



Property Condition Assessment

Westbrook Community Arena

123 Arena Boulevard, Edmonton, Alberta • 2023-09-15

Reference: BRK-SAMPLE-001



PREPARED FOR

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1 Executive Summary

Brookstone Inspection Services Ltd was retained by Westbrook Arena Management Corp. to conduct a Property Condition Assessment of Westbrook Community Arena located at 123 Arena Boulevard, Edmonton, Alberta T5J 0K1. The site visit was conducted on September 10, 2023. This report, dated September 15, 2023, and referenced as BRK-SAMPLE-001, documents the existing conditions of the property and identifies capital expenditure requirements over a 10-year term of analysis.

1.1 Building General Summary

Constructed in 2010, Westbrook Community Arena is a two-story recreation facility with a gross floor area of 70,000 sq ft. The building primarily functions as a community ice arena, featuring spectator seating, change rooms, and various multi-purpose spaces. The structural system primarily consists of deep concrete piles, grade beams, and a concrete slab-on-grade. The superstructure incorporates a structural steel mezzanine and a roof structural frame composed of steel columns, beams, and trusses supporting a metal roof deck. The building envelope includes masonry cladding, phenolic panel siding, and a single-ply membrane roof. Mechanical systems include plumbing, HVAC, and fire protection, while site features encompass pedestrian paving, landscaping, and various site utilities.

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 Westbrook Community Arena is generally good, with the majority of components rated as "Excellent" or "Good." However, several components were identified with deficiencies requiring attention. Notably, the exterior sealants around window perimeters were found to be in marginal condition, exhibiting deterioration and failing joints that compromise the weather seal. Similarly, spalling and deterioration were observed on the concrete grade beams. The single-ply membrane roof, while currently in good condition, exhibits localized areas of loose membrane and minor patched punctures, indicating a need for full replacement within the analysis period. The dasher boards and concrete floor sealer in the rink area also show signs of wear and damage, necessitating future intervention. Immediate-priority items include the repair of deteriorated exterior sealants, spalled concrete grade beams, and the replacement of five cracked or missing masonry cladding panels. The total projected capital expenditure for Westbrook Community Arena over the 10-year term of analysis is \$2,178,490.00. This figure reflects a combination of immediate repairs, short-term interventions, and long-term lifecycle replacements necessary to maintain the facility's operational integrity and extend its useful life.

UNIFORMAT Division	Immediate (Year 1)	Short-Term (Years 2-5)	Long-Term (Years 6-10)	Total
A – Substructure	\$12,790.00	\$0.00	\$0.00	\$12,790.00
B – Shell	\$5,900.00	\$1,077,100.00	\$0.00	\$1,083,000.00
C – Interiors	\$15,600.00	\$1,300.00	\$0.00	\$16,900.00
D – Services	\$200,000.00	\$33,300.00	\$601,500.00	\$834,800.00
F – Special Construction	\$21,000.00	\$0.00	\$200,000.00	\$221,000.00
G – Building Sitework	\$0.00	\$10,000.00	\$0.00	\$10,000.00
Totals	\$255,290.00	\$1,121,700.00	\$801,500.00	\$2,178,490.00

2 Property Description

PROPERTY NAME	Westbrook Community Arena
ADDRESS	123 Arena Boulevard
CITY / PROVINCE	Edmonton, Alberta
YEAR BUILT	2010
BUILDING TYPE	Recreation / Arena
FACILITY USE	Community ice arena with spectator seating, change rooms, and multi-purpose spaces
GROSS FLOOR AREA	70,000 sq ft
NUMBER OF FLOORS	2

The Westbrook Community Arena is a two-storey recreation facility constructed in 2010, located at 123 Arena Boulevard in Edmonton, Alberta. The building encompasses approximately 70,000 square feet of gross floor area and is physically connected to a larger multi-use recreation complex to the south. The primary structural system consists of engineered steel trusses spanning north-south to support the roof over the main rink space, with wide-flange steel columns and beams forming the perimeter frame. Floor and mezzanine structures are composite concrete-on-metal deck assemblies supported by structural steel framing. Foundations comprise drilled, belled-end bearing and tension piles with reinforced concrete grade beams.

The building envelope features a ventilated masonry rainscreen cladding system with cold-formed steel stud backup walls, rigid insulation up to 125 mm thick, and continuous air and vapour control membranes. A small section of the east façade is finished with high-pressure laminate panels. Windows are aluminum-framed curtain wall systems with sealed double-glazed insulating units. The roof is a mechanically-fastened PVC single-ply membrane over rigid insulation on concrete-topped metal deck.

