refrigerant diagnostics, moisture tests or ceiling-cavity duct examination were performed. The photographs do not verify the installation of all twenty-three scheduled indoor units or four outdoor VRV units. These findings warrant representative cleaning, tracing, and functional testing rather than a conclusion that all cooling systems are defective.

Overall condition: **Fair**, pending the survey in M-4.2-01. Items M-4.2-01 to M-4.2-06.

4.3 Electrical

Service. Each building is served by a utility-owned ABB 300 kVA oil-filled pad-mounted transformer (480Y/277 V secondary). Utility transformers are outside the scope of the NEC (90.2(B)(5)) and appear in good condition; landscaping should be kept clear as required by FPL.

Distribution. Distribution equipment is Siemens. The Clubhouse Electrical Room contains the 277/480 V, 3-phase, 4-wire Main Distribution Panel and associated panels (Appendix A); three step-down dry-type transformers are on an attic platform. Fitness Center Electrical Room 1 contains a 277/480 V, 400 A main-breaker MDP and associated panels; three step-down transformers are in Electrical Room 2. Panelboard interiors show neat workmanship, conductor color coding and no visible damage; the copper grounding busbar is in good condition.

Infrared survey. Twelve panelboards were scanned under load. Eleven showed no exception (temperature rise 0 to 8.5 °C). Panel P showed a 13.1 °C rise at a breaker connection, a Level 4 (minor) exception requiring correction at the next scheduled maintenance (E-4.3-19). The survey also noted unsealed underground feeders at Panels HM, MDP and P (E-4.3-08, -13, -18).

Devices and lighting. Randomly tested receptacles indicated correct wiring. Interior LED lighting, ceiling fans and illuminated exit signs in occupied areas are in good condition, except the exterior and basketball-court exit signs noted. The electrical systems are approximately six to seven years old; with correction of the deficiencies noted, the major distribution equipment is expected to have substantial remaining useful life.

Overall condition: **Good** (distribution) / **Fair** (site and life-safety devices). Items E-4.3-01 to E-4.3-20.

4.4 Plumbing

The original plumbing floor plan (Drawing P1.1) depicts a nominal 2-1/2-inch cold-water service, based on a design demand of approximately 303 water-supply fixture units and 127 gpm. The site includes two (2) separate 2-inch reduced-pressure backflow-prevention assemblies, one serving

the domestic water supply and the other the irrigation supply, as confirmed for this assessment. The photographs identify a Watts LF009M2QT assembly and a Zurn Wilkins 975XL2 assembly; their respective service designations should be confirmed by permanent field identification. The building is served by 4 four (4) exterior wall-mounted natural-gas instantaneous water heaters and the accessible domestic distribution piping material is CPVC and drain/waste piping material is PVC. Actual underground service diameter is 4 inch; concealed piping and water pressure were not verified during this visual survey.

Clubhouse Domestic Water Service and Sewer Conditions: The inspection identifies two (2) water heaters, wall mounted, exterior at each side of the building connected in parallel. Current photographs show two (2) exterior wall-mounted natural-gas instantaneous water heaters with associated isolation valves, gas and domestic-water piping, including recirculation systems. The water-heater enclosures appear generally intact, while the associated small expansion tank exhibits extensive surface corrosion; localized oxidation, deteriorated protective insulation and weather-exposed fittings are also noted. Based on the representative visual survey, concealed pipe integrity, heater performance, hot-water delivery, system pressure, is in fair conditions.

Fitness Center Water Service and Sewer: The Fitness Center is served by a 1-1/2 inch cold-water service and reduced-pressure backflow-prevention assembly, and the hot-water distribution serving sanitary fixtures, wet areas and related support spaces is provided thru an 80 gallons electric water heater. The accessible domestic distribution piping material is CPVC and drain/waste piping material is PVC. Actual underground service diameter is 4 inch; concealed piping and water pressure were not verified during this visual survey.

The Fitness Center Domestic Water Service and Sewer Conditions: Electric water heater field operating condition was verified. The facilities contain typical sinks, lavatories, water closets, urinals, floor drains and related fixtures. Some accessible lavatory pipe guards are damaged and localized floor staining is present. Based on the representative visual survey, concealed pipe integrity, heater performance, hot-water delivery, system pressure, is in Fair conditions.

Overall condition: **Fair**. Items P-4.4-01 to P-4.4-R1.

4.5 Fire Protection

Clubhouse Fire Protection - General Description: An automatic Sprinkler System serve the building. Accessible exterior components photographed at the Clubhouse include the 4 inch sprinkler riser, alarm/check and control-valve arrangements, a pressure gauge, sprinkler monitoring hardware, fire department connection and a dedicated 6 inch fire-service backflow assembly. The system includes distribution piping and sprinkler heads within the building areas, including combustion areas above ceilings .A fixed fire-suppression arrangement also serves the commercial kitchen hood. The presence of equipment is not evidence that the systems are currently operational or that all scheduled inspections have been completed.

Fitness Center Fire Protection - General Description: An automatic Sprinkler System serve the building. Accessible exterior components photographed at the Fitness Center include the 6 inch sprinkler riser, alarm/check and control-valve arrangements, a pressure gauge, sprinkler monitoring hardware, fire department connection and a dedicated 6 inch fire-service backflow assembly. The system includes distribution piping and sprinkler heads within the building areas, including combustion areas above ceilings.

Clubhouse and Fitness Center Fire Protection - General Condition: The exterior sprinkler riser and associated visible piping exhibit ordinary weathering, with localized surface oxidation at

some hardware. Dense landscape growth encroaches upon the lower riser, accessible valves and associated exterior equipment, and the observed fire department connection inlets lack protective caps. Access for inspection, maintenance and fire-service use should be restored. No conclusive statement can be made regarding valve supervision, actual system pressure, alarm transmission, flow capacity, sprinkler coverage, backflow performance or the kitchen hood suppression system without review of current NFPA 25/NFPA 17A service records and the appropriate contractor-performed tests. Existing deficiencies and recommended corrective work are described in the subsequent schedules. In General, the whole Fire protection installation is in Fair conditions.
Overall condition: **Fair**. Items FP-4.5-01 to FP-4.5-R1.

The following pages describe the deficiency items noted, the significance of same and an opinion of probable cost to correct the noted deficiency. Costs are order-of-magnitude opinions for budgeting only, based on 2026 South Florida pricing, and do not include permit fees, design fees or general contractor markups.

5. OPINIONS OF PROBABLE COST – CONDITION TABLES (PARTS 2–5)

Costs in USD (2026), excluding permits, design fees and contractor markup. Immediate = prompt action; Short-Term = Years 1–2; Long-Term = Years 3–10. Cond.: Good / Fair / Poor / N.O. Sig.: LS, CV, DM, FI, RR, NONE (Section 2.4). Fig. refers to Appendix B / Appendix A.

Item	System / Location	Deficiency / Observation	Cond.	Significance	Suggested Remedy	Immediate	Short-Term	Long-Term	Fig.
Part 2 – Mechanical / HVAC									
Clubhouse and Cabana									
M-4.1-01	Clubhouse split-system HVAC (8 AHU / 8 CU, Carrier, 2019)	Equipment enclosures generally intact; nameplates verified for AHU-1, -5, -7 and CU-2, -3, -7 (2019). Satisfactory temperature differentials recorded at several tested AHUs.	Fair	NONE	None beyond items below; see equipment register (Section 7) for RUL.	–	–	–	M17–M22
M-4.1-02	AHU condensate pan, Clubhouse attic	Moisture droplets, localized rust and staining in pan; primary/secondary drain performance not confirmed.	Fair	DM	Test primary/secondary condensate drainage, trap and overflow switch; clean, repair or replace pan components as required.	–	1,150	–	M1
M-4.1-03	Attic flexible duct / duct insulation, Clubhouse	Extensive irregular dark deposits and discolored insulation jacket; sections resting on adjacent surfaces. Cause and composition not determined (appearance alone does not establish microbial growth). Consolidates former items 2.2 and 2.13 (same location, photo 157.JPG).	Poor	FI	Qualified HVAC/IAQ inspection for leaks and condensation; replace affected porous material where confirmed; restore duct support.	–	3,300	–	M2, M15
M-4.1-04	AHU-5 filter section, Clubhouse	Filter media visibly loaded and darkened.	Fair	DM	Replace AHU-5 filters with correctly rated media; clean filter rack and seals; establish replacement schedule.	–	600	–	M3
M-4.1-05	Attic air distribution, Clubhouse	Exposed/displaced fiberglass insulation and loosely supported adjacent materials.	Fair	DM	Reinstate insulation continuity after servicing; secure duct jackets; keep service and drainage access clear.	–	1,000	–	M4
M-4.1-06	Ceiling supply diffuser at Youth center (Clubhouse), Clubhouse interior	Diffuser core displaced and hanging below the frame; retaining devices appear loose.	Poor	**LS**	Re-secure diffuser core immediately (falling-object hazard over occupied space); inspect similar diffusers.	550	–	–	M5
M-4.1-07	AHU cabinet / base, Clubhouse attic	Localized oxidation, staining and surface deposits at casing and drain region.	Fair	DM	Determine moisture source; clean and refinish or replace damaged cabinet material.	–	1,300	–	M6

