Property Condition Assessment

North Edmonton Industrial Park

12345 Industrial Park Drive, Edmonton, Alberta • 2025-08-29

Reference: BRK-SAMPLE-002

PREPARED FOR

Sample Client (Confidential)

Northway Logistics Inc.
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PREPARED BY

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1 Executive Summary

Brookstone Inspection Services Ltd was retained by Northway Logistics Inc. to conduct a Property Condition Assessment of North Edmonton Industrial Park located at Unit 8, 12345 Industrial Park Drive, Edmonton, Alberta. The site visit was conducted on June 2, 2026. This report, PCA-2026-SAMPLE INDUSTRIAL, documents the existing conditions and identifies capital expenditure requirements over a 10-year term of analysis.

1.1 Building General Summary

Constructed in 1990, North Edmonton Industrial Park is a two-story warehouse facility with ancillary office space, encompassing a gross floor area of 16,920 square feet. The building features a structural steel frame with wood decking and joists for roof construction. Key building systems include aluminum-framed windows and storefronts, various interior finishes, plumbing fixtures, HVAC systems, fire protection, and electrical distribution. The property also includes site features such as loading docks.

1.2 Summary of Findings

The assessment was conducted by means of a visual site review, interviews with available site personnel, and a review of available documentation. No destructive or invasive testing was performed as part of this assessment. The overall condition of the property is fair, with several components exhibiting deficiencies requiring attention. Notably, the Rooftop Unit - Carrier (APPLE RTU 1) is in critical condition, indicating a significant operational issue. Other immediate-priority items include the non-functional kitchen sink faucet, inoperable lavatory faucets, and significant water intrusion at overhead sectional doors due to failed weather seals. The aluminum-framed storefronts also show signs of insulated glazing seal deterioration, requiring prompt assessment and repair. Additionally, the personnel doors at the loading dock are in poor cosmetic condition and, critically, obstruct emergency egress. The concrete dock edge exhibits significant spalling and deterioration, posing a trip hazard. The interior wood stair requires repainting due to chipped paint and scuff marks. The total projected capital expenditure for these and other identified deficiencies over the 10-year term of analysis is $827,996.52. The property requires significant capital investment in the near term to address critical life-safety issues and deferred maintenance, with ongoing expenditures anticipated for lifecycle replacements and general upkeep.

UNIFORMAT Division	Immediate (Year 1)	Short-Term (Years 2-5)	Long-Term (Years 6-10)	Total
A – Substructure	$0.00	$0.00	$20,000.00	$20,000.00
B – Shell	$106,383.64	$0.00	$51,792.00	$158,175.64
C – Interiors	$0.00	$13,974.50	$251,174.44	$265,148.94
D – Services	$172,720.00	$63,924.54	$64,867.40	$301,511.94
E – Equipment & Furnishings	$83,160.00	$0.00	$0.00	$83,160.00
Totals	**$362,263.64**	**$77,899.04**	**$387,833.84**	**$827,996.52**

2 Property Description

PROPERTY NAME	North Edmonton Industrial Park
ADDRESS	12345 Industrial Park Drive
CITY / PROVINCE	Edmonton, Alberta
YEAR BUILT	1990
BUILDING TYPE	Warehouse / Industrial
FACILITY USE	Warehouse and Office
GROSS FLOOR AREA	17,000 sq ft
NUMBER OF FLOORS	2

The subject property, North Edmonton Industrial Park, Unit 20, located at 12345 Industrial Park Drive, Edmonton, Alberta, is a 1990-built two-story warehouse and office facility with a gross floor area of 16,920 sq ft. The building features a structural steel frame, with the ground floor comprising a concrete slab-on-grade. The upper floor construction consists of superstructure elements, while the roof construction utilizes wood decking supported by wood joists and steel beams. The exterior enclosure incorporates aluminum-framed windows and storefronts, with various exterior doors including aluminum-framed storefront doors, overhead sectional doors, and personnel doors at the loading dock. The roof system is a modified bitumen membrane, with roof vent stacks and penetrations.

Major building systems include a wet pipe sprinkler system for fire protection, with associated fire alarm pull stations, notification devices, and portable fire extinguishers. The plumbing system includes various fixtures such as utility sinks, urinals, lavatories, and kitchen fixtures, supported by an electric water heater and floor drains. The HVAC system is comprised of several rooftop units (York RTU, Carrier RTU 1, 3, and 4), unit heaters (8, 9, 10, 11, and 12), and wall-mounted electric heaters, with insulated flexible and rigid ductwork for distribution. Electrical service and distribution are managed by switchboards and panelboards, including conduits and wiring, with lighting provided by LED panel lights, recessed fixtures, and fluorescent lights. Communication and security systems include security cameras and general communication infrastructure.