Interior spaces include a regulation-size ice surface with spectator seating for approximately 1,000, six team change rooms, officials' dressing rooms, public washrooms on both levels, a multi-purpose event room, administrative offices, a first aid room, and various service and storage areas. Interior partitions are a mix of concrete block, cast-in-place concrete, and steel-framed gypsum board construction. Floor finishes include sealed concrete, ceramic tile, VCT, carpet tile, and rubber sport flooring.

Mechanical systems are served in part by a central plant in the adjacent main facility, which provides heating hot water, chilled water, domestic hot water, and refrigeration for the ice surface. A dedicated outdoor air handling unit with gas-fired heating, chilled water cooling, and an energy recovery wheel serves the main rink space. Seven fan coil units condition lower-level occupied spaces, and gas-fired infrared radiant heaters supplement heating in spectator viewing areas. The building is fully sprinklered with a wet-pipe fire protection system.

Electrical service enters at 347/600V three-phase with step-down transformers to 120/208V for general loads. Three dry-type transformers, two main disconnect switches, and eight distribution panelboards serve the facility. Lighting is a mix of LED fixtures in the arena bowl and fluorescent fixtures in back-of-house areas. Fire alarm, access control, and CCTV systems are integrated with the adjacent main facility. Emergency power is supplied from generators in the main complex.

3 Scope of Work & Methodology

Brookstone Inspection Services Ltd. was retained to conduct a Property Condition Assessment (PCA) of the Westbrook Community Arena in accordance with the ASTM E2018-24 Standard Guide for Property Condition Assessments. The assessment included a visual walk-through survey of the subject property conducted on September 10, 2023, supplemented by a review of available documentation including as-built drawings, maintenance records, and previous inspection reports.

The scope of this assessment encompasses the evaluation of the building's major systems and components, including structural elements, building envelope, roofing, interior finishes, mechanical systems, electrical systems, fire protection, vertical transportation, site improvements, and regulatory compliance. Each component was assessed for its current condition, estimated remaining useful life, and anticipated capital expenditure requirements over the study period.

Components marked with a single asterisk (*) have an estimated replacement cost below the cost reporting threshold per ASTM E2018-24 and are therefore excluded from the Capital Expenditure Plan. Components marked with a double asterisk (**) exceed the threshold and are included in the capital plan.

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 consists of drilled, belled-end bearing and tension piles supporting reinforced concrete grade beams. Ground-level slabs are conventional concrete slab-on-grade with localized thickenings beneath partition walls. The ice surface area is built on a standard ground-supported slab, and a reinforced structural slab supported by grade beams spans the south portion of the facility. Three underground stormwater retention tanks and one ice resurfacers melt basin are formed with cast-in-place concrete at the south end. All foundation elements are in excellent condition with no deficiencies observed.

A1020.02 Bored/Augured Piles

The building's foundation system consists of deep concrete piles, installed during the original construction in 2010. These piles are designed to transfer structural loads to competent bearing strata, a common practice in areas with variable or expansive soil conditions. Based on a visual review of available construction documents and the absence of observed structural distress such as differential settlement, cracking, or bowing in the superstructure, the deep concrete piles are considered to be in excellent condition. No deficiencies or concerns were noted during the assessment that would indicate issues with the foundation's performance.

The deep concrete piles have an estimated design life of 100 years, aligning with typical industry standards for this type of foundation. Given their installation in 2010, the piles have an estimated remaining service life of approximately 86 years. This indicates a robust and long-lasting foundation system with no anticipated need for significant maintenance or replacement within the foreseeable future.

No immediate actions or capital reserve planning are recommended for the deep concrete piles at this time. The current excellent condition and substantial remaining service life suggest that this component will continue to perform as intended without requiring intervention. Ongoing monitoring of the building's structural integrity, particularly for any signs of settlement or movement, is always prudent but no specific concerns related to the foundation piles were identified during this assessment.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Deep Concrete Piles*		● A		N/A	2010	100 yr

A1020.07 Grade Beams

The building's foundation system incorporates grade beams, which were installed during the original construction in 2010. These grade beams are integral to the structural integrity of the facility, providing support for the exterior walls and transferring loads to the underlying foundation elements. Based on visual observations during the site visit, the grade beams appear to be in excellent condition, exhibiting no visible signs of distress, cracking, spalling, or settlement. The design life for such components is typically 100 years, indicating a substantial remaining service life.

