



# UNIVERSAL ENGINEERING SCIENCES

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- Tampa
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**Revised December 12, 2018**

**Mr. Tim Telfer**  
**Flagler County Board of Commissioners**  
**1769 E. Moody Boulevard, Building #2**  
**Bunnell, FL 32110**

RE: Property Condition Assessment Report – Former Sears Building  
4888 Palm Coast Pkwy NW, Palm Coast, Flagler County, FL  
UES Project No. 0415.1800110.0000  
UES Report No. 161543

Dear Mr. Telfer:

The purpose of this report is to provide you with the results of the Property Condition Assessment which was performed at your request for the Former Sears Building located at 4888 Palm Coast Pkwy NW, Palm Coast, Flagler County, FL. The field assessment was performed on October 5, 2018. The scope of this assessment and the results of the on-site inspection, are summarized below. Photographs taken during the assessment are included in **Appendix A**.

### **Scope of PCA:**

The Property Condition Assessment for the property was performed based on non-intrusive, non-destructive general observations of the accessible major building systems including roof, frame, foundation, walls, HVAC, plumbing, and electrical systems. The scope of work for the property included only an assessment of the condition of the roof covering and warranty information. The Property Condition Assessment incorporates information obtained during a walk-through survey and document reviews. We surveyed readily accessible areas and information available at the time of our site visit. Therefore, our descriptions, conclusions and recommendations are based solely on our observations of the various accessible property components and our experience with similar projects. The Property Condition Assessment Report is not a safety, regulatory or environmental compliance inspection. We have prepared a brief written report summarizing our observations of the major components/systems. No coordination with the local fire department or building department was performed.

### **General Property Description:**

At the time of the assessment, the subject property was a standalone Sears Outlet Store, operating as a retail business. Descriptions of the structure are as follows:

The site is 1.45 acres with a single story retail building and approximately 40 parking spaces. The building was constructed in 1998 and is approximately 8064 sq. ft. The structure appears to have been constructed as slab-on-grade with reinforced concrete footings, red iron steel structure encased with steal sheathing, EFIS front elevation and a standing seam metal roof.



The plumbing, electrical, HVAC and life safety systems appear to be functional on the date of the assessment. Exceptions will be noted below.

### **Building code compliance and Design Analysis**

At the time of construction the area this building is located in was designated as 100mph wind velocity per ASCE 7. Attached is the Basic wind speed map for your reference. Our research indicates that the building was approved for occupancy by the City of Palm Coast upon completion of construction which indicates that the building was designed and constructed to meet the requirements of the above code.

As of this date the wind speed that buildings have to be designed and constructed to meet in this location have increased to 139mph as indicated on 2017 FBC wind speed map attached.

Our research of permits issued on the building after the original construction dates do not indicate that any retrofits were completed to reinforce the building to the new wind speed requirements.

Attached are permits that were issued after original construction.

### **Summary of Major Systems and Recommended Repairs:**

#### **I. Roofing**

Standing seam metal roof panels over structural steel purlins and beams.  
Original installation under the ASCE 7 requirements.

Standing seam metal roof panels are installed on this building and, by design, the fasteners for this type of system are hidden. No evidence of retrofit or reinforcement is evident. Roof appears to be in good condition the life expectancy for a standing seam metal roof with proper care is 50 years. There is no evidence of moisture intrusion or physical damage to the roof.

#### **II. Structural (Masonry, Walls, Foundation)**

Foundation: The foundation of the structure was not visible during the assessment. However, the foundation of this structure is most likely a monolithic concrete slab on grade with reinforced concrete footings. No foundation problems were visible or noted at the time of the assessment.

The exterior walls and roof system of this building are “red iron” structural steel columns, roof beams, and purlins. In between exterior columns is in-fill steel framing with metal siding or sheathing with EIFS stucco finish. The interior finish of these walls is drywall. Exterior walls are structural steel frame with EIFS (exterior foam base stucco system) on the front and east sides, and metal siding over the steel framing on the rear and west sides.

All bolts and connectors that were readily accessible were inspected and appeared to be in acceptable condition. No damage or corrosion on the connections was observed.

The EIFS wall system appeared to be damaged as shown in photos 111,114,117. There is



no evidence of moisture penetrations but repairs are necessary to prevent further deterioration.

The steel sheathing areas are in stable condition with no evidence of moisture infiltration or deterioration. Minor physical damage is present as shown in photos 2, 5, 8, 9, 101, 102, 105, 108.

The gutter and down spouts have several areas of damage and repairs are necessary as shown in photos 10, 110, 112, 116.