Item	System / Location	Deficiency / Observation	Cond.	Significance	Suggested Remedy	Immediate	Short-Term	Long-Term	Fig.
M-4.1-08	CU-7 exterior refrigerant piping	Pipe insulation and protective jacket cracked and deteriorated.	Poor	DM	Replace insulation with UV-resistant jacketing; check pipe supports.	–	800	–	M7, M22
M-4.1-09	CU-7 equipment pad	Grass and foliage encroaching on equipment, piping and service access; debris on pad.	Fair	DM	Remove vegetation and debris; maintain manufacturer service and airflow clearances.	–	350	–	M8
M-4.1-10	Restroom in-line exhaust fan (concealed), Clubhouse	Fiberglass insulation displaced around fan and duct assembly.	Fair	DM	Inspect fan/duct connections; restore supported insulation; verify exhaust route (see M-4.1-14).	–	550	–	M9
M-4.1-11	Attic AHU casing (appears to be AHU-8 per stenciled panel)	Access/side panel removed and lying inside the enclosure; unit draws unfiltered attic air into the cabinet.	Poor	DM	Reinstall manufacturer access panel and fasteners; verify casing seal and external static pressure.	900	–	–	M10
M-4.1-12	AHU cooling coils, condensate pans and return grilles (remaining AHUs)	Accumulated deposits on coils and return grilles; several filters loaded.	Fair	DM	Clean coils, pans and return grilles; replace filters; measure airflow and verify cooling performance.	–	5,700	–	M11
M-4.1-13	Condensing units CU-2 / CU-3	Weathered coil faces, oxidized anchor hardware, debris, plant growth and severely degraded refrigerant-pipe jacketing.	Fair	DM	Clean coils and pads; renew UV-rated insulation; replace corroded anchors/hardware; confirm clearances.	–	2,550	–	M12–M14, M20, M21
M-4.1-14	Exhaust fans EF-1 to EF-8 (Panasonic in-line), Clubhouse / Cabana	Units photographically present; airflow, operation, duct integrity and terminations not measured.	N.O.	FI	Verify each fan against the 2016 schedule; clean fans and connections; measure airflow at grilles and terminations.	–	2,300	–	M16
M-4.1-15	Exterior wall louver, Clubhouse facade	Louver observed from grade; service and airflow not verified.	N.O.	NONE	None; include in exhaust verification (M-4.1-14).	–	–	–	M23, S2
M-4.1-R1	CU-3 split system (Carrier 24ABB360, Nov 2019)	Replacement reserve, not a deficiency. Residential-grade unit, EUL ~15 yr, RUL ~8 yr (falls within term).	–	RR	Replace condensing unit and matching coil at end of EUL (Table 6-1).	–	–	9,000	M14, M21
					Subtotal – Clubhouse and Cabana	**1,450**	**19,600**	**9,000**	
Fitness Center									
M-4.2-01	VRV outdoor units (4) and indoor FCUs (23), Fitness Center	Only FCU-2.4 nameplate verified (Daikin FXMQ48PBVJU, July 2019); remaining inventory per 2016 design only. Ages, pairings and refrigeration performance unverified.	N.O.	FI	Full nameplate/tag survey and manufacturer diagnostics of every VRV/FCU (serials, dates, pairings, filters, performance).	–	6,750	–	FC-M5, FC-M6, E5
M-4.2-02	Supply / return grilles incl. FCU-2.4 return	Surface dust and dark deposits on several grille faces.	Fair	DM	Clean grilles and accessible filters; record pre/post condition; test airflow at representative terminals.	–	3,100	–	FC-M1, FC-M2

Item	System / Location	Deficiency / Observation	Cond.	Significance	Suggested Remedy	Immediate	Short-Term	Long-Term	Fig.
M-4.2-03	Ceiling access panels and joints near air devices	Scattered dark staining around seams and panel faces; cause (dust entrainment, condensation or past moisture) not determined.	Fair	FI	Inspect plenums for moisture and air leakage; correct cause; clean or repaint affected surfaces.	–	1,300	–	FC-M3, FC-M4
M-4.2-04	Ducted fan coil FCU-2.4 (concealed)	Darkened cabinet with localized corrosion/deposits; pan, coil, motor and controls not observed.	Fair	DM	Open and service FCU-2.4; verify condensate trap/drain, support, coil and filters; repair corrosion; test operation.	–	1,350	–	FC-M5, FC-M6
M-4.2-05	Daikin wired controls, gym / restrooms / entry	Controls present, some in locking covers; no operating logs, zone mapping or alarm history furnished.	N.O.	FI	Verify addressing and mapping against as-builts; confirm each control operates its unit; document alarm history.	–	3,300	–	FC-M7, FC-M10
M-4.2-06	Restroom exhaust fans EF-1 / EF-2 (100R15DH, design)	Installed fans, duct connections and discharges not visible.	N.O.	FI	Inspect both fans; measure exhaust flow and static pressure; verify discharge, backdraft dampers and access.	–	800	–	Plans
					Subtotal – Fitness Center	**–**	**16,600**	**–**	
					Part 2 total – Mechanical / HVAC	**1,450**	**36,200**	**9,000**	
Part 3 – Electrical									
Clubhouse and Cabana									
E-4.3-01	Utility pad-mounted transformers (FPL, 300 kVA, 480Y/277 V), both buildings	Utility-owned; outside NEC scope (90.2(B)(5)). Appear in good condition.	Good	NONE	None; keep landscaping clear per FPL.	–	–	–	–
E-4.3-02	Distribution: Siemens MDPs, panelboards, step-down transformers, grounding	Neat workmanship, conductor color coding, copper grounding busbar in good condition. IR survey: 11 of 12 panels without exception (rise 0–8.5 °C).	Good	NONE	None beyond items below.	–	–	–	A-1 to A-11
E-4.3-03	Branch circuits, interior LED lighting, ceiling fans	Randomly tested receptacles wired correctly; lighting and fans in occupied areas in good condition.	Good	NONE	None.	–	–	–	E1
E-4.3-04	Site receptacle, landscaped area near tree on NW side in front of the Business Center	Weatherproof box with in-use cover rests loose on mulch, tilted and unsupported; exposed to soil and water (NEC 314.23).	Poor	**LS**	Support box on rigid post/stake per 314.23; verify in-use cover and GFCI protection (210.8(B)).	400	–	–	E2
E-4.3-05	Exterior exit sign, Clubhouse wall	Lens and legend film delaminated; legend not clearly legible (NEC 110.11; 700.3(C)).	Poor	**LS**	Replace with wet-location-listed exit sign with battery backup.	450	–	–	E3
E-4.3-06	Exterior exit sign, entry gate pillar	Moisture and condensation inside lens; legend faded (NEC 110.11; 700.3(C)).	Poor	**LS**	Replace with wet-location-listed exit sign with battery backup.	450	–	–	E4