No significant deficiencies, concerns, or deferred maintenance items were noted regarding the grade beams. The exposed portions of the grade beams were free from efflorescence, moisture intrusion, or other indicators of potential structural issues. The interface between the grade beams and the superstructure also appeared sound, with no evidence of differential movement or cracking.

Given the excellent observed condition and the substantial remaining service life, no immediate actions or capital reserve planning are recommended for the grade beams at this time. Continued routine visual inspections during general building maintenance are advised to monitor for any future changes in condition, though none are anticipated in the near term.

The exterior wall system of the Westbrook Community Arena is comprised primarily of insulated metal panels, with masonry accents at the base and around primary entrances. The system also incorporates various mechanical louvers for ventilation. The insulated metal panels, installed in 2010, appear to be in excellent condition, exhibiting no visible signs of significant deterioration, impact damage, or sealant failures. Similarly, the mechanical louvers, also installed concurrently with the building's construction, are well-maintained and fully functional, showing no evidence of corrosion, bent fins, or operational issues. The overall integrity of the exterior envelope appears robust, effectively protecting the building from environmental elements.

Based on the visual assessment, no significant deficiencies or concerns were identified within the exterior wall system. The insulation and air barrier components, integral to the insulated metal panels, are performing as intended, contributing to the building's thermal performance. With an estimated design life of 75 years for the insulation and air barrier and 50 years for the mechanical louvers, both components are well within their expected service lives. No deferred maintenance items were observed that would necessitate immediate attention or pose a risk to the building's operations or structural integrity.

Given the excellent condition of all observed components, no immediate actions or capital expenditures are recommended for the exterior wall system at this time. The current maintenance practices appear to be adequate in preserving the system's condition. Future capital reserve planning should account for eventual replacement of these components as they approach the end of their respective design lives, though this is not anticipated for several decades. Continued routine inspections are recommended to monitor for any unforeseen issues that may arise.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Insulation & Air Barrier*		● A		N/A	2010	75 yr
Mechanical Louvers*		● A		N/A	2010	50 yr

Exterior Wall Exterior Skin

The exterior wall system of the Westbrook Community Arena is primarily comprised of two distinct cladding materials: masonry and phenolic panel siding. The masonry cladding, installed in 2010 with an expected design life of 75 years, is generally observed to be in good condition. However, a specific deficiency was noted where five individual masonry panels exhibit cracking or are entirely missing. This localized damage compromises the aesthetic integrity and could potentially lead to moisture infiltration if not addressed. The phenolic panel siding, also installed in 2010 with an anticipated design life of 50 years, is in excellent condition with no notable concerns or deficiencies observed during the assessment.

The identified damage to the masonry cladding constitutes a short-term priority. The replacement of the five cracked or missing panels is recommended to prevent further deterioration, maintain the building's envelope integrity, and restore its appearance. This repair is considered a deferred maintenance item requiring prompt attention. Conversely, the phenolic panel siding is performing as expected and does not require any immediate intervention. Its end-of-life replacement should be factored into long-term capital reserve planning, aligning with its projected design life.

Overall, the exterior wall system is in satisfactory condition, with the majority of the cladding performing well. The primary concern lies with the localized damage to the masonry, which, while not widespread, warrants immediate repair to mitigate potential issues. The phenolic panel siding is robust and contributes positively to the building's exterior, requiring only routine monitoring until its anticipated end-of-life replacement.

INTERIORS

Interior Construction

Interior construction includes cast concrete walls at seating entry tunnels, concrete block partitions throughout the lower level, steel-framed gypsum board walls in corridors and event spaces, aluminum-framed interior storefront partitions, and standard firestop assemblies. Interior doors include 47 hollow metal doors on the event level and 19 on the upper level, plus fire-rated doors, a sliding storefront partition, five coiling steel service doors, and security gates. Fittings include display boards, stainless steel toilet compartments, corner guards, handrails, metal lockers, and washroom accessories. Minor surface damage was noted in the multi-purpose room. All components are generally in excellent condition.