The exterior walls of this structure have a typical useful life of 50 years.

### **III. HVAC**

The HVAC system is comprised of four 5-ton split systems. Three units serve the retail area with duct work above the suspended ceiling. The fourth unit serves the receiving and restroom areas. The air handlers appear to be the original units, approximately 20 years old. The condensing units located outside adjacent to the NW corner of the building appear to have been replaced in 2011.

No permit for replacement of units was found in our research with the City of Palm Coast.

The air handlers are at the end of their useful life and ability to perform as expected.

The condensing units typically last 12-15 years.

Full equipment replacement would be recommended to bring the units in compliance with the Florida Energy Code.

### **IV. Plumbing**

The only plumbing in the building is located in the restroom areas. There was no evidence of past leaks or repairs. The water pressure was suitable for its purposes.

Restrooms are in compliance with the code they were constructed under as far as type, size and occupancy use. Handicap accessibility at the restrooms was also present. There are 4 exterior hose bibs that are in good working order.

### **V. Electrical**

The electrical system on the property included a single phase 4 wire system supplied to two main disconnect panels on the rear of the structure. There is a 400 AMP disconnect and a separate 200 AMP disconnect. Interior panels are a Square D 400 AMP and a Square D 225 AMP.

The ceiling in the main retail area is a suspended (T-grid) acoustical ceiling with 2'x24' panels and lay-in fluorescent light fixtures. They are in average condition.

Exterior lighting is recessed can lights in the soffit. The lighting appears to be in average condition.

There are numerous electrical violations in the ceiling area. These items are detailed below and shown in photos 19, 20, 22, 23, 26, 27. A licensed electrical contractor should be consulted to make all of the repairs.

- Open Junction boxes
- Extension cords used as wiring method
- Wire connections not enclosed in boxes.
- Exposed Romex not in Conduit
- Over stuffed electrical boxes
- Incomplete electrical connections



The electrical system has a typical useful life of 40 years and the system should last beyond year 25 with proper maintenance.

### **Exterior Elements**

The exterior doors include a rear egress door, metal door in a metal frame, a 10' roll-up door in the rear receiving area, and a front door consisting of metal and glass swinging doors (storefront). These elements do not appear to have been replaced and are assumed to be designed to only meet the ASCE 7 wind speed requirements.

Secure storage areas are present in the rear of the structure as well as a loading dock area. The loading dock has sustained physical damage from vehicular traffic as shown in photos 4, 7, 118, 119, 120, 122, 123, 125, 126.

### **Interior Elements**

In the receiving and storage area there are framed restroom areas, office area, and storage rooms with sheetrock walls, ceilings and VCT floor coverings.

There is no evidence of excessive deterioration of any of these elements and all appeared to be in good working order.

Insulation shows signs of physical damage and repairs are needed as shown in photos 55, 56, 57, 59, 60, 61, 62, 63, 64, 67.

## **VI. Parking**

The parking lot for the subject site is asphalt with a concrete driveway approach and concrete loading dock. All appears to be in average condition with no serious deficiencies.

## **VII. Landscaping**

The landscaping consists of foliage and some sod that appears to be in fair condition. The irrigation system was not observed in operation.



you with this project, and look forward to assisting you on future endeavors.