The site features an asphalt-paved loading area, which exhibits localized cracking but is generally serviceable. Exterior elements include dock levelers, dock bumpers, and an exterior downspout for roof drainage. Exterior steel stairs and landings provide access, while the concrete dock edge/curb defines the loading area. The exterior wall finish is stucco/EIFS. Interior finishes include drywall partitions, ceramic wall tile, paint, vinyl composition tile, and carpet in office and stair areas. Notable interior components include an interior wood stair and a metal stair with handrails, kitchenette millwork, and various shelving and cabinetry.

Recent observations indicate several areas requiring attention. Dock levelers and bumpers show wear, with some dock bumpers requiring replacement. The exterior steel stairs and concrete dock edge are in critical condition due to corrosion and spalling, respectively, posing safety hazards. Overhead sectional doors have failing weather seals and a damaged track, leading to water intrusion. Electrical panelboards are in poor condition with missing or inaccurate directories, and one panel is a known risk. Restroom plumbing systems have active failures. An interior fire-rated door has compromised glazing and potential code compliance issues.

3 Scope of Work & Methodology

Brookstone Inspection Services Ltd was retained to perform a Property Condition Assessment (PCA) of the subject property in general conformance with ASTM E2018-24, Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process.

The assessment included a visual, non-invasive walk-through survey of the accessible areas of the property, a review of available documentation, and interviews with on-site personnel familiar with the property's history and maintenance practices.

This assessment does not include an assessment of environmental conditions, seismic risk analysis, or detailed engineering analysis of structural systems unless specifically noted. The findings are based on visual observations and information provided during the site visit.

3.1 Condition Ratings

Condition Rating	Performance
A — EXCELLENT	Component is new/state of the art and meets present and foreseeable requirements.
B — GOOD	Component is performing well and meets all present requirements. Minor deterioration or negligible deficiencies.
C — ACCEPTABLE	Component currently meets present requirements, but there are some deterioration and minor deficiencies. Average operating/maintenance costs.
D — MARGINAL	Component currently meets minimum requirements, has extensive deficiencies that may contribute to above average operating maintenance costs.
F — CRITICAL	Component represents an unacceptable, unhealthy, or unsafe condition (high risk of injury) regarding immediate attention in order to ensure continued access, use and safety of staff and public.

SUBSTRUCTURE

Foundations

The foundation system for the subject property consists of a concrete slab-on-grade, which forms the ground floor of the warehouse and office areas. This slab was installed in 1990 and provides the structural base for the building's operations.

The foundation system is generally in acceptable condition, providing a stable and functional surface. However, observations indicate localized areas of wear and deterioration, particularly on the slab-on-grade. The most notable pattern of distress is the presence of water pooling and staining on the concrete surface, which suggests active water intrusion.

Addressing the identified water intrusion is recommended to prevent further degradation of the concrete slab and to mitigate potential safety hazards. Continued monitoring of the slab-on-grade for any signs of settlement or further deterioration is also advised.

Slab on Grade

The building's ground floor is constructed with a concrete slab-on-grade, which serves as the primary flooring surface throughout the warehouse and office areas. The slab was installed in 1990 and is approaching the midpoint of its anticipated 50-year design life. Overall, the slab-on-grade is in acceptable condition, providing a functional and stable base for operations. However, observations indicate areas of localized deterioration and wear that warrant attention.

A recurring theme across the warehouse areas is the presence of numerous scratches and scuff marks on the painted concrete floor, indicating moderate wear from operational use. More critically, significant water pooling and staining were observed on the concrete slab in certain areas, which is indicative of active water intrusion. This condition not only presents potential slip hazards but also poses a risk of long-term damage to the concrete. Addressing the water intrusion is paramount to prevent further degradation of the slab and mitigate safety concerns. Repainting the concrete slab is recommended to improve aesthetics and provide a protective surface, with an allowance for a basic concrete paint/sealer option.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Slab on Grade (Concrete Floor - Warehouse)	Warehouse Floor	B	The painted concrete floor exhibits numerous scratches and scuff marks, indicating moderate wear and tear from operational use. Significant water pooling and staining are present on the concrete slab, indicating active water intrusion that could lead to slip hazards and long-term damage to the slab.	Medium-Term	1990	50 yr