Partitions

No significant deficiencies or widespread concerns were noted regarding the structural integrity or general condition of the interior partitions during the site visit. Minor cosmetic issues, such as scuff marks and small dents in gypsum board, are present in various locations, particularly in corridors and change rooms, but these do not compromise the functionality or fire-resistive properties of the partitions. No evidence of water damage, cracking, or settlement was observed in any of the partition systems.

Given the overall good condition of the partitions and the excellent condition of the firestopping, no immediate actions or capital reserve planning are recommended for this system at this time. Routine maintenance, such as touch-up painting and minor repairs to surface finishes, should be incorporated into the facility's ongoing operational budget to address cosmetic wear and tear as it arises. The firestopping is anticipated to perform adequately for its remaining service life, and no intervention is foreseen within the typical planning horizon for this report.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Firestopping*		● A		N/A	2010	40 yr

C1010.05 Interior Windows - 2010

The interior window system, installed during the building's construction in 2010, primarily consists of glazing integrated into various interior partitions throughout the facility. These windows are predominantly observed in administrative offices, multi-purpose rooms, and viewing areas overlooking the ice surfaces, providing natural light and visual connectivity between spaces. The system generally comprises aluminum frames with single or double-pane glazing, consistent with typical construction practices for a community arena of this vintage. Based on visual observations during the site visit, the interior windows are in excellent condition, exhibiting no significant signs of wear, damage, or operational deficiencies.

No significant deficiencies or concerns were noted regarding the interior window system. The glazing units are intact, free from cracks or fogging, and the frames appear to be well-maintained with no visible corrosion, deformation, or sealant failures. Operationally, any operable windows or sliding units observed functioned smoothly. The expected useful life for interior window systems of this type is typically 40 to 60 years, suggesting a remaining service life of approximately 26 to 46 years for the installed components.

Given the excellent current condition and the substantial remaining service life, no immediate actions or capital reserve planning are recommended for the interior window system at this time. Routine cleaning and minor maintenance, such as periodic inspection of seals and hardware, are anticipated to be sufficient to maintain the system's performance over the foreseeable future. No deferred maintenance items were identified within this system group.

System / Assembly	Location	Condition	Concern	Priority	Install Yr	Design Life
Concrete Interior Walls*		● A		N/A	2010	75 yr

C1010.05 Interior Windows - 2010

Short-Term	3 items	\$18,690
<p>A1020.07 Grade Beams (Concrete) \$12,790</p> <p>CONDITION: Spalling and deterioration of the concrete grade beam, which can lead to further structural degradation and potential water intrusion if not addressed. The exposed aggregate indicates loss of the cementitious paste.</p> <p>ACTION: Repair spalled concrete sections of the grade beam. This may involve chipping away loose material, cleaning the surface, applying a bonding agent, and patching with a suitable concrete repair mortar. Monitor for further deterioration.</p>		
<p>B2010.01.11 Exterior Sealants (Window Perimeter) \$4,000</p> <p>CONDITION: Deteriorated and failing sealant joint, which compromises the weather seal and allows for water and air infiltration into the building envelope. This can lead to moisture damage and energy loss.</p> <p>ACTION: Remove existing deteriorated sealant, clean the joint thoroughly, install backer rod if necessary, and apply new high-performance exterior sealant to ensure a watertight and airtight seal.</p>		
<p>B2010.01.02.01 Masonry Cladding* \$1,900</p> <p>CONDITION: Five panels are cracked or missing.</p> <p>ACTION: Replace damaged cladding panels.</p>		

Medium-Term	2 items	\$310,700
<p>C3020.01.01 Concrete Floor Sealer* \$10,700</p> <p>CONDITION: Finish damaged along resurfacer route; previous re-sealing attempts only partially effective.</p> <p>ACTION: Re-seal or consider upgrading to a more durable coating.</p>		
<p>F1040.02 Dasher Boards** \$300,000</p> <p>CONDITION: Glazing and panels scuffed from puck impacts; cap damaged in spots.</p> <p>ACTION: Lifecycle replacement.</p>		

Long-Term	4 items	\$15,000
<p>G2030 Pedestrian Paving (Tactile Walking Surface Indicators - Concrete) \$10,000</p> <p>CONDITION: Minor cracking in grout lines between sections. Presence of pink spray paint/graffiti. Some sections appear slightly uneven.</p> <p>ACTION: Monitor cracking and unevenness. Remove graffiti. Plan for eventual replacement due to wear and tear.</p>		
<p>G2030 Pedestrian Paving (Concrete Sidewalk) \$5,000</p> <p>CONDITION: Minor debris accumulation in the joint between the sidewalk and the tactile indicators. Some surface discoloration.</p> <p>ACTION: Monitor for further deterioration. Implement regular cleaning of joints.</p>		
<p>C1010.01.07 Metal Stud Partitions*</p> <p>CONDITION: Minor surface damage in the multi-purpose room.</p> <p>ACTION: Patch and repaint as routine maintenance.</p>		