Item	System / Location	Deficiency / Observation	Cond.	Significance	Suggested Remedy	Immediate	Short-Term	Long-Term	Fig.
E-4.3-07	VRV-1AB disconnect switches, Fitness Center mechanical yard	Palm-frond debris piled against disconnects, blocking working space (NEC 110.26(B)); combustible debris at equipment.	Poor	**CV**	Remove debris; keep working space clear.	250	–	–	E5
E-4.3-08	Panel HM (Siemens 250 A MLO, 480Y/277 V), Clubhouse Electrical Room	Underground feeder conduits at bottom of panel not sealed (NEC 300.5(G); 300.7(A)).	Fair	**CV**	Seal underground conduits with duct-seal compound; remove stored materials from working space.	–	200	–	E6, A-1
E-4.3-09	Exposed PVC conduits at ceiling / wall penetration, Clubhouse Electrical Room	Conduit wall damaged in two locations; wall penetration not sealed (NEC 300.4; 300.21; 110.12(B)).	Poor	**LS**	Replace damaged conduit section and inspect conductors; firestop penetration with listed system (verify wall rating).	800	–	–	E7
E-4.3-10	Attic transformer platform, Clubhouse	Cardboard on disconnect switch; heavy dust on dry-type transformers and ventilation openings; transformers on wood platform (NEC 450.9; 450.21(A); 110.12(B)).	Fair	**CV**	Remove cardboard; clean transformers; verify platform fire rating, clearances to combustibles and access (450.13).	400	–	–	E8
E-4.3-11	Dry-type transformer feeding Panel K (Kitchenette electrical closet)	No overcurrent device at transformer secondary for Panel K. Even though Panel has a 100 A main breaker (App. A-6); is not in compliance since secondary-conductor length is more than 25’ (NEC 240.21(C)).	Poor	**CV**	Add properly sized secondary OCPD.	950	–	–	E8
E-4.3-12	Attic platform access, Clubhouse	Transformer location not identified at the electrical room or attic access door (NEC 110.21).	Fair	**CV**	Install permanent labels in electrical room and at attic access identifying transformer location.	–	200	–	E9
					Subtotal – Clubhouse and Cabana	**3,700**	**400**	–	
Fitness Center									
E-4.3-13	Panel MDP (Siemens 400 A MCB, 480Y/277 V), Fitness Center Electrical Room 1	Only one underground feeder conduit sealed; remaining feeder and spare conduits open (NEC 300.5(G); 300.7(A)).	Fair	**CV**	Seal all underground conduits, including spares, with duct-seal compound.	–	200	–	E10, A-7
E-4.3-14	Fitness Center Electrical Room 1	Room used to stage painting work; drawings stored against equipment (NEC 110.26(B)).	Fair	**CV**	Remove stored materials; keep working space clear.	50	–	–	E10
E-4.3-15	Floor-mounted transformer feeding Panel LB, Fitness Center Electrical Room 2	Cardboard boxes stored against transformer contrary to its label; loose enclosure on floor (NEC 450.21(A); 110.3(B); 110.26(B)).	Poor	**LS**	Remove boxes and loose materials; secure or remove loose enclosure; keep room free of storage.	150	–	–	E11

Item	System / Location	Deficiency / Observation	Cond.	Significance	Suggested Remedy	Immediate	Short-Term	Long-Term	Fig.
E-4.3-16	Transformer feeding Panel LA, Fitness Center Electrical Room 2	No overcurrent device at transformer secondary for Panel LA (Electrical Room 1). Even though Panel has a 150 A main breaker (App. A-8); is not in compliance since secondary-conductor length is more than 25' (NEC 240.21(C)).	Poor	**CV**	Add properly sized secondary OCPD.	1,400	–	–	E11
E-4.3-17	Edge-lit exit signs, Fitness Center basketball court and gym	Housing canopy covers missing on at least four signs, exposing wiring, LED driver and battery (NEC 110.3(B); 110.12(B)).	Poor	**LS**	Install manufacturer housing covers or replace signs; perform 30-second battery test.	800	–	–	E12, FC-M2
E-4.3-18	Panel P (120/208 V, 225 A MCB), Pool Pumps Area	Underground feeder conduit not sealed (NEC 300.5(G); 300.7(A)).	Fair	**CV**	Seal underground conduit with duct-seal compound.	–	150	–	A-12
E-4.3-19	Panel P breaker connection, Pool Pumps Area	IR scan: 13.1 °C rise (47.1 °C max) at a breaker connection – Level 4 (minor) exception (NEC 110.14(D)).	Fair	DM	De-energize, torque connection to manufacturer values and clean contacts; re-scan under load.	–	350	–	A-12
E-4.3-20	NW parking lot lighting	Measured minimum 0.3 fc at night vs. 1.0 fc minimum required by Miami-Dade County Code Sec. 8C-3.	Poor	**LS**	Replace both fixtures with new LED fixtures on existing poles; verify illuminance after installation.	3,200	–	–	E13
					Subtotal – Fitness Center	**5,600**	**700**	**–**	
					Part 3 Contractor– Electrical	**9,300**	**1,100**	**–**	
E-4.3-21	Electrical distribution, both buildings	Installed panels, transformers and overcurrent devices do not match the permitted plans; the Panel P source transformer was not located (App. C)	N.O.	FI	Engineer to investigate and prepare record drawings (riser diagrams, room layouts, panel schedules)	–	12,500	–	E8-E9
					Part 3 3 total – Electrical	**9,300**	**13,600**	**–**	
Part 4 – Plumbing									
P-4.4-01	Domestic water service and backflow, Clubhouse	2-1/2 in. design service (~303 WSFU / 127 gpm); two 2 in. RP assemblies (domestic and irrigation); CPVC distribution, PVC DWV. Concealed/underground piping and pressure not verified.	N.O.	NONE	None beyond items below.	–	–	–	P8–P13
P-4.4-02	Gas tankless water heaters (4; two at each side of building), Clubhouse exterior	Enclosures generally intact; rating plate dated June 2019; recirculation piping present.	Fair	NONE	See P-4.4-05 to P-4.4-07; RUL per Section 7.	–	–	–	P5, P6

Item	System / Location	Deficiency / Observation	Cond.	Significance	Suggested Remedy	Immediate	Short-Term	Long-Term	Fig.
P-4.4-03	Service area floor, Clubhouse	Localized brown moisture-type staining and a loose white pipe segment; active leak not demonstrated.	Fair	FI	Identify pipe and moisture source; inspect drain/water lines; repair verified leaks or disconnections.	–	650	–	P1
P-4.4-04	Accessible lavatory pipe protection, Clubhouse / Cabana (also reported at Fitness Center)	Molded drain/supply shrouds broken or displaced, exposing piping below accessible lavatories.	Poor	**CV**	Install securely attached protective covers per FBC-Accessibility / 2010 ADA Standards 606.5; confirm knee/toe clearance.	–	600	–	P2, P3
P-4.4-05	Potable-water expansion tank at tankless heaters	Extensive shell corrosion; label impaired; tank restrained with hose clamp.	Poor	DM	Inspect shell and mounting; verify precharge and sizing; replace tank.	–	450	–	P4
P-4.4-06	Gas tankless heater installation, Clubhouse exterior	Prior inspection reports gas service valves to two heaters shut off; operation not verified.	N.O.	FI	Licensed plumbing/gas contractor to identify each heater, inspect gas piping and supports, confirm safe start-up, venting and delivery temperature.	–	900	–	P5, P7
P-4.4-07	Copper gas line at attic water-heater connection	Prior inspection reports pipe inadequately secured; not re-verified.	Poor	**LS**	Licensed gas contractor to inspect routing, supports, bonding and tightness; secure per Florida Building Code – Fuel Gas.	750	–	–	P7
P-4.4-08	2 in. RP backflow assemblies (Watts LF009M2QT, Zurn Wilkins 975XL2)	Several test cocks open/uncapped; service designation not field-labeled; current test certifications not furnished.	Fair	**CV**	Label each assembly DOMESTIC or IRRIGATION; obtain current certifications; certified tester to test both; protect test cocks.	–	650	–	P10–P13
P-4.4-09	Fitness Center water service and 80-gal electric water heater	1-1/2 in. service with RP assembly; heater operation verified in the field; damaged lavatory pipe guards and localized floor staining noted.	Fair	NONE	None beyond P-4.4-04.	–	–	–	–
P-4.4-R1	80-gal electric water heater, Fitness Center	Replacement reserve, not a deficiency. EUL 12–15 yr; installation date not verified (assumed 2019).	–	RR	Replace at end of EUL (Table 6-1).	–	–	4,500	–
					Part 4 total – Plumbing	**750**	**3,250**	**4,500**	
Part 5 – Fire Protection									
FP-4.5-01	Sprinkler system, Clubhouse (4 in. riser, alarm/check, gauge, Tyco devices, 6 in. fire backflow)	Ordinary weathering with localized oxidation at hardware; valve supervision, pressure and alarm transmission not tested.	Fair	NONE	None beyond items below.	–	–	–	FP3, FP8, S1