ACTION: *Repaint the concrete slab to improve aesthetics and protect the surface—an allowance is provided for the basic concrete paint/sealer option.*

SHELL

Superstructure

The superstructure of the warehouse facility consists of a structural steel frame supporting both the roof and the second-floor office areas. This framework includes steel columns, beams, and joists, with wood decking forming the roof structure and a concrete slab-on-grade at the ground level. The second-floor construction incorporates a steel-framed system with a concrete deck.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Aluminum-Framed Windows	General	C	The glazing surfaces show visible haze/film and patchy discoloration consistent with weathering and/or insulated glazing seal deterioration. Given the apparent age of the window assemblies (circa 1991), the risk of ongoing seal failure, reduced thermal performance, and progressive loss of clarity is increased. No broken glass was observed; however, the affected panels may continue to deteriorate over time.	Long-Term	1991	35 yr
ACTION: *Recommend review by a qualified glazing contractor to confirm the extent of insulated glazing seal failure and identify which panels require replacement. Typical corrective work may include replacing affected insulated glazing units and verifying perimeter seals/caulking at the frames. Where multiple panels are affected, consider budgeting for phased replacement of glazing units due to age. Confirm operability of any vent panels and verify that water tightness is maintained after repairs.*						
Aluminum-Framed Storefronts	General	C	Several glazing panels show visible haze/film and patchy discoloration consistent with aging and/or insulated glazing seal deterioration. Staining and weathering were also noted at portions of the aluminum framing and at horizontal mullions. These conditions can reduce visibility and may indicate reduced thermal performance of affected glazing units.	Immediate	1991	—
ACTION: *Recommend review by a qualified glazing contractor to confirm the extent of insulated glazing seal failure and identify which glazing units require replacement. Typical corrective work may include replacing affected insulated glazing units, cleaning and refinishing stained framing as required, and verifying perimeter seals/caulking at frames and joints. Confirm operability of any vent panels and verify water tightness after repairs. Lifecycle Replacement Allowance Provided.*						

Exterior Doors

The exterior doors of the warehouse facility comprise overhead sectional doors at the loading bays, personnel doors providing access to the loading dock, and aluminum-framed storefront doors. The overhead sectional doors, installed in 2005, generally present an acceptable appearance, though some exhibit minor cosmetic wear such as scuffing, soiling, and a small dent. In contrast, the personnel doors at the loading dock, dating from 1990, are in marginal cosmetic condition, displaying visible surface patches and failing paint, which detracts from the building's appearance and increases the risk of corrosion. Similarly, the aluminum-framed storefront doors, also installed in 1990, show marginal condition due to significant rust staining on the lower frame sections, indicating potential underlying corrosion issues.

A significant theme across the exterior door assembly is the presence of deferred maintenance concerns. Systemic failures of weather seals on the overhead sectional doors are leading to water intrusion and ponding, necessitating immediate repair to prevent further building envelope degradation. The aging personnel and storefront doors, having reached their typical design life, will require concentrated mid-term renewal to address their deteriorating cosmetic and structural integrity, with immediate repairs focused on preventing further degradation and addressing safety.

Overall, the wall finishes are generally well-maintained, with most deficiencies being cosmetic in nature and addressable through routine care. The painted drywall surfaces, however, represent the most significant near-term lifecycle consideration within this assembly, given their shorter design life and observed minor deterioration. Strategic planning for repainting in affected areas will be beneficial to preserve the interior aesthetic and prevent more extensive surface degradation.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Window Blinds - Roller	Interior, windows	B	Window blinds are wear items and are subject to gradual deterioration from daily operation, UV exposure, and occasional damage to brackets, chains, and rollers. As blinds age, they may become difficult to operate, fail to stay in position, or show fabric discoloration.	Short-Term	2015	15 yr
ACTION: *Maintain the roller blinds through routine cleaning and normal operation. Repair or replace individual blinds as required if operational issues or damage develop. Plan for replacement at the end of service life or as needed for appearance and functionality.*						
Wall Tile - Ceramic	Restroom Walls	C	Grout lines on the ceramic wall tiles show dirt accumulation, requiring cleaning.	Long-Term	2015	40 yr
ACTION: *Routine maintenance. Clean and re-grout ceramic wall tiles.*						
Paint - Interior Drywall (and Paneling)	Restroom	C	Painted wall finishes are wear surfaces and are subject to scuffing, impact damage, patching, and localized deterioration over time, particularly in higher-traffic areas and where materials are moved. Where walls are finished with paneling/plywood, surface damage and fastener holes can affect appearance and may require patching or panel replacement prior to repainting. Areas behind electrical panels and conduits can be difficult to access and may be left unfinished or mismatched following repairs.	Immediate	2018	8 yr
ACTION: *Maintain painted wall finishes through routine cleaning and localized patching/spot painting as required. Where appearance is a priority or where finishes are significantly worn or mismatched, plan for repainting of affected areas. Any repainting around electrical panels should be completed with appropriate clearances and by qualified personnel to avoid damage to electrical equipment.*						