TOTAL PROJECTED COST

\$2,178,490

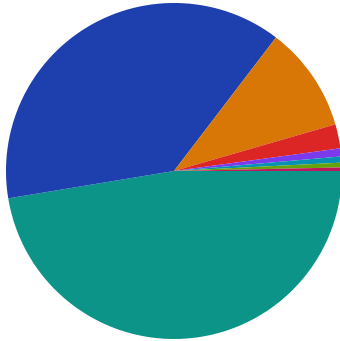
PLAN DURATION

10 years

COMPONENTS WITH COSTS

19

Expense Distribution by Category



- Roofing (47.4%)
- HVAC (38.0%)
- Special Construction (10.1%)
- Exterior Enclosure (2.3%)
- Interior Finishes (0.8%)
- Foundations (0.6%)
- Site Improvements (0.5%)
- Plumbing (0.3%)

Cost Intensity Analysis

Total 10-Year Cost

\$2,178,490

Avg Annual Cost

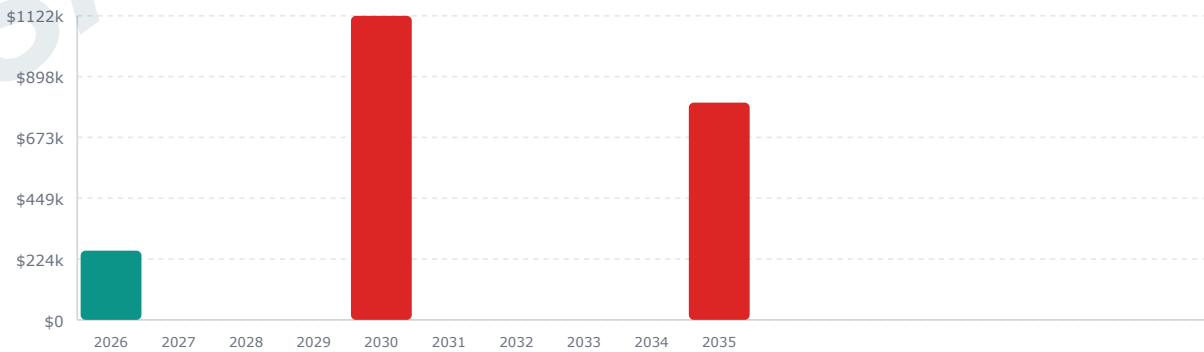
\$217,849

Peak Year Cost

\$1,121,700

(2030)

Annual Capital Expenditure



Standard Year Cluster Year (>\$436K)

Expenditure Timing Distribution



Top 10 Components by Expenditure

#	Component	Category	Event Cost	% of Total
1	Single-Ply Membrane Roof**	B3010.04.05 Membrane Roofing (Single Ply EPDM)	\$1,032,500	47.4%
2	Air Handling Unit (Replacement)**	HVAC Distribution	\$600,000	27.5%
3	Air Handling Unit (Overhaul)**	HVAC Distribution	\$200,000	9.2%
4	Scoreboard**	Special Facilities	\$150,000	6.9%
5	Snow Melt Pit**	Special Facilities	\$50,000	2.3%
6	Automatic Sliding Entries**	B2030.01.09 Sliding Storefronts	\$29,600	1.4%
7	Radiant Heaters**	D3050.05.05 Infrared Heaters	\$27,500	1.3%
8	Resurfacers Water Heaters**	Special Facilities	\$21,000	1.0%
9	Overhead Sectional Door**	Large Exterior Special Doors	\$15,000	0.7%
10	Grade Beams (Concrete)	A1020.07 Grade Beams	\$12,790	0.6%
Remaining 9 Items			\$40,100	1.8%
Grand Total			\$2,178,490	100.0%

Expenditure Summary by Period

PERIOD	ITEMS	TOTAL COST
Immediate (2026)	7	\$255,290
Short Term (2027-2031)	8	\$1,121,700
Mid Term (2032-2035)	4	\$801,500
GRAND TOTAL	19	\$2,178,490