Item	System / Location	Deficiency / Observation	Cond.	Significance	Suggested Remedy	Immediate	Short-Term	Long-Term	Fig.
FP-4.5-02	Fire department connection, Clubhouse	Both inlets without caps; landscaping encroaches on FDC.	Poor	**LS**	Install listed caps/plugs; clear landscaping to restore fire department access.	700	–	–	FP1, FP5
FP-4.5-03	Fire-service backflow and OS&Y valves, Clubhouse	Dense foliage around test ports and OS&Y valve hardware.	Fair	**LS**	Trim landscaping to provide valve access; verify valve supervision.	550	–	–	FP2, FP5
FP-4.5-04	Sprinkler riser lower assembly, Clubhouse	Shrubs and groundcover conceal lower riser, piping and fittings.	Fair	DM	Clear vegetation; inspect riser base, supports and tags.	500	–	–	FP3, FP4, FP7
FP-4.5-05	FDC inlets, swivels and check valve; fire backflow testing	Inlet threads and check valve condition not observable; NFPA 25 inspection and backflow test records not furnished.	N.O.	FI	Sprinkler contractor to inspect FDC components and test backflow; furnish NFPA 25 reports.	–	1,200	–	FP4, FP5
FP-4.5-06	Riser trim, gauge, control valve and waterflow/supervisory devices	Paint wear and oxidation; operation of valve, gauge and switches not demonstrated.	Fair	FI	Touch up corrosion; verify valve, gauge and switch operation; furnish current NFPA 25 records.	–	850	–	FP6–FP8
FP-4.5-07	Sprinkler system, Fitness Center (6 in. riser, FDC, 6 in. fire backflow)	Similar weathering and landscape encroachment; operational status not tested.	Fair	NONE	Include in NFPA 25 records review (FP-4.5-05).	–	–	–	–
FP-4.5-08	Commercial kitchen hood suppression, Clubhouse	System present; current semiannual inspection documentation not furnished.	N.O.	FI	Obtain current NFPA 17A / NFPA 96 service report; correct any listed deficiencies.	–	–	–	–
FP-4.5-R1	Sprinkler systems, both buildings	Replacement reserve / recurring ITM. NFPA 25 five-year internal assessment and gauge replacement or recalibration (two cycles in term).	–	RR	Budget allowance (Table 6-1).	–	–	6,000	–
					Part 5 total – Fire Protection	**1,750**	**2,050**	**6,000**	
					TOTAL – MEPFP (Parts 2–5)	**13,250**	**42,600**	**19,500**	

Electrical, mechanical, plumbing and fire protection entries and costs are estimated based on RS Means.

For Condition Ratings and Significance Codes refer to table 2.4 on Page 5.

6. LONG-TERM COSTS AND REPLACEMENT RESERVES

Replacement reserves are projected over a 10-year evaluation term (2027–2036) from the equipment age and Expected Useful Life (EUL) shown in the Section 7 registers. Systems whose Remaining Useful Life (RUL) extends beyond the term are listed without cost. Reserves are preliminary budget allowances and are not deficiencies.

Table 6-1 – MEPFP Replacement Reserves

Item	Component	Year installed	EUL (yr)	RUL (yr)	Est. year	Cost (USD)
M-4.1-R1	CU-3 split system (Carrier 24ABB360, 5-ton residential grade)	2019	15	~8	2034	9,000
P-4.4-R1	Fitness Center 80-gal electric water heater	2019*	12–15	~5–8	2031–34	4,500
FP-4.5-R1	NFPA 25 five-year internal assessment and gauge replacement, both buildings (2 cycles)	–	5	–	2029, 2034*	6,000
–	Clubhouse split systems AHU-1–8 / CU-1, -2, -4 to -8 (2019)	2019	18–20	12–13	Beyond term	–
–	Fitness Center VRV outdoor units and FCUs (age verified for FCU-2.4 only)	2019*	15–20	8–13	TBD (M-4.2-01)	–
–	Clubhouse gas tankless water heaters (4)	2019	20	~13	Beyond term	–
–	Switchboards, panelboards, dry-type transformers, LED lighting	2019	30–40	> 20	Beyond term	–
	Total – Long-Term (Parts 2–5)					**19,500**

** Not verified; assumed from the predominant equipment age or NFPA 25 cycle. Adjust when records are obtained.*

7. HVAC EQUIPMENT REGISTERS

The registers distinguish photographed nameplate data (verified) from identifiers shown only on the 2016 design schedules (design). Unreadable or unavailable serial numbers are recorded as "Not verified" rather than inferred. Ages are nominal as of October 22, 2026; expected service lives are ASHRAE benchmark medians, not remaining-life guarantees.

Table 7-1 – Clubhouse

Tag	Model / identification	Serial No.	Year	EUL (yr)	RUL (yr)
AHU-1	Carrier 40RUAA12T2A6-0A0A0	5019U07214	2019	18.5–20	~12–13
AHU-2	Design schedule only	Not verified	Not verified	18.5–20	Not determinable
AHU-3	Design schedule only	Not verified	Not verified	18.5–20	Not determinable
AHU-4	Design schedule only	Not verified	Not verified	18.5–20	Not determinable
AHU-5	Carrier 40RUAA25T2A6-0A0A0	4319U05900	2019	18.5–20	~12–13
AHU-6	Design schedule only	Not verified	Not verified	18.5–20	Not determinable
AHU-7	Carrier 40RUAA16T2A6-0A0A0	4519U06307	2019	18.5–20	~12–13
AHU-8	Design schedule only (panel stenciled AHU-8 observed, M10)	Not verified	Not verified	18.5–20	Not determinable
CU-1	Model not legible	Not verified	Not verified	20	Not determinable
CU-2	Carrier 38AUZA12A0B6A0A0	3019C92595	2019	20	~13

Tag	Model / identification	Serial No.	Year	EUL (yr)	RUL (yr)
CU-3	Carrier 24ABB360A620	4719E03951	Nov 2019	15	~8
CU-4	Condenser schedule only	Not verified	Not verified	15–20	Not determinable
CU-5	Condenser schedule only	Not verified	Not verified	15–20	Not determinable
CU-6	Condenser schedule only	Not verified	Not verified	15–20	Not determinable
CU-7	Carrier 38AUZA16A0B6A0A0	3519P40081	2019	20	~13
CU-8	Condenser schedule only	Not verified	Not verified	15–20	Not determinable
CU-9	Listed in prior inspection checklist only	Not verified	2018 (per report)	15–20	Not determinable
EF-1	Panasonic FV-13VK3 (design)	Not verified	Not verified	25	Not determinable
EF-2	Panasonic FV-13VK3 (design)	Not verified	Not verified	25	Not determinable
EF-3	Panasonic FV-13VK3 (design)	Not verified	Not verified	25	Not determinable
EF-4	Panasonic FV-20NLF1 (design)	Not verified	Not verified	25	Not determinable
EF-5	Panasonic FV-40NLF1 (design)	Not verified	Not verified	25	Not determinable
EF-6	Panasonic FV-40NLF1 (design)	Not verified	Not verified	25	Not determinable
EF-7	Panasonic FV-40NLF1 (design)	Not verified	Not verified	25	Not determinable
EF-8	Panasonic FV-20NLF1 (design)	Not verified	Not verified	25	Not determinable

Table 7-2 – Fitness Center

Tag	Model / identification	Serial No.	Year	EUL (yr)	RUL (yr)
VRV-1A	Daikin RXYQ288TAYDU (design)	Not verified	Not verified	15–20	Not determinable
VRV-1B	Daikin RXYQ288TAYDU (design)	Not verified	Not verified	15–20	Not determinable
VRV-2	Daikin RXYQ312TAYDU (design)	Not verified	Not verified	15–20	Not determinable
VRV-3	Daikin RXYQ192TAYDU (design)	Not verified	Not verified	15–20	Not determinable
FCU-1A.1	Daikin LAH010A (design)	Not verified	Not verified	20	Not determinable
FCU-1A.2	Daikin LAH010A (design)	Not verified	Not verified	20	Not determinable
FCU-1B.1	Daikin LAH010A (design)	Not verified	Not verified	20	Not determinable
FCU-1B.2	Daikin LAH010A (design)	Not verified	Not verified	20	Not determinable
FCU-2.1	Daikin FXMQ36PBVJU (design)	Not verified	Not verified	20	Not determinable
FCU-2.2	Daikin FXMQ36PBVJU (design)	Not verified	Not verified	20	Not determinable
FCU-2.3	Daikin FXMQ36PBVJU (design)	Not verified	Not verified	20	Not determinable
FCU-2.4	Daikin FXMQ48PBVJU (nameplate)	E011962	Jul 2019	20	~13
FCU-2.5	Daikin FXMQ30PBVJU (design)	Not verified	Not verified	20	Not determinable
FCU-2.6	Daikin FXMQ30PBVJU (design)	Not verified	Not verified	20	Not determinable
FCU-2.7	Daikin FXMQ24PBVJU (design)	Not verified	Not verified	20	Not determinable
FCU-2.8	Daikin FXMQ18PBVJU (design)	Not verified	Not verified	20	Not determinable
DFCU-2.9	Daikin FXAQ18PVJU (design)	Not verified	Not verified	20	Not determinable
DFCU-2.10	Daikin FXAQ18PVJU (design)	Not verified	Not verified	20	Not determinable
FCU-2.11	Daikin FXMQ36PBVJU (design)	Not verified	Not verified	20	Not determinable
FCU-2.12	Daikin FXMQ36PBVJU (design)	Not verified	Not verified	20	Not determinable
FCU-3.1	Daikin FXMQ48PBVJU (design)	Not verified	Not verified	20	Not determinable
FCU-3.2	Daikin FXMQ48PBVJU (design)	Not verified	Not verified	20	Not determinable
FCU-3.3	Daikin FXMQ48PBVJU (design)	Not verified	Not verified	20	Not determinable