Floor Finishes

Floor finishes within the subject property primarily consist of vinyl composition tile, carpet stair treads and risers, and carpet tiles in the office areas. The vinyl composition tile, installed in 1990, is currently in acceptable condition despite exceeding its typical design life, exhibiting expected wear but no widespread failure. The carpet stair treads and risers, installed in 2018, are also in acceptable condition, showing some signs of use consistent with their high-traffic application. Similarly, the carpet tiles in the office area, also installed in 2018, are in good condition, presenting a well-maintained appearance.

A notable theme across the floor finishes is the age disparity, with the vinyl composition tile significantly older than the carpeted areas. While the carpeted finishes are relatively new and in good to acceptable condition, the aging vinyl composition tile represents a concentrated mid-term replacement expectation. The resilient flooring, being a wear surface, will continue to

Immediate 18 items **$372,263.64**

C2010 Interior Wood Stair — $2,000

CONDITION: The painted wood treads and risers exhibit chipped paint and scuff marks, indicating moderate wear from regular use. The overall structure appears sound, but cosmetic deterioration is evident.

ACTION: Repaint the staircase treads and risers to address cosmetic wear and tear.

- *Repair Allowance — 2026 — $2,000*

D2010 Utility Sink — $1,500

CONDITION: The sink basin shows visible staining and surface wear consistent with regular use. No active leakage was noted at the faucet or visible piping at the time of observation.

ACTION: No immediate corrective action is recommended based on observed or reported condition. Continue routine cleaning and monitoring, and repair or replace faucet components if leakage develops.

- ***Lifecycle Replacement*** *— 2026 — $1,500*

B2030 Aluminum-Framed Storefront Doors — $3,018.19

CONDITION: The lower portion of the aluminum door frame exhibits significant rust staining, indicating potential corrosion of internal steel components or fasteners, which could compromise structural integrity and aesthetic appeal.

ACTION: Repair and refinish the corroded areas of the door frame to prevent further degradation. Allowance includes localized prep (clean/grind), treatment/primer, and refinish of the lower frame area; may include minor sealant touch-up at the sill/frame interface. Excludes full door/frame replacement, concealed rot/structural repairs, and glazing replacement. If corrosion is advanced or metal section loss is found during prep, replacement may be more cost-effective.

- ***Lifecycle Replacement*** *— 2026 — $3,018.19*

C3010 Paint - Interior Drywall (and Paneling) — $5,000

CONDITION: Painted wall finishes are wear surfaces and are subject to scuffing, impact damage, patching, and localized deterioration over time, particularly in higher-traffic areas and where materials are moved. Where walls are finished with paneling/plywood, surface damage and fastener holes can affect appearance and may require patching or panel replacement prior to repainting. Areas behind electrical panels and conduits can be difficult to access and may be left unfinished or mismatched following repairs.

ACTION: Maintain painted wall finishes through routine cleaning and localized patching/spot painting as required. Where appearance is a priority or where finishes are significantly worn or mismatched, plan for repainting of affected areas. Any repainting around electrical panels should be completed with appropriate clearances and by qualified personnel to avoid damage to electrical equipment.

- *Repair Allowance — 2026 — $5,000*

B2030 Personnel Doors - Loading Dock — $3,621.81

CONDITION: The personnel doors at the loading dock are in poor cosmetic condition with visible surface patches and failing paint, compromising appearance and increasing corrosion risk. Additionally, field observations indicate these emergency egress doors are obstructed, posing a critical life-safety hazard.

ACTION: Exterior steel personnel doors – prep and repaint (restore protective coating/appearance). Allowance includes surface prep (scrape/sand), spot-priming, and repainting door faces. Excludes door replacement, frame replacement, hardware replacement, and significant corrosion repair if found during prep. Recommend confirming weatherstripping/threshold condition during work.