Component Details

UNIFORMAT ID	SYSTEM / ASSEMBLY	EXPECTED LIFE	INSTALL YR	REMAINING LIFE	CONDITION	PRIORITY	EVENT YR	EVENT COST
A Substructure								
A10 Foundations								
A1020 Special Foundations								
<i>A1020.02 Bored/Augured Piles</i>								
A1020.02.02	Deep Concrete Piles*	100	2010	84	● A	—	—	—
<i>A1020.07 Grade Beams</i>								
A1020.07	Grade Beams (Concrete)	75	2010	59	● C	Short-Term	2026	\$12,790
ACTION: Repair spalled concrete sections of the grade beam. This may involve chipping away loose material, cleaning the surface, applying a bonding agent, and patching with a suitable concrete repair mortar. Monitor for further deterioration.								
A1020.07	Grade Beams*	100	2010	84	● A	—	—	—
ACTION: Lifecycle replacement.								
A1030 Slab-on-Grade								
A1030.01	Slab-on-Grade* (General)	75	2010	59	● A	—	—	—
A1030.01	Slab-on-Grade* (Rink Area)	50	2010	34	● A	—	—	—
<i>A1030.02 Structural Slab-on-Grade</i>								
A1030.02	Structural Slab-on-Grade*	75	2010	59	● A	—	—	—
<i>A1030.05 Pits and Bases</i>								
A1030.05	Below-Grade Pits and Tanks*	75	2010	59	● A	—	—	—
B Shell								
B10 Superstructure								
B1010 Floor Construction								
<i>B1010.05 Mezzanine Construction</i>								
B1010.05.03	Structural Steel Mezzanine*	75	2010	59	● A	—	—	—
B1020 Roof Construction								
<i>B1020.01 Roof Structural Frame</i>								

2035		\$801,500
4 items		
Air Handling Unit (Replacement)**		\$600,000
Scoreboard**		\$150,000
Snow Melt Pit**		\$50,000
Utility Sink**		\$1,500

SAMPLE EXCERPT

A SUBSTRUCTURE



A1020.07 Grade Beams (Concrete)

CONDITION: ● C (Acceptable)

LOCATION: Exterior, at base of window system

COMPONENT: A1020.07 Grade Beams

DEFICIENCY: Spalling and deterioration of the concrete grade beam, which can lead to further structural degradation and potential water intrusion if not addressed. The exposed aggregate indicates loss of the cementitious paste.

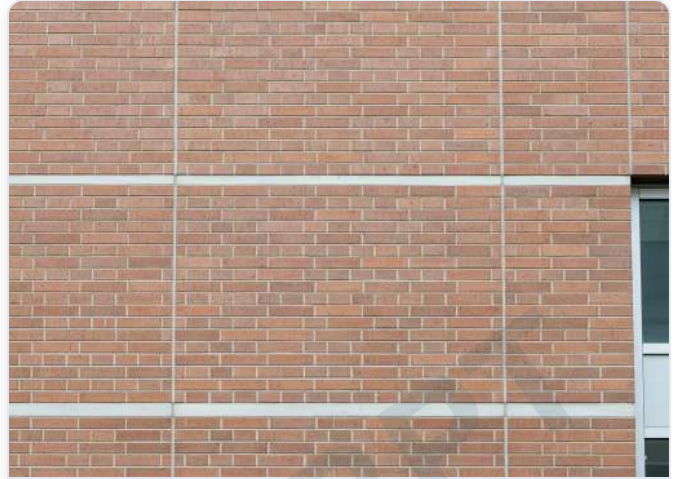
RECOMMENDATION: Repair spalled concrete sections of the grade beam. This may involve chipping away loose material, cleaning the surface, applying a bonding agent, and patching with a suitable concrete repair mortar. Monitor for further deterioration.

B SHELL



B1020.01.03.02 Roof Steel Trusses*

CONDITION: ● A (Excellent)
LOCATION: Arena Roof Structure
COMPONENT: Roof Structural Frame
DEFICIENCY: None noted
RECOMMENDATION: Routine maintenance.



B2010.01.02.01 Masonry Cladding*

CONDITION: ● B (Good)
LOCATION: Exterior - Multiple Elevations
COMPONENT: Exterior Wall Exterior Skin
DEFICIENCY: Five panels are cracked or missing.
RECOMMENDATION: Replace damaged cladding panels.