Tag	Model / identification	Serial No.	Year	EUL (yr)	RUL (yr)
CC-3.4	Daikin FXZQ09TAVJU (design)	Not verified	Not verified	20	Not determinable
CC-3.5	Daikin FXZQ09TAVJU (design)	Not verified	Not verified	20	Not determinable
CC-3.6	Daikin FXZQ12TAVJU (design)	Not verified	Not verified	20	Not determinable
FCU-3.7	Daikin FXMQ30PBVJU (design)	Not verified	Not verified	20	Not determinable
EF-1	100R15DH centrifugal (design)	Not verified	Not verified	25	Not determinable
EF-2	100R15DH centrifugal (design)	Not verified	Not verified	25	Not determinable

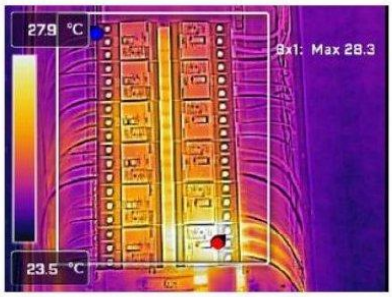
(EUL) Expected Useful Life (EUL), (RUL) Remaining Useful Life

8. LIMITATIONS

This is a photographic and documentary condition assessment based on visual, non-intrusive observations. It is not a balancing report, commissioning report, destructive survey, pressure or leak test, air-quality laboratory report, NFPA 25 acceptance report or code-compliance certification. An untested item is not represented as operationally compliant. Field testing, measurements and calculations to verify capacity or adequacy were not performed except as listed in Section 2.5. Opinions of cost are order-of-magnitude budgets and do not reflect bids. Conditions may change after the site visit. This report is for the exclusive use of Downtown Doral South CDD (DDSCDD), the User of the PCA.

APPENDIX A – INFRARED THERMOGRAPHY SURVEY

Twelve panelboards scanned under load. Panel P (A-12) is the only exception (Level 4, minor). The A-9 exception field was left blank on the test sheet; with a 5.6 °C rise it is classified as no exception. Note: A-11 is labeled "Panel HM" (Equipment Area, 200 A MCB) and is a different panel from A-1.





Equipment Information	
Equipment Label	01-Panel HM
Equipmen Description	277/480 volt 3Ph, 4W 250 Amp M.L.O.
Location	Clubhouse Electrical Room
Visual Inspection Note	Panel underground feeder is missing Duct Seal as required per NEC 300.7(A)
Atmospheric temp.	24 °C
Relative humidity	43.0%

Measurements	
Maximum Temperature	28.3 °C
Delta T	4.3 °C
Exception	None

A-1 – Thermography Test





Equipment Information	
Equipment Label	02-Panel LA Main
Equipmen Description	150 Amp Main Circuit Breaker. Panel 120/208 volt, 3Ph, 4W
Location	Clubhouse Electrical Room
Visual Inspection Note	
Atmospheric temp.	24.0 °C
Relative humidity	43.0%

Measurements	
Maximum Temperature	24.1 °C
Delta T	0.1 °C
Exception	None

A-2 – Thermography Test



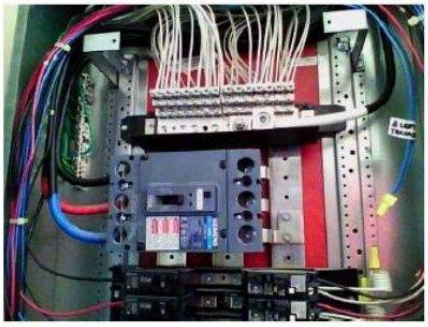


Equipment Information	
Equipment Label	03-Panel LA.jpg
Equipmen Description	120/208 volt, 3Ph, 4W 150 Amp M.C.B.
Location	Clubhouse Electrical Room
Visual Inspection Note	
Atmospheric temp.	24.0 °C
Relative humidity	43.0%

Measurements	
Maximum Temperature	25.0 °C
Delta T	1.0 °C
Exception	None

A-3 – Thermography Test





Equipment Information	
Equipment Label	04-Panel LB Main
Equipmen Description	150 Amp Main Circuit Breaker. Panel 120/208 volt, 3Ph, 4W
Location	Clubhouse Electrical Room
Visual Inspection Note	
Atmospheric temp.	24.0 °C
Relative humidity	43.0%

Measurements	
Maximum Temperature	28.1 °C
Delta T	4.1 °C
Exception	None

A-4 – Thermography Test



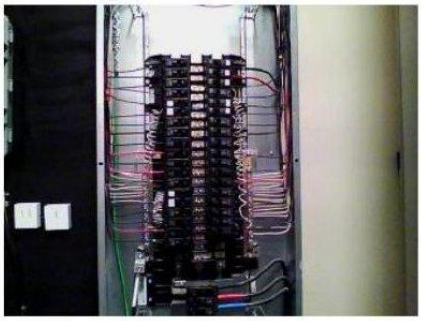


Equipment Information	
Equipment Label	05-Panel LB
Equipmen Description	120/208 volt, 3Ph, 4W 150 Amp M.C.B.
Location	Clubhouse Electrical Room
Visual Inspection Note	
Atmospheric temp.	24.0 °C
Relative humidity	43.0%

Measurements	
Maximum Temperature	31.7 °C
Delta T	7.7 °C
Exception	None

A-5 – Thermography Test





Equipment Information	
Equipment Label	06-Panel K
Equipmen Description	120/208 volt, 3Ph, 4W 100 Amp M.C.B.
Location	Kitchenette Electrical CLoset
Visual Inspection Note	
Atmospheric temp.	25.4 °C
Relative humidity	50.0%

Measurements	
Maximum Temperature	31.7 °C
Delta T	6.3 °C
Exception	None

A-6 – Thermography Test





Equipment Information	
Equipment Label	07-Panel MDP
Equipmen Description	277/480 volt 3Ph, 4W 400 Amp M.C.B.
Location	Fitness Center Electrical Room 1
Visual Inspection Note	Panel underground feeder is missing Duct Seal as required per NEC 300.7(A)
Atmospheric temp.	25.0 °C
Relative humidity	51.0%

Measurements	
Maximum Temperature	26.3 °C
Delta T	1.3 °C
Exception	None

A-7 – Thermography Test

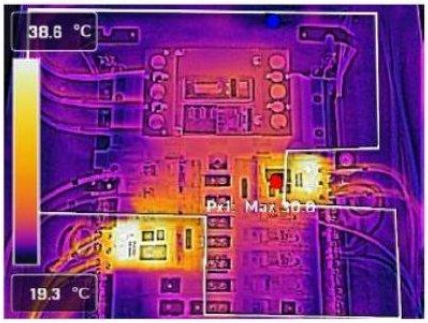


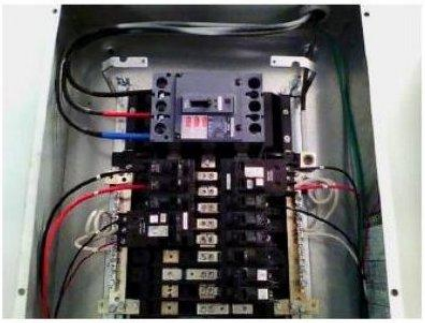


Equipment Information	
Equipment Label	08-Panel LA
Equipmen Description	120/208 volt, 3Ph, 4W 150 Amp M.C.B.
Location	Fitness Center Electrical Room 1
Visual Inspection Note	
Atmospheric temp.	25.0 °C
Relative humidity	51.0%

Measurements	
Maximum Temperature	27.9 °C
Delta T	2.9 °C
Exception	None

A-8 – Thermography Test

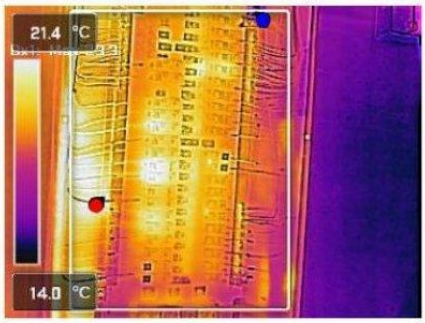




Equipment Information	
Equipment Label	09-Panel P4.jpg
Equipmen Description	120/208 volt, 3Ph, 4W 100 Amp M.C.B.
Location	Fitness Center Electrical Room 2
Visual Inspection Note	
Atmospheric temp.	25.0 °C
Relative humidity	51.0%