- ***Lifecycle Replacement*** *— 2026 — $3,621.81*

D2010 Plumbing Fixtures - Kitchen — $1,810.91

CONDITION: The kitchen sink faucet at the main lobby kitchenette was observed to be non-functional, indicating a critical failure of the domestic water system to this fixture or the faucet mechanism itself. The P-trap assembly shows signs of minor corrosion and wear, indicating potential for future leaks if not regularly inspected and maintained.

ACTION: Repair or replace the non-functional faucet. Check with seller to confirm that water supply was not turned off. Inspect and repair or replace the P-trap assembly as needed.

- ***Lifecycle Replacement*** *— 2026 — $1,810.91*

Short-Term 13 items **$84,399.04**

D3050 Bathroom Exhaust Fan - BROAN — $5,312

CONDITION: Exhaust fans rely on clear grilles and clean fan housings to maintain airflow. Dust buildup and aging fan motors can reduce performance and increase noise over time. If exhaust airflow is reduced, moisture and odors may not be effectively removed, which can contribute to humidity-related deterioration and indoor air quality concerns.

ACTION: Maintain the exhaust fan in operating condition and keep the grille clean and free of obstructions. If the fan is noisy, vibrating, or not exhausting effectively, have a qualified contractor service the fan and verify the exhaust duct is intact and discharging to an appropriate exterior location. Repair or replace the fan as required based on performance.

- ***Lifecycle Replacement*** *— 2030 — $5,312*

C3010 Window Blinds - Roller — $5,312

CONDITION: Window blinds are wear items and are subject to gradual deterioration from daily operation, UV exposure, and occasional damage to brackets, chains, and rollers. As blinds age, they may become difficult to operate, fail to stay in position, or show fabric discoloration.

ACTION: Maintain the roller blinds through routine cleaning and normal operation. Repair or replace individual blinds as required if operational issues or damage develop. Plan for replacement at the end of service life or as needed for appearance and functionality.

- ***Lifecycle Replacement*** *— 2030 — $5,312*

C1030 Kitchenette Millwork — $5,775

CONDITION: The millwork shows minor wear and tear consistent with its age and use, including some scuffs and scratches on the cabinet surfaces and countertops.

ACTION: Monitor the millwork for further deterioration and plan for future refurbishment or replacement.

- ***Lifecycle Replacement*** *— 2030 — $5,775*

D3050 Wall-Mounted Electric Heaters — $3,984

CONDITION: The heater appears to be in generally serviceable condition based on visual observation. Electric wall heaters rely on unobstructed airflow through the intake/discharge grilles to prevent overheating. Dust buildup and blocked airflow can reduce performance and may create nuisance shutdowns or overheating conditions. Controls and internal components (fan, limit switches, heating elements) can fail over time and should be maintained as required.

ACTION: Maintain the unit heater in operating condition and keep the intake/discharge grilles clear of obstructions. Clean the unit as required and confirm the thermostat/control functions properly. If the heater is not operating as intended, have a qualified electrician evaluate the unit and repair or replace as required.

- ***Lifecycle Replacement*** *— 2030 — $3,984*

C1030 Vanity Countertop - Laminate — $1,500

CONDITION: The laminate countertop shows signs of wear and water damage around the sink cutouts, indicating potential for further deterioration.

ACTION: Repair or replace the damaged sections of the laminate countertop.

- *Repair Allowance — 2026 — $1,500*

C1030 Countertop - Laminate

CONDITION: The laminate countertop shows minor wear and tear consistent with its age and use. Minor scratches and wear are visible on the countertop surface, indicating normal use but reducing aesthetic appeal.

ACTION: Monitor condition during routine maintenance. Refurbish or replace countertop during future renovations.

D2020 Electric Water Heater — $4,164.54

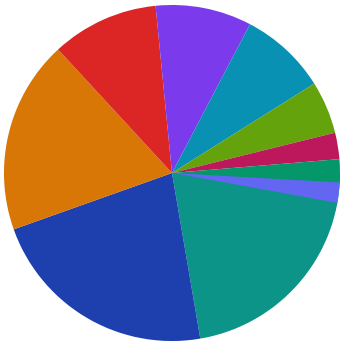
CONDITION: Minor corrosion is present on some copper pipe fittings, which could lead to leaks if not addressed. The water heater is 12 years old and surpassed useful life. However, it appears to be in good condition with no visible leaks.

ACTION: Lifecycle Replacement Allowance Provided. Allowance includes supply and installation of a like-for-like electric tank, typical connections, and removal/disposal of the existing unit. Excludes electrical panel/circuit upgrades, significant piping rework, and code-driven changes beyond like-for-like.