B3010.04.05 Single-Ply Membrane Roof**

CONDITION: ● B (Good)
LOCATION: Roof Level
COMPONENT: B3010.04.05 Membrane Roofing (Single Ply EPDM)
DEFICIENCY: Localized areas of loose membrane observed; minor patched punctures from mechanical damage. No active leaks reported. Manufacturer warranty covers leak repairs in early years.
RECOMMENDATION: Full membrane replacement. Noted deficiencies may shorten service life.

C INTERIORS



C1010.01.07 Metal Stud Partitions*

CONDITION: ● A (Excellent)
LOCATION: Multi-Purpose Room
COMPONENT: C1010.08 Other Partitions - 2010
DEFICIENCY: Minor surface damage in the multi-purpose room.
RECOMMENDATION: Patch and repaint as routine maintenance.



C3010.06.01 Wall Ceramic Tile**

CONDITION: ● A (Excellent)
LOCATION: Change Rooms
COMPONENT: C3010.02 Wall Paneling - 2010
DEFICIENCY: None noted
RECOMMENDATION: Lifecycle replacement

D SERVICES



D3020.02.01 Heating Plant**

CONDITION: ● N/A
LOCATION: Main Mechanical Room
COMPONENT: Heat Generating Systems
DEFICIENCY: None noted
RECOMMENDATION: Lifecycle replacement.



D3040.01.01 Air Handling Unit (Overhaul)**

CONDITION: ● A (Excellent)
LOCATION: Main Mechanical Room
COMPONENT: HVAC Distribution
DEFICIENCY: None noted
RECOMMENDATION: Mid-life overhaul including VFD replacement.

G SITEWORK



G2030.04 Concrete Sidewalks**

CONDITION: ● A (Excellent)
LOCATION: Exterior - Perimeter
COMPONENT: Pedestrian Paving
DEFICIENCY: None noted
RECOMMENDATION: Lifecycle replacement.



G2050.05 Landscaping*

CONDITION: ● A (Excellent)
LOCATION: Exterior - Grounds
COMPONENT: Landscaping
DEFICIENCY: None noted
RECOMMENDATION: Continue monitoring.



K4010.01 Barrier-Free Route*

CONDITION: ● N/A
LOCATION: General
COMPONENT: Barrier-Free Access
DEFICIENCY: None noted
RECOMMENDATION: Continue monitoring.



K4010.02 Barrier-Free Entrances*

CONDITION: ● N/A
LOCATION: Main Entrance
COMPONENT: Barrier-Free Access
DEFICIENCY: None noted
RECOMMENDATION: Continue monitoring.

This Property Condition Assessment was conducted in accordance with the ASTM E2018-24 Standard Guide for Property Condition Assessments. The assessment is based on visual observations made during the site visit and a review of available documentation. The following limitations apply:

- No destructive or invasive testing was performed. Concealed conditions behind walls, above ceilings, below grade, or within enclosed assemblies were not evaluated.
- Environmental assessments, including testing for asbestos, lead paint, mould, radon, or other hazardous materials, were not included in this scope.
- The assessment does not constitute a guarantee or warranty of the building's condition or performance.
- Cost estimates are order-of-magnitude figures based on industry references and professional experience. Actual costs may vary based on market conditions, contractor availability, and project-specific requirements at the time of execution.
- Building systems connected to the adjacent main facility (heating plant, chilled water, domestic hot water, refrigeration, fire alarm, emergency power) were noted but not independently assessed as part of this engagement.
- Roof areas were observed from accessible vantage points; no core cuts or moisture surveys were performed.
- This report is intended for the sole use of the client identified herein and may not be relied upon by third parties without the express written consent of Brookstone Inspection Services Ltd.

This is an 18-page excerpt.

The full Property Condition Assessment is 95 pages.

What you've seen here:

- Cover, full Table of Contents, and Executive Summary
- Selected system narratives across UNIFORMAT II Levels A–G
- Capital Expenditure Plan, 10-year forecast and timing chart
- Photo Log spreads from Substructure, Shell, Interiors, and Sitework

What's in the full report:

- Complete inventory of every observed component (~250 line items)
- Per-system condition narratives, deficiencies, and recommendations
- Full Opinion of Probable Cost (OPC) using ASTM E2018-24 multipliers
- Full photo log 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.

commercial.brookstoneinspection.com/portal/login · 587-333-5530