Measurements	
Maximum Temperature	30.6 °C
Delta T	5.6 °C
Exception	

A-9 – Thermography Test





Equipment Information	
Equipment Label	10-Panel LB
Equipmen Description	120/208 volt, 3Ph, 4W 225 Amp M.C.B.
Location	Fitness Center Electrical Room 2
Visual Inspection Note	
Atmospheric temp.	25.0 °C
Relative humidity	51.0%

Measurements	
Maximum Temperature	23.3 °C
Delta T	0 °C
Exception	None

A-10 – Thermography Test

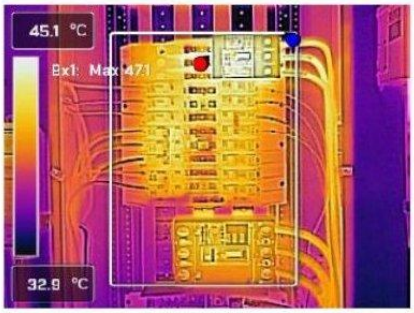




Equipment Information	
Equipment Label	11-Panel HM
Equipmen Description	277/480 volt, 3Ph, 4W 200 Amp M.C.B.
Location	Equipment Area
Visual Inspection Note	
Atmospheric temp.	28.0 °C
Relative humidity	62.0%

Measurements	
Maximum Temperature	36.5 °C
Delta T	8.5 °C
Exception	None

A-11 – Thermography Test





Equipment Information	
Equipment Label	12-Panel P
Equipmen Description	120/208 volt, 3Ph, 4W 225 Amp M.C.B.
Location	Pool Pumps Area
Visual Inspection Note	Panel underground feeder is missing Duct Seal as required per NEC 300.7(A)
Atmospheric temp.	34.0 °C
Relative humidity	49.0%

Measurements	
Maximum Temperature	47.1 °C
Delta T	13.1 °C
Exception	Level 4 (Minor) Component Failure unlikely but corrective measure required at next scheduled routine maintenance period or as scheduling permits.
Recommendations	Check connection and clean contacts.

A-12 – Thermography Test

APPENDIX B – PHOTOGRAPHIC LOG

Figure numbers match the Fig. column in Section 5. Each caption lists the related item(s).



Figure E1 – Receptacle testing – correct wiring indicated *[E-4.3-03]*



Figure E2 – Weatherproof receptacle box resting loose on grade, not supported *[E-4.3-04]*



Figure E3 – Exterior exit sign – legend delaminated and deteriorated *[E-4.3-05]*



Figure E4 – Exterior exit sign at entry gate pillar – moisture intrusion and weathered lens *[E-4.3-06]*



Figure E5 – Debris piled against condensing unit VRV-1AB disconnect switches *[E-4.3-07]*



Figure E6 – Panel HM – underground feeder conduits not sealed *[E-4.3-08]*



Figure E7 – Damaged PVC conduits; wall penetration not sealed *[E-4.3-09]*



Figure E8 – Attic transformer platform – cardboard on disconnect; dust on transformer ventilation *[E-4.3-10, E-4.3-11]*



Figure E9 – Access to attic transformer platform – equipment location not identified *[E-4.3-12]*

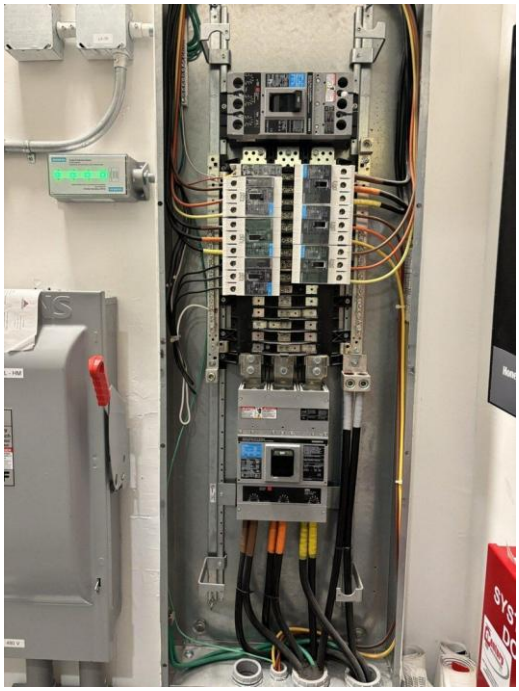


Figure E10 – Fitness Center Panel MDP – underground feeder conduits missing duct seal *[E-4.3-13, E-4.3-14]*



Figure E11 – Fitness Center Electrical Room 2 – boxes stored against transformer; loose enclosure on floor *[E-4.3-15, E-4.3-16]*

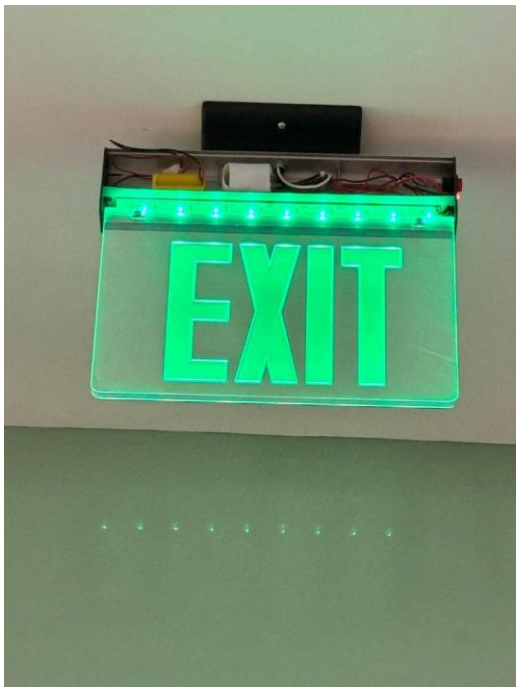


Figure E12 – Edge-lit exit sign – housing cover missing, wiring and battery exposed *[E-4.3-17]*



Figure E13 – NW parking lot lighting level at night *[E-4.3-20]*



Figure M1 – Air-handler condensate pan – moisture and corrosion *[M-4.1-02]*



Figure M2 – Concealed attic duct/insulation – extensive irregular dark discoloration *[M-4.1-03]*



Figure M3 – AHU-5 loaded filter media *[M-4.1-04]*



Figure M4 – Attic ductwork and displaced fiberglass insulation *[M-4.1-05]*



Figure M5 – Ceiling diffuser with displaced core *[M-4.1-06]*



Figure M6 – Air-handler cabinet and pan area – staining and deposits *[M-4.1-07]*



Figure M7 – CU-7 condensing unit – weathered refrigerant-pipe insulation *[M-4.1-08]*



Figure M8 – CU-7 service area – vegetation and piping *[M-4.1-09]*



Figure M9 – Concealed in-line exhaust fan and disturbed insulation *[M-4.1-10]*



Figure M10 – Attic AHU (panel stenciled AHU-8) – access panel removed and lying inside enclosure *[M-4.1-11]*



Figure M11 – AHU filter bank and return-side service condition *[M-4.1-12]*



Figure M12 – CU-2 coil face and cabinet *[M-4.1-13]*

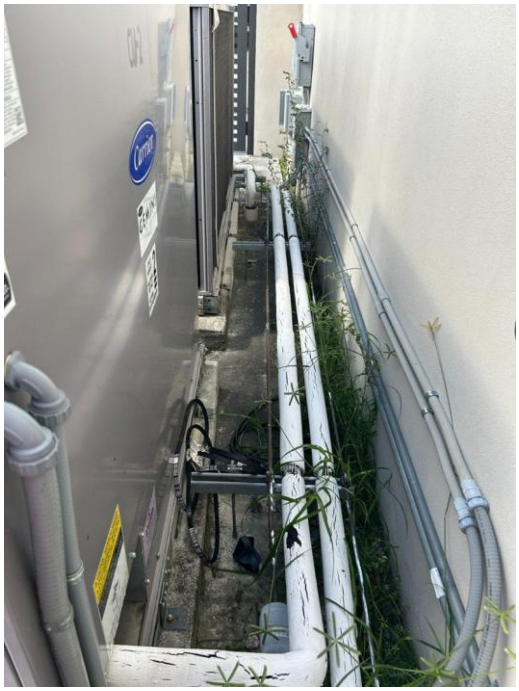


Figure M13 – Outdoor refrigerant piping – cracked protective insulation and vegetation *[M-4.1-13]*



Figure M14 – CU-3 condensing unit, pad and base connections *[M-4.1-13, M-4.1-R1]*



Figure M15 – Discolored concealed attic insulation (same location as M2) *[M-4.1-03]*



Figure M16 – Panasonic in-line fan and surrounding insulated duct (concealed) *[M-4.1-14]*