- ***Lifecycle Replacement*** *— 2030 — $4,164.54*

TOTAL PROJECTED COST	PLAN DURATION	COMPONENTS WITH COSTS
$899,496.52	10 years	57

Expense Distribution by Category

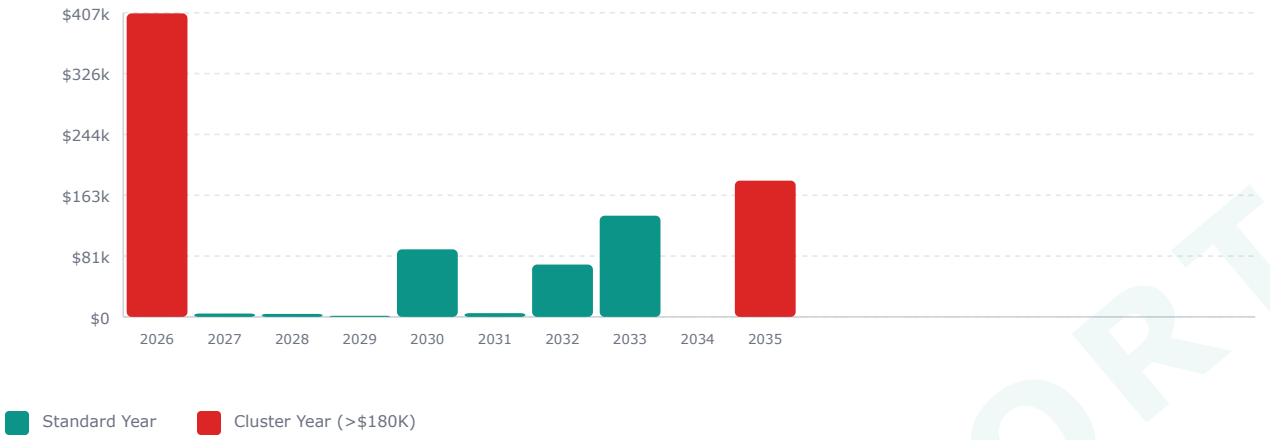


- D30 HVAC (22.3%)
- C30 Interior Finishes (22.2%)
- B20 Exterior Enclosure (18.6%)
- D50 Electrical (10.3%)
- E10 Equipment (9.2%)
- C10 Interior Construction (8.4%)
- D40 Fire Protection (5.1%)
- C20 Stairs (2.5%)
- A10 Foundations (2.2%)
- D20 Plumbing (2.0%)
- B30 Roofing (0.3%)

Cost Intensity Analysis

Total 10-Year Cost	Avg Annual Cost	Peak Year Cost
$899,497	$89,950	$406,264 (2026)

Annual Capital Expenditure



Expenditure Timing Distribution

$411K	$6K	$95K	$205K	$182K
45.7%	0.6%	10.6%	22.8%	20.3%
Years 1-2	Years 3-4	Years 5-6	Years 7-8	Years 9-10

Top 10 Components by Expenditure

#	Component	Category	Event Cost	% of Total
1	Carpet Tiles - Office Area	C3020 Floor Finishes	$102,528.24	11.4%
2	Aluminum-Framed Storefronts	B2020 Exterior Windows	$90,000	10.0%
3	Loading Dock Leveler - Blue Giant	E1010 Commercial Equipment	$83,160	9.2%
4	Vinyl Composition Tile *+ 1 interim event*	C3020 Floor Finishes	$68,775.2	7.6%
5	Overhead Sectional Door - Replacement	Exterior Doors	$51,792	5.8%
6	Toilet Compartments - Metal	C1010 Partitions	$42,496	4.7%
7	Rooftop Unit - Carrier (APPLE RTU 1) *+ 1 interim event*	D3050 Terminal & Package Units	$41,340	4.6%
8	Rooftop Unit - Carrier (APPLE RTU 4) *+ 1 interim event*	D3050 Terminal & Package Units	$41,340	4.6%
9	Rooftop Unit - Carrier (APPLE RTU 3)	D3050 Terminal & Package Units	$39,840	4.4%
10	Unit Heaters 8, 9, 10	D3020 Heat Generating Systems	$23,904	2.7%
	Remaining 47 Items		*$314,321.08*	*34.9%*
Grand Total			**$899,496.52**	**100.0%**