Sincerely,

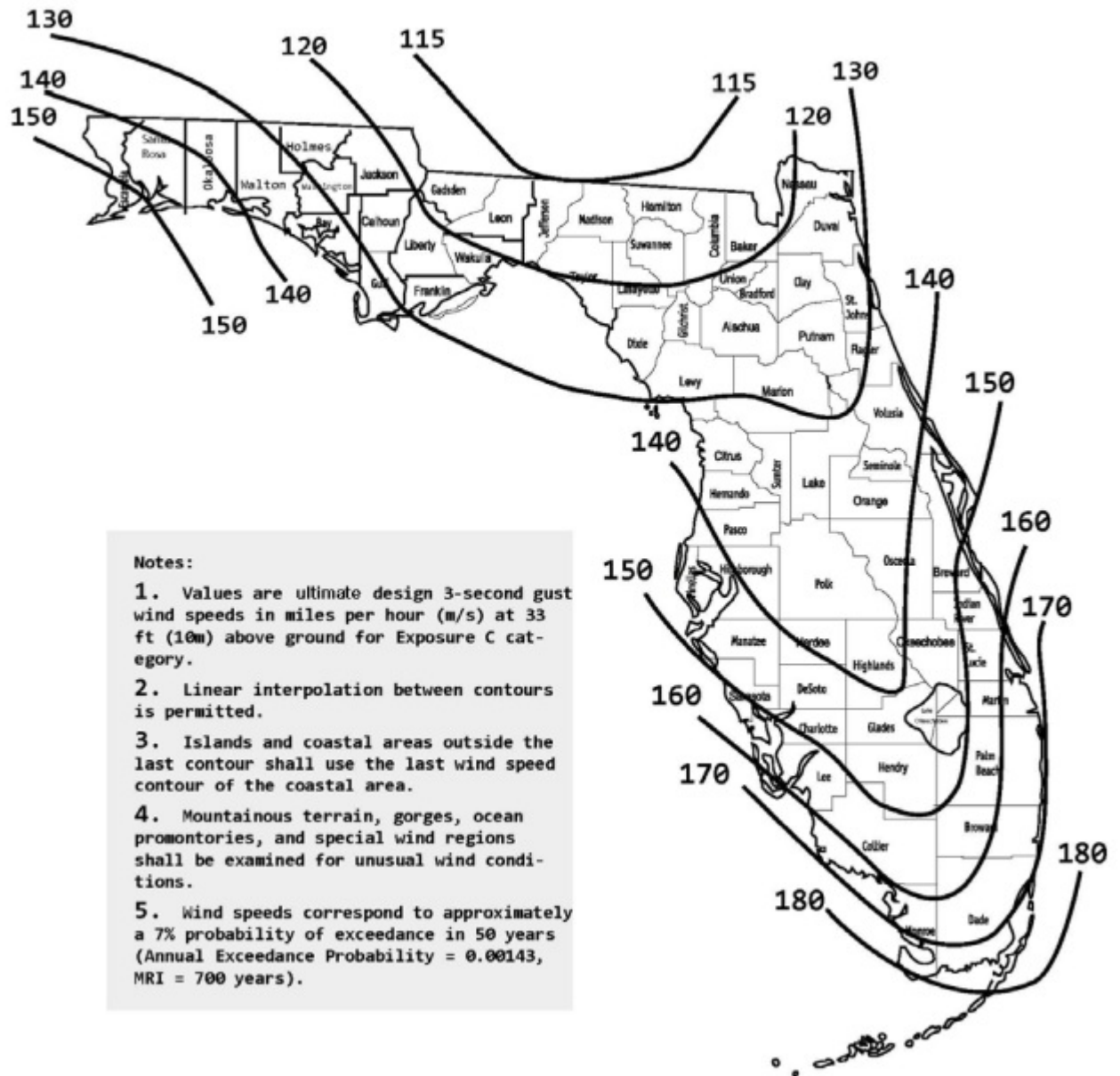
**UNIVERSAL ENGINEERING SCIENCES, INC.**  
Certificate of Authorization No. 549

Brian C. Pohl, P.E.  
Branch Manager  
P.E. Number 60216

A handwritten signature in blue ink, appearing to read 'Mike Navarra', is written over a faint, larger blue signature.