Figure M17 – AHU-1 nameplate – Carrier 40RUAA12T2A6, S/N 5019U07214 *[M-4.1-01]*

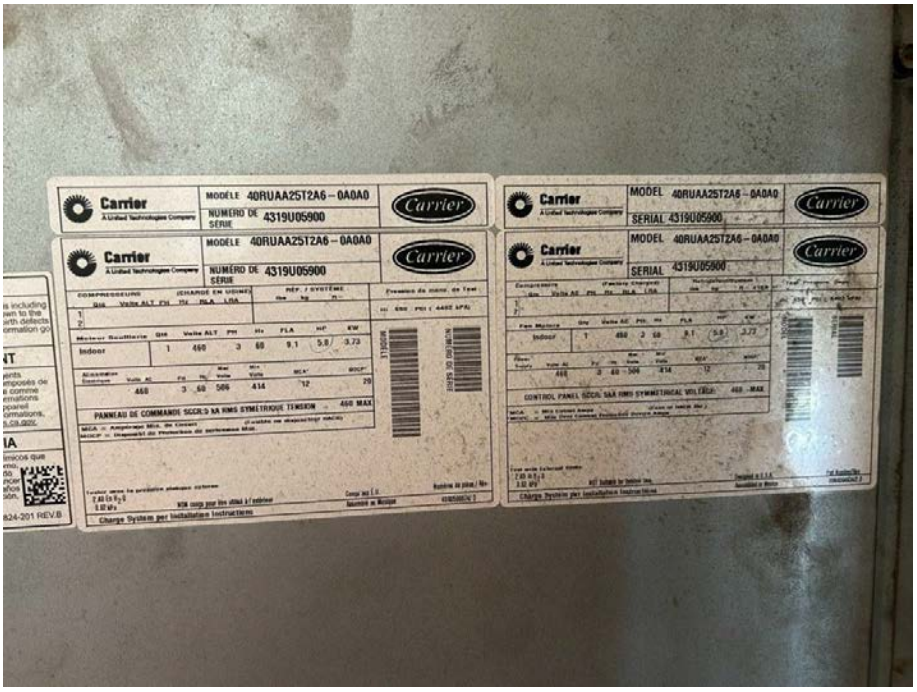


Figure M18 – AHU-5 nameplate – Carrier 40RUAA25T2A6, S/N 4319U05900 *[M-4.1-01]*



Figure M19 – AHU-7 nameplate – Carrier 40RUAA16T2A6, S/N 4519U06307 *[M-4.1-01]*

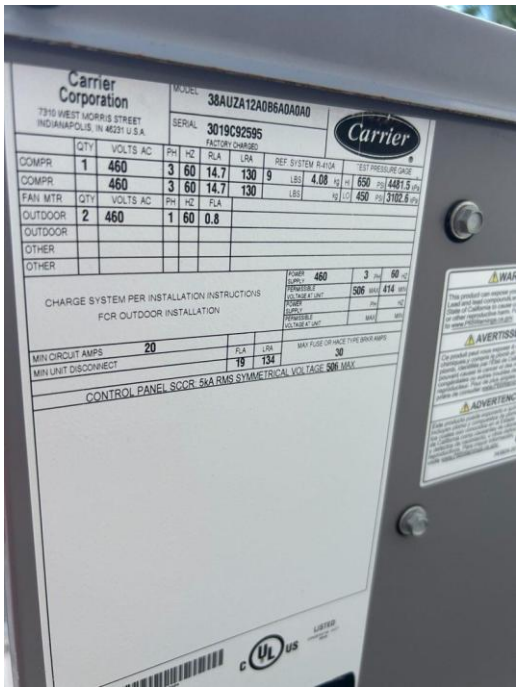


Figure M20 – CU-2 nameplate – Carrier 38AUZA12A0B6A0A0, S/N 3019C92595 *[M-4.1-01]*



Figure M21 – CU-3 nameplate – Carrier 24ABB360A620, S/N 4719E03951 (Nov 2019) *[M-4.1-R1]*

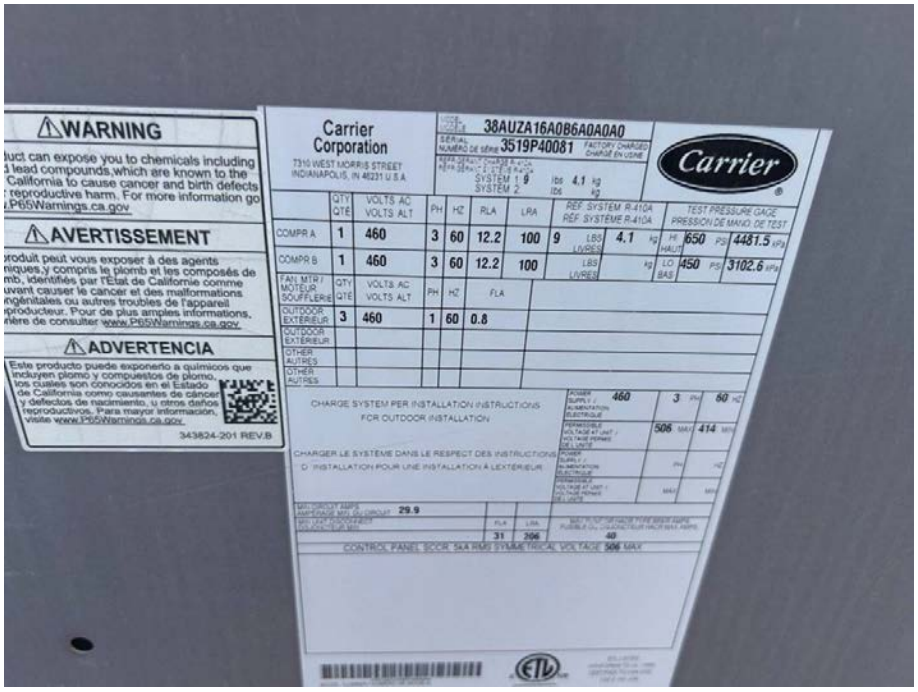


Figure M22 – CU-7 nameplate – Carrier 38AUZA16A0B6A0A0, S/N 3519P40081 *[M-4.1-08]*



Figure M23 – Exterior wall louver at Clubhouse facade *[M-4.1-15]*



Figure P1 – Stained service-area floor and loose plastic pipe segment *[P-4.4-03]*



Figure P2 – Accessible lavatory with displaced pipe guard *[P-4.4-04]*



Figure P3 – Cabana wall-hung lavatory – damaged drain shroud *[P-4.4-04]*



Figure P4 – Exterior potable-water expansion tank – pronounced shell corrosion *[P-4.4-05]*



Figure P5 – Exterior tankless water heaters with piping, valves and disconnects *[P-4.4-02, P-4.4-06]*



Figure P6 – Water heater rating plate (manufactured June 2019) *[P-4.4-02]*



Figure P7 – Water-heater gas/water piping and recirculation pump – supports to be verified *[P-4.4-06, P-4.4-07]*



Figure P8 – Landscaped utility pad and service-piping arrangement *[P-4.4-01]*



Figure P9 – Surface utility covers in adjacent paved area *[P-4.4-01]*



Figure P10 – 2 in. Watts LF009M2QT RP assembly and isolation valves *[P-4.4-08]*



Figure P11 – Backflow test-cock ports and assembly body *[P-4.4-08]*



Figure P12 – Backflow test ports and valve connections *[P-4.4-08]*



Figure P13 – Backflow service pad and landscape approach *[P-4.4-08]*



Figure FP1 – Fire department connection – inlets without caps; landscape growth *[FP-4.5-02]*



Figure FP2 – Fire-service backflow and OS&Y valves with landscape encroachment *[FP-4.5-03]*



Figure FP3 – Exterior sprinkler riser – base concealed by plants *[FP-4.5-01, FP-4.5-04]*



Figure FP4 – Lower sprinkler riser fittings enveloped by groundcover (close view) *[FP-4.5-04, FP-4.5-05]*



Figure FP5 – FDC and fire backflow assembly within hedge *[FP-4.5-02, FP-4.5-03]*