Expenditure Summary by Period

PERIOD	ITEMS	TOTAL COST
Immediate (2026)	35	$406,263.64
Short Term (2027–2031)	19	$105,399.04
Mid Term (2032–2035)	13	$387,833.84
GRAND TOTAL	**67**	**$899,496.52**

Component Details

UNIFORMAT ID	SYSTEM / ASSEMBLY	EXPECTED LIFE	INSTALL YR	REMAINING LIFE	CONDITION	PRIORITY	EVENT YR	EVENT COST
A SUBSTRUCTURE								
A10 Foundations								
A1030 Slab on Grade								
A1030	Slab on Grade (Concrete Floor - Warehouse)	50	1990	14	B	Medium-Term	2035	$20,000

UNIFORMAT ID	SYSTEM / ASSEMBLY	EXPECTED LIFE	INSTALL YR	REMAINING LIFE	CONDITION	PRIORITY	EVENT YR	EVENT COST
ACTION: *Repaint the concrete slab to improve aesthetics and protect the surface—an allowance is provided for the basic concrete paint/sealer option.*								
B SHELL								
B10 Superstructure								
B1010 Floor Construction								
B1010	Superstructure	75	1990	39	B	Long-Term	2065	–
ACTION: *Clean and repaint the rusted areas of the structural steel column bases. Complete as part of maintenance activities.*								
B1020 Roof Construction								
B1020	Wood Decking	50	1990	14	B	Long-Term	2040	–
ACTION: *Routine maintenance.*								
B1020	Wood Joists and Steel Beams	50	1990	14	B	Long-Term	2040	–
ACTION: *No immediate corrective action is recommended based on observed or reported condition. Continue routine monitoring during normal operations and maintenance activities, and address any future signs of corrosion, damage, or loose/missing supports if observed.*								
B20 Exterior Enclosure								
B2020 Exterior Windows								
B2020	Aluminum-Framed Windows	35	1991	0	C	Long-Term	2041	$6,500
ACTION: *Recommend review by a qualified glazing contractor to confirm the extent of insulated glazing seal failure and identify which panels require replacement. Typical corrective work may include replacing affected insulated glazing units and verifying perimeter seals/caulking at the frames. Where multiple panels are affected, consider budgeting for phased replacement of glazing units due to age. Confirm operability of any vent panels and verify that water tightness is maintained after repairs.*								
B2020.02.01	Aluminum-Framed Storefronts	—	1991	—	C	Immediate	2026	$90,000
ACTION: *Recommend review by a qualified glazing contractor to confirm the extent of insulated glazing seal failure and identify which glazing units require replacement. Typical corrective work may include replacing affected insulated glazing units, cleaning and refinishing stained framing as required, and verifying perimeter seals/caulking at frames and joints. Confirm operability of any vent panels and verify water tightness after repairs. Lifecycle Replacement Allowance Provided.*								
B2030 Exterior Doors								
B2030	Aluminum-Framed Storefront Doors	30	1990	0	D	Immediate	2026	$3,018.19
ACTION: *Repair and refinish the corroded areas of the door frame to prevent further degradation. Allowance includes localized prep (clean/grind), treatment/primer, and refinish of the lower frame area; may include minor sealant touch-up at the sill/frame interface. Excludes full door/frame replacement, concealed rot/structural repairs, and glazing replacement. If corrosion is advanced or metal section loss is found during prep, replacement may be more cost-effective.*								
B2030	Personnel Doors - Loading Dock	30	1990	0	D	Immediate	2026	$3,621.81

A SUBSTRUCTURE

A1030 Slab on Grade (Concrete Floor - Warehouse)

CONDITION:	B (Good)
LOCATION:	Warehouse Floor
COMPONENT:	A1030 Slab on Grade
DEFICIENCY:	The warehouse concrete slab shows extensive scratches, scuff marks, and significant water pooling with staining, indicating active water intrusion.
RECOMMENDATION:	Investigate the source of water intrusion to prevent further damage and repaint the concrete slab to restore its protective coating.

C INTERIORS

C1030 Base Cabinets - Laminate

CONDITION:	● B (Good)
LOCATION:	Main Entrance Area
COMPONENT:	C1030 Fittings
DEFICIENCY:	Laminate base cabinets and gray countertops in the main entrance area appear clean and undamaged.
RECOMMENDATION:	Continue with routine cleaning and maintenance to preserve the good condition of the cabinets and countertops.