Mike Navarra, BN-3977  
Building Department Manager

Enclosures: Site Photographs



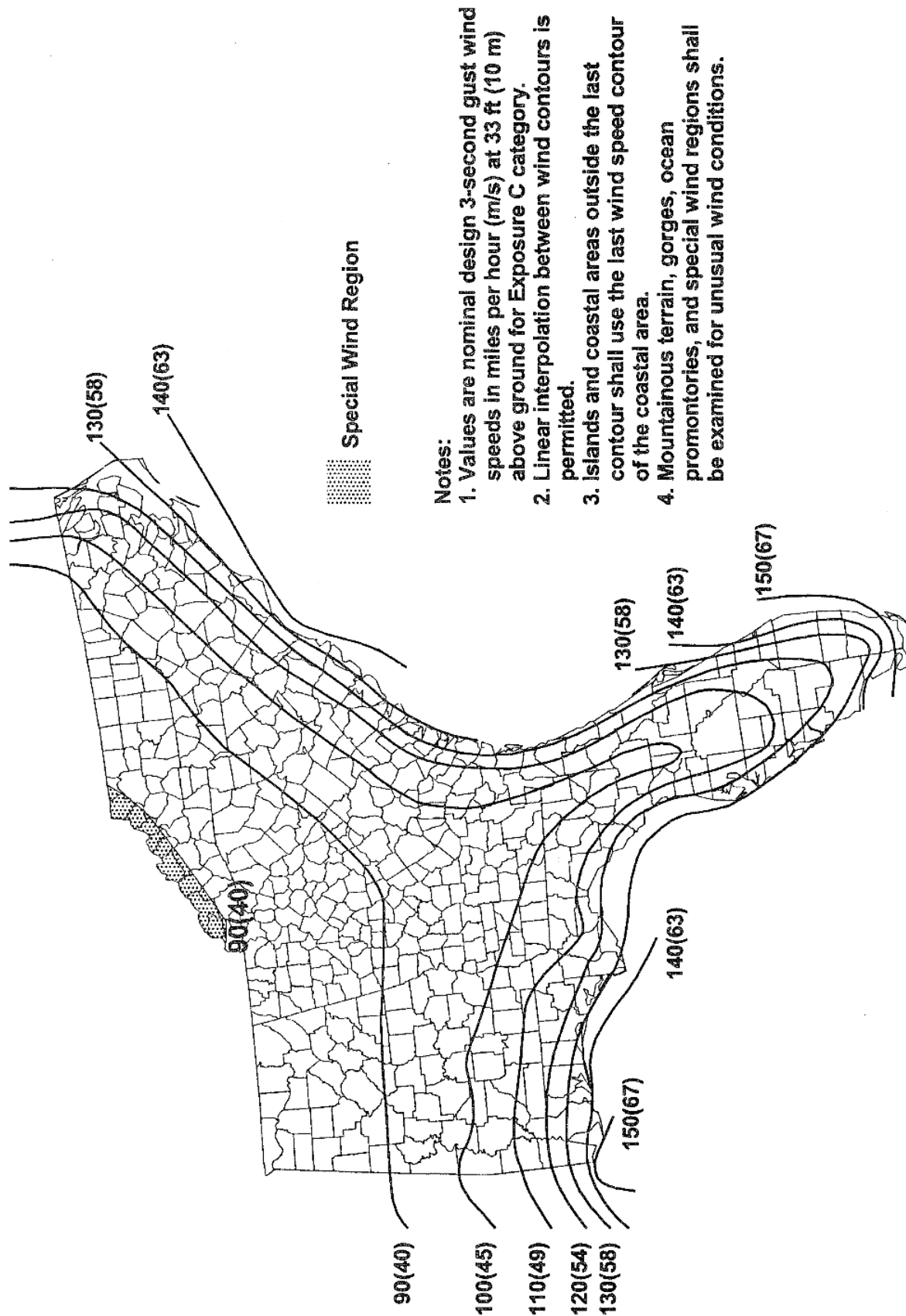


FIGURE 6-1b  
BASIC WIND SPEED – EASTERN GULF OF MEXICO AND SOUTHEASTERN US HURRICANE COASTLINE

# Permit #2005120519

[Inspection History](#) | [Review History](#) | [Fees & Payments](#)

[HELP](#)

## Permit Details

**Status : FINAL**

**(Permit is not ready for pickup until status says 'READY')**

Parcel Id

07-11-31-5055-00000-0020

Block

0000

Subdivision

1162 - PARKWAY WEST BUSINESS PARK

Expiration Date

8/13/2006

Job Phone

(386)437-5062

Status

FINAL

Lot

0020

Contractor Stated Job Value

\$7,400.00

Job Description

FENCE

# Baths

Type

CN

Original Permit #

Location Address

4888 PALM COAST PKWY

Type

FN - FENCE

Issue Date

1/31/2006

NOC

RECORDED

Applicant Name

TODD R MCCOY

Owner



DARNELL GROUP INC.

16 SENTRY OAK PLACE  
PALM COAST, FL 32137

## Contractor

Name

**ATLANTIC SEA & SKI INC.**

Location Address

1550 LAKE DISSTON DR  
BUNNELL, FL 32110

State Lic. #

Mailing Address

1550 LAKE DISSTON DR  
BUNNELL, FL 32110

Status

CANCEL

Phone

(386)437-5062

Fax

(386)437-5552

## Sub Contractors

## Inspection History

[HELP](#)

Type	Request Date	Result	Inspector
FINAL INSPECTION (MISC)	2/14/2006	FINAL APPROVED	TOUTLAND
UTILITY COMPANY FINAL	2/9/2006	APPROVED	RANDRADE

## Review History

[HELP](#)

**Permit Status : FINAL**

Department	Status	Date In	Date Out
PLLA	COMPLETE	1/25/2006 12:00:00 AM	1/25/2006 12:00:00 AM
Note : Released By: WBUTLER			
FD1	COMPLETE	1/24/2006 12:00:00 AM	1/24/2006 12:00:00 AM
Note : Released By: JPATTEE			

# Permit #2006110351

[Inspection History](#) | [Review History](#) | [Fees & Payments](#)

[HELP](#)

## Permit Details

**Status : FINAL**

**(Permit is not ready for pickup until status says 'READY')**

Parcel Id

07-11-31-5055-00000-0020

Block

00000

Subdivision

1162 - PARKWAY WEST BUSINESS PARK

Expiration Date

7/21/2007

Job Phone

(386)446-5850

Status

FINAL

Lot

0020

Contractor Stated Job Value

\$1,200.00

Job Description

"SEARS" MONUMENT SIGN WITH ELECTRIC

# Baths

Type

CN

Original Permit #

Location Address

4888 PALM COAST PKWY

Type

SN - SIGN - WALL SIGN

Issue Date

1/10/2007

NOC

Unknown

Applicant Name

CHARLES DALLAS RINEK

Owner

DARNELL GROUP, INC  
16 SENTRY OAK PLACE  
PALM COAST, FL 32137

## Contractor

Name

**CHARLES RINEK CONSTRUCTION INC.**

Location Address

50 CYPRESS POINT PKWY  
STE A-1  
PALM COAST, FL 32164

State Lic. #

CGC046080 (Exp. 9/30/2008)

Mailing Address

50 CYPRESS POINT PKWY  
STE A-1  
PALM COAST, FL 32164

Status

CANCEL

Phone

(386)446-5850

Fax

(386)445-9992

## Sub Contractors

Name

**Stirling & Associates (Electrical Contractor)**

Location Address

PO Box 1350  
Bunnell, FL 32110

State Lic. #

EC0001298 (Exp. 8/31/2018)

Mailing Address

PO Box 1350  
Bunnell, FL 32110

Status

INACTIVE

Phone

(386) 437-3369

# Permit #2007060649

[Inspection History](#) | [Review History](#) | [Fees & Payments](#)

[HELP](#)

## Permit Details

**Status : FINAL**

**(Permit is not ready for pickup until status says 'READY')**

Parcel Id

07-11-31-5055-00000-0020

Block

00000

Subdivision

1162 - PARKWAY WEST BUSINESS PARK

Expiration Date

7/20/2009

Job Phone

(386)447-3400

Status

FINAL

Lot

0020

Contractor Stated Job Value

\$1,700.00

Job Description

ALUMINUM CANOPY FOR SEARS

# Baths

Type

OW

Original Permit #

Location Address

4888 PALM COAST PKWY

Type

AL - ALUMINUM SCREEN STRUCTURE

Issue Date

8/22/2008

NOC

Unknown

Applicant Name

DARNELL GROUP, INC

Owner

DARNELL GROUP, INC  
16 SENTRY OAK PLACE  
PALM COAST, FL 32137

## Sub Contractors

## Inspection History

[HELP](#)

Type	Request Date	Result	Inspector
SCREEN ENCLOSURE FINAL	1/16/2009	FINAL APPROVED	JHINDMAN
Note : reuquested by owner			

## Review History

[HELP](#)

### Permit Status : FINAL

Department	Status	Date In	Date Out
BLD	COMPLETE	3/31/2008 12:00:00 AM	3/31/2008 12:00:00 AM

Note : Released By: JMCOWEN

ZON	COMPLETE	3/31/2008 12:00:00 AM	3/31/2008 12:00:00 AM
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Note : Released By: JGONZALEZ approving pre constance only the open style aluminun canopy.  
Nothing to be attached or enclosed.

ZON	HOLD	6/26/2007 12:00:00 AM	6/29/2007 12:00:00 AM
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Note : Held By: JGONZALEZ no metal awining allowed in the city of palm coast

## Fees & Payments

[HELP](#)

(Permit is not ready for pickup until the permit has been processed and fees appear)

Description	Amount Due	Date Paid
ARC SCREEN ENCL/EXISTING PORCH	\$20.00	8/22/2008
PERMIT FEE	\$80.00	8/22/2008
STORM WATER PERMIT FEES	\$80.00	8/22/2008

Total Due : \$0.00

Total Paid : \$180.00

# Permit #2009010297

[Inspection History](#) | [Review History](#) | [Fees & Payments](#)

[HELP](#)

## Permit Details

**Status : FINAL**

**(Permit is not ready for pickup until status says 'READY')**

Parcel Id

07-11-31-5055-00000-0020

Block

00000

Subdivision

1162 - PARKWAY WEST BUSINESS PARK

Expiration Date

2/21/2009

Job Phone

Status

FINAL

Lot

0020

Contractor Stated Job Value

Job Description

# Baths

Type

OW

Original Permit #

Location Address

4888 PALM COAST PKWY

Type

TR - TREE REMOVAL

Issue Date

1/22/2009

NOC

Unknown

Applicant Name

DARNELL GROUP INC

Owner

DARNELL GROUP INC

16 SENTRY OAK PLACE

16 SENTRY OAK PLACE  
PALM COAST, FL 32137

## Sub Contractors

## Inspection History

[HELP](#)

Type	Request Date	Result	Inspector
TREE REMOVAL INSPECTION	4/22/2009	APPROVED	WBUTLER
TREE REMOVAL INSPECTION	1/22/2009	FINAL APPROVED	WBUTLER

Note : 1/21/09 (BB) PERMIT ISSUED TO REMOVE ONE 20"" PINE TREE ALONG REAR PROPERTY LINE. MUST REPLACE WITH ONE SHADE TREE @ 3-1/2" CALIPER, 12-14' TALL, WITHIN 90 DAYS OF PERMIT DATE. CALL BILL BUTLER FOR REINSPECTION.

## Fees & Payments

[HELP](#)

(Permit is not ready for pickup until the permit has been processed and fees appear)

Description	Amount Due	Date Paid
PERMIT FEE	\$1.00	1/22/2009

Total Due : \$0.00

Total Paid : \$1.00



# Permit #2009010297

[Inspection History](#) | [Review History](#) | [Fees & Payments](#)

[HELP](#)

## Permit Details

**Status : FINAL**

**(Permit is not ready for pickup until status says 'READY')**

Parcel Id

07-11-31-5055-00000-0020

Block

00000

Subdivision

1162 - PARKWAY WEST BUSINESS PARK

Expiration Date

2/21/2009

Job Phone

Status

FINAL

Lot

0020

Contractor Stated Job Value

Job Description

# Baths

Type

OW

Original Permit #

Location Address

4888 PALM COAST PKWY

Type

TR - TREE REMOVAL

Issue Date

1/22/2009

NOC

Unknown

Applicant Name

DARNELL GROUP INC

Owner

DARNELL GROUP INC

16 SENTRY OAK PLACE





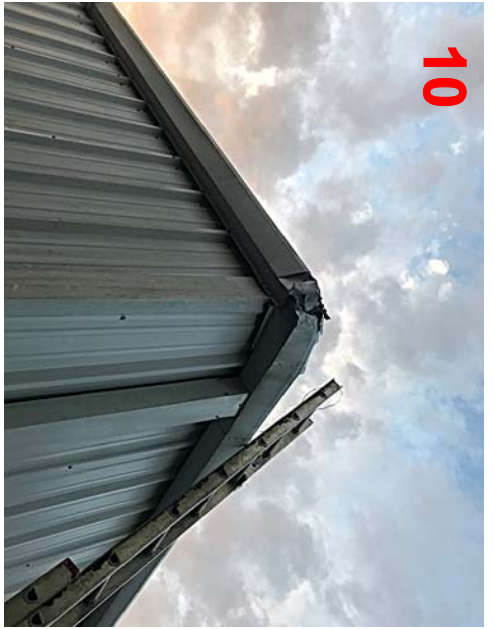




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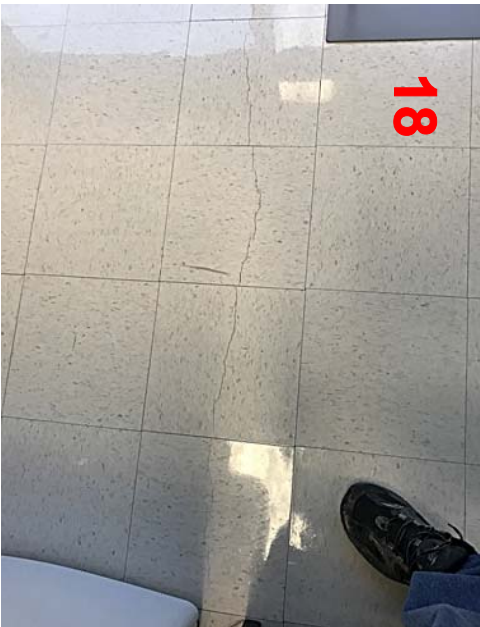
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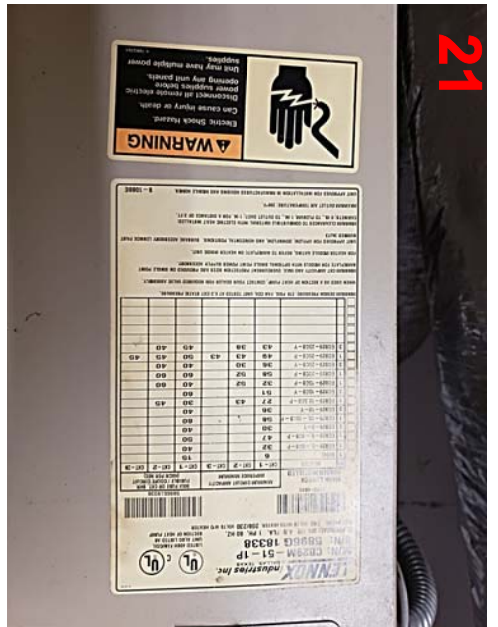
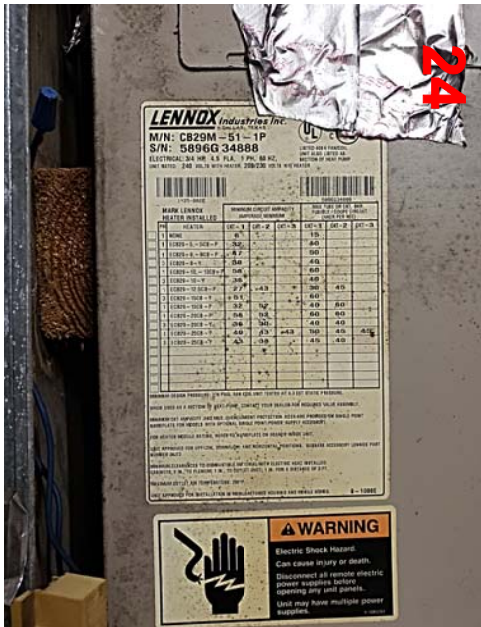
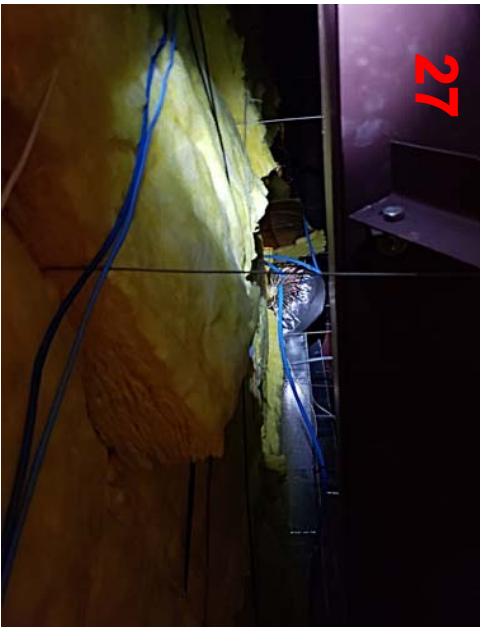
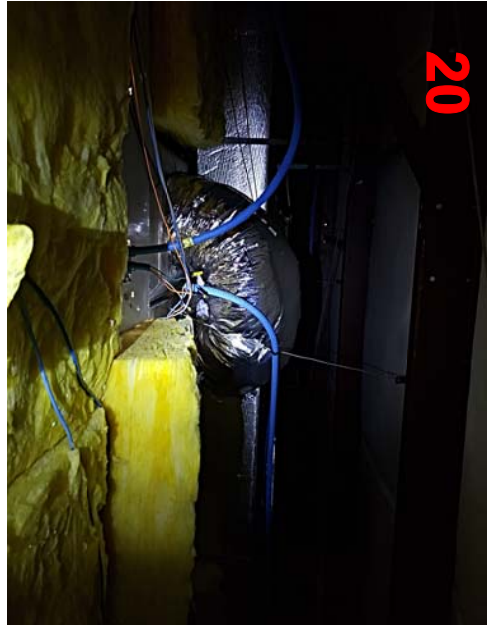
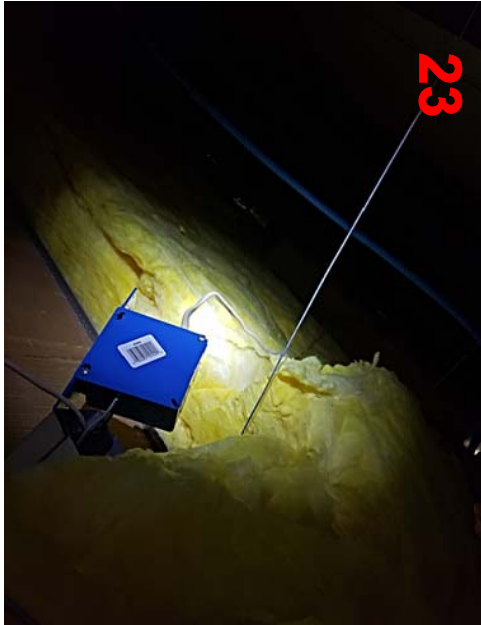
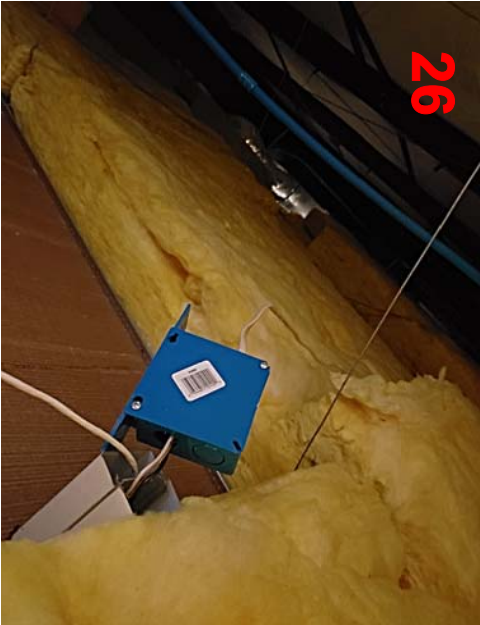


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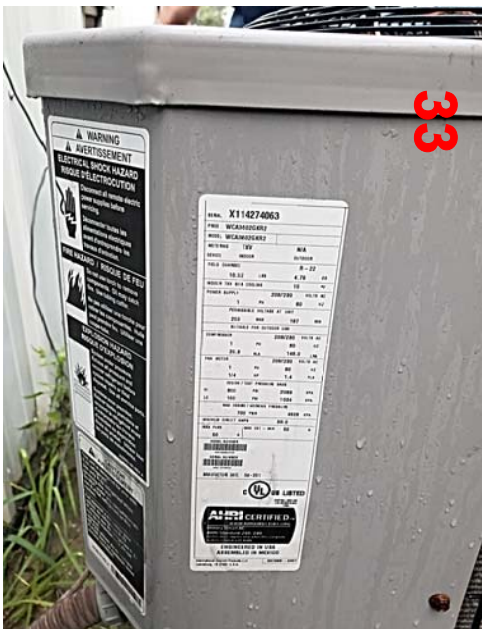
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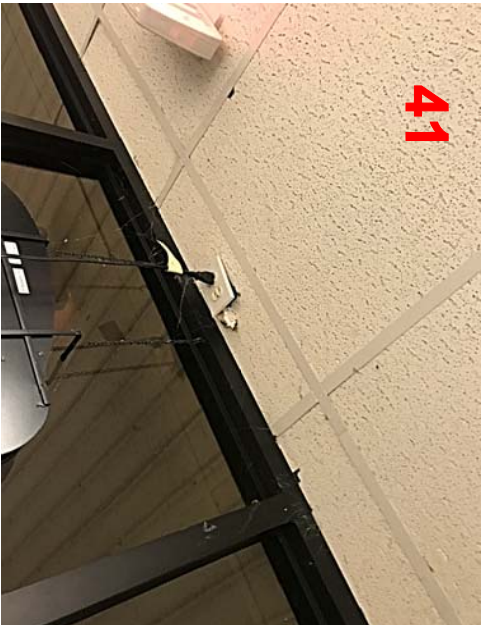
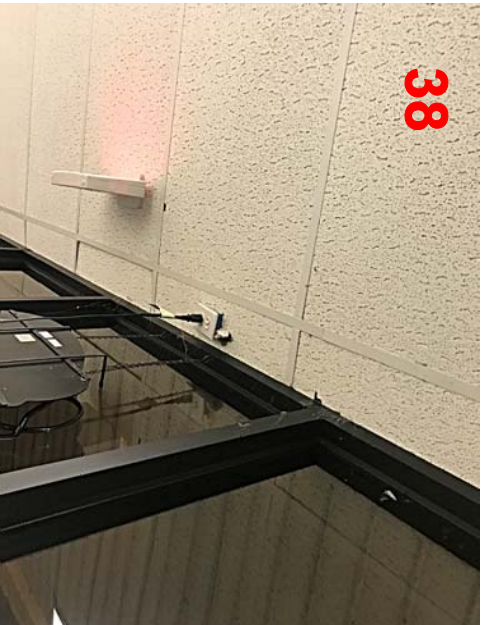


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