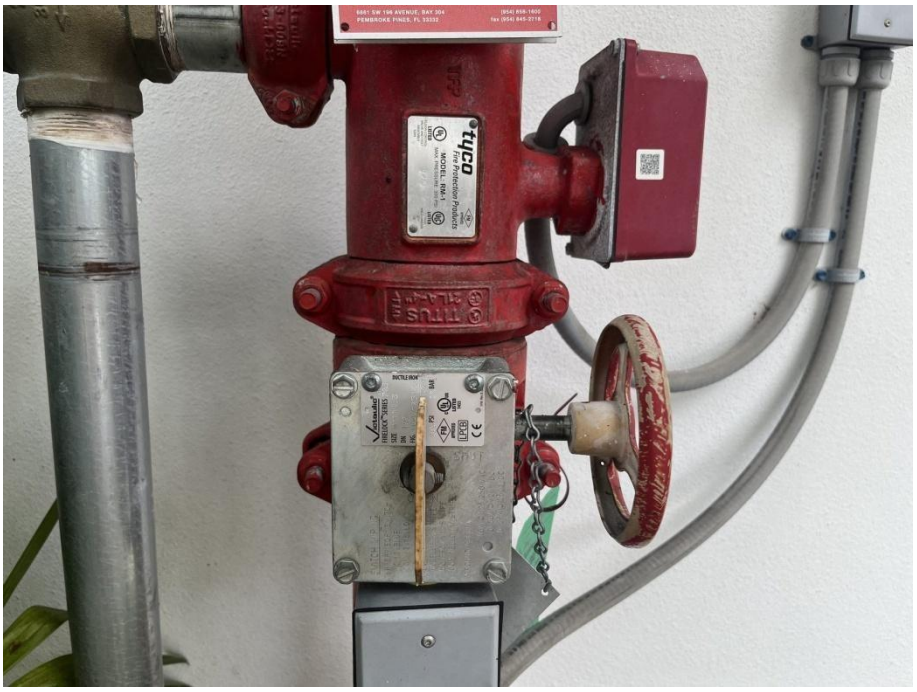


Figure FP6 – Riser Tyco device, control valve and handwheel *[FP-4.5-06]*



Figure FP7 – Vegetation surrounding riser lower piping and fittings *[FP-4.5-04]*



Figure FP8 – Sprinkler riser overview – gauge and control fittings *[FP-4.5-01, FP-4.5-06]*



Figure S1 – Clubhouse facade and landscaped area – site orientation *[–]*



Figure S2 – Clubhouse facade and high wall louver – site orientation *[M-4.1-15]*



Figure S3 – Clubhouse exterior elevation – site orientation *[–]*

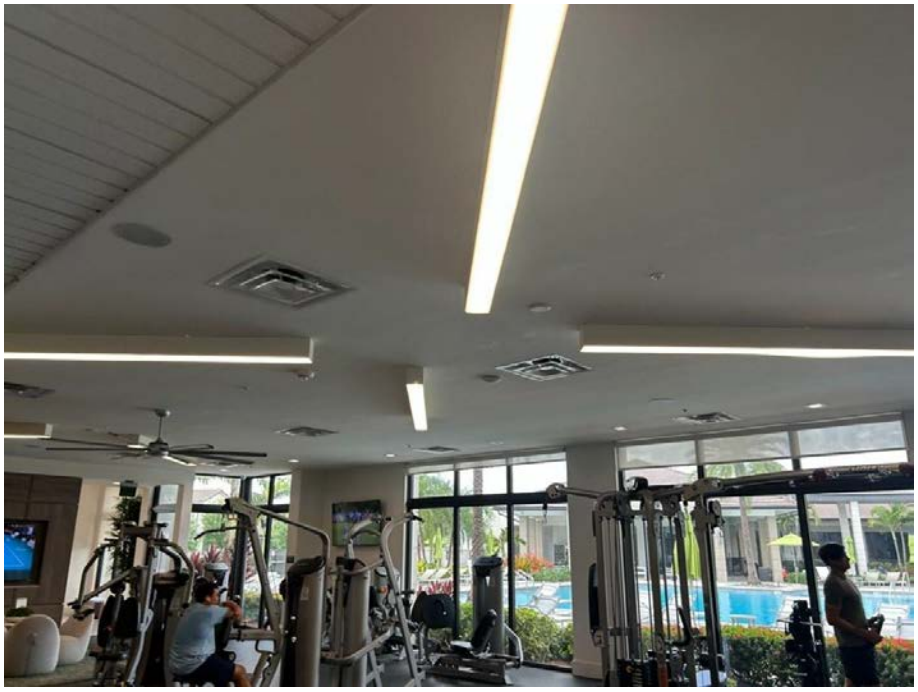


Figure FC-M1 – Fitness area – ceiling supply diffusers and return inlets *[M-4.2-02]*



Figure FC-M2 – Return grille marked FCU-2.4 with surface deposits; exit sign with open housing *[M-4.2-02, E-4.3-17]*



Figure FC-M3 – Ceiling access panels and return opening – scattered discoloration *[M-4.2-03]*



Figure FC-M4 – Ceiling supply/return devices and access panels *[M-4.2-03]*



Figure FC-M5 – Concealed ducted FCU-2.4 cabinet – dark deposits on casing *[M-4.2-01, M-4.2-04]*

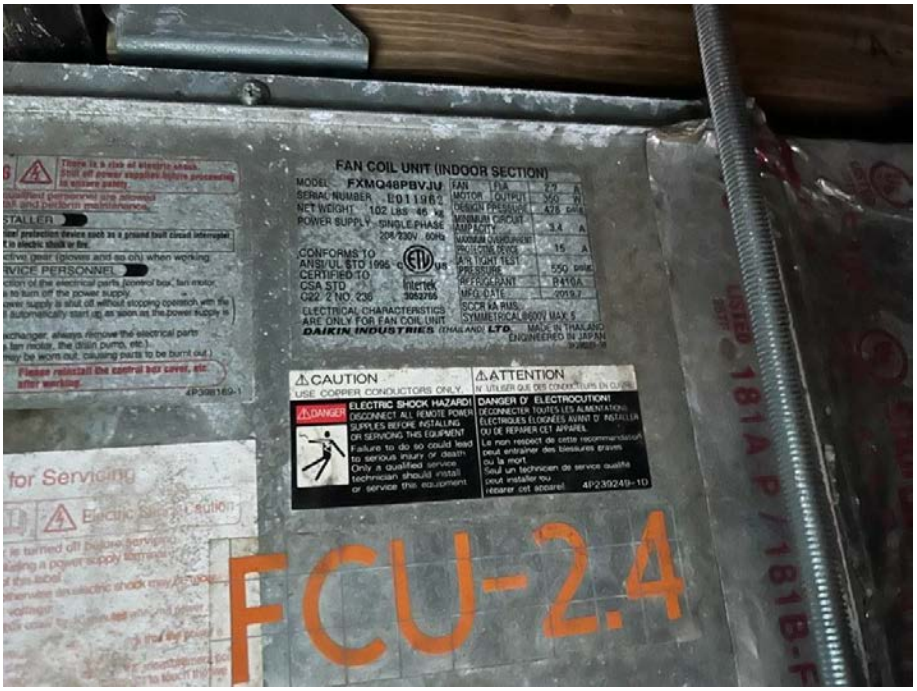


Figure FC-M6 – FCU-2.4 label – Daikin FXMQ48PBVJU, S/N E011962, July 2019 *[M-4.2-01, M-4.2-04]*



Figure FC-M7 – Daikin wired controller with lockable cover *[M-4.2-05]*



Figure FC-M8 – Fitness lobby ceiling supply diffuser *[M-4.2-02]*



Figure FC-M9 – Linear return-air grille *[M-4.2-02]*



Figure FC-M10 – Men's restroom entry and adjacent temperature control *[M-4.2-05]*

APPENDIX C – DOCUMENT REVIEW AND DISCREPANCIES

C.1 Discrepancies Between Documents and Field Observations

Clubhouse. The electrical room layout does not match the permitted plans. The following discrepancies were found:

- The permitted plans show all four transformers inside the electrical room. On site, the three transformers feeding Panels LA, LB and K are on an attic platform above the electrical room, and the transformer feeding Panel P was not found. The transformer locations are not labeled and maintenance personnel were not aware of them; the attic transformers were located during the inspection (Figures E8, E9).
- The permitted plans show a second 277/480 V panel, Panel HA, which does not exist on site.
- The electrical riser on the permitted plans shows Panel P feeding two subpanels, P1 and P2, with no panel schedules. Panels P1 and P2 do not exist on site.

Fitness Center. The electrical room layout does not match the permitted plans. The following discrepancies were found:

- The permitted plans show one electrical room housing all panels and the transformer. On site there are two electrical rooms: Electrical Room 1 (main) and Electrical Room 2, which houses Panels P4 and LB and three transformers (Appendix A-9, A-10).
- The permitted plans show a second 277/480 V panel, Panel HM, inside Electrical Room 1. On site, Panel HM (277/480 V, 200 A MCB, Appendix A-11) and the disconnect feeding it are in the service yard. The panel was located during the inspection.

C.2 Recommendations

Engage a licensed electrical engineer to investigate both buildings and prepare record drawings. The drawings should show the actual locations of the panels, transformers and overcurrent protection devices, the feeder routing, and the Panel P source transformer, so that the Owner has accurate records and maintenance staff know where the equipment is.