C1030 Kitchenette Millwork

CONDITION:	● C (Acceptable)
LOCATION:	Kitchenette
COMPONENT:	C1030 Fittings
DEFICIENCY:	Kitchenette millwork exhibits minor scuffs and scratches on cabinet surfaces and countertops, consistent with its age and use.
RECOMMENDATION:	Monitor the kitchenette millwork for further deterioration and plan for future refurbishment or replacement as wear progresses.

C3010 Wall Tile - Ceramic

CONDITION:	● C (Acceptable)
LOCATION:	Restroom Walls
COMPONENT:	C3010 Wall Finishes
DEFICIENCY:	Ceramic wall tiles and grout in the restroom appear clean and well-maintained with no visible damage.
RECOMMENDATION:	Continue routine cleaning and inspect for any developing grout or tile deterioration during regular maintenance.

C3020 Vinyl Composition Tile

CONDITION:	● C (Acceptable)
LOCATION:	General
COMPONENT:	C3020 Floor Finishes
DEFICIENCY:	The light gray VCT flooring throughout the warehouse exhibits scuff marks and minor discoloration, indicating moderate wear.
RECOMMENDATION:	Implement a routine floor care program to address scuffing and discoloration of the VCT flooring.

C3020 Carpet Tiles - Office Area

CONDITION:	● B (Good)
LOCATION:	General Office Area
COMPONENT:	C3020 Floor Finishes
DEFICIENCY:	Carpet tiles in the office area are in good condition, showing no visible wear, tears, or significant staining.
RECOMMENDATION:	Continue routine cleaning and maintenance to preserve the carpet tiles' current good condition.

C2020.06.01 Carpet Stair Treads and Risers

CONDITION:	● C (Acceptable)
LOCATION:	General
COMPONENT:	C3020 Floor Finishes
DEFICIENCY:	Stair finishes are high-wear surfaces and are subject to accelerated deterioration from foot traffic.
RECOMMENDATION:	Monitor the condition of the carpet stair finish and nosing components.

D SERVICES

D2010 Utility Sink

CONDITION:	B (Good)
LOCATION:	Janitor Room (Warehouse)
COMPONENT:	D2010 Plumbing Fixtures
DEFICIENCY:	The utility sink in the janitor room exhibits minor staining and wear consistent with regular use.
RECOMMENDATION:	Continue routine cleaning and maintenance of the utility sink and its associated fixtures.

D2010.04 Lavatories / Faucets

CONDITION:	D (Marginal)
LOCATION:	Restroom
COMPONENT:	D2010 Plumbing Fixtures
DEFICIENCY:	None
RECOMMENDATION:	Continue maintenance

D2010 Plumbing Fixtures - Kitchen

CONDITION:	D (Marginal)
LOCATION:	Front Lobby Area
COMPONENT:	D2010 Plumbing Fixtures
DEFICIENCY:	The gooseneck faucet at the reception area kitchen sink is non-functional, indicating a failure in the water supply or faucet mechanism.
RECOMMENDATION:	Immediately repair or replace the non-functional gooseneck faucet at the reception area kitchen sink to restore operability.

D2020 Electric Water Heater

CONDITION:	C (Acceptable)
LOCATION:	General
COMPONENT:	D2020 Domestic Water Distribution
DEFICIENCY:	Minor corrosion is visible on copper pipe fittings connected to the water heater, indicating potential future leaks.
RECOMMENDATION:	Monitor the corroded copper pipe fittings regularly for worsening conditions and plan for future replacement.

This is an 18-page excerpt.

The full Property Condition Assessment for North Edmonton Industrial Park is 102 pages.

What you've seen here:

- Cover, full Table of Contents, and Executive Summary
- Property Description and Scope of Work / Methodology
- Selected system narratives across UNIFORMAT II Levels A–E
- Immediate and Short-Term deficiency summaries
- Capital Expenditure Plan: Total Projected Cost, Annual Distribution, Top 10 Components, and the UNIFORMAT 10-year schedule
- Photo Log spreads from Substructure, Interiors, and Services

What's in the full report:

- Complete inventory of every observed component (~210 line items)
- Per-system condition narratives, deficiencies, and recommendations across all UNIFORMAT II levels
- Full Opinion of Probable Cost (OPC) using ASTM E2018-24 multipliers
- Complete 10-year Capital Expenditure Plan with per-year breakdowns
- Full photo log (~80+ photos) with location and recommendation captions
- Engineer certification, methodology, and limiting conditions

How to view the full report:

Sign in to the Brookstone client portal to view the full report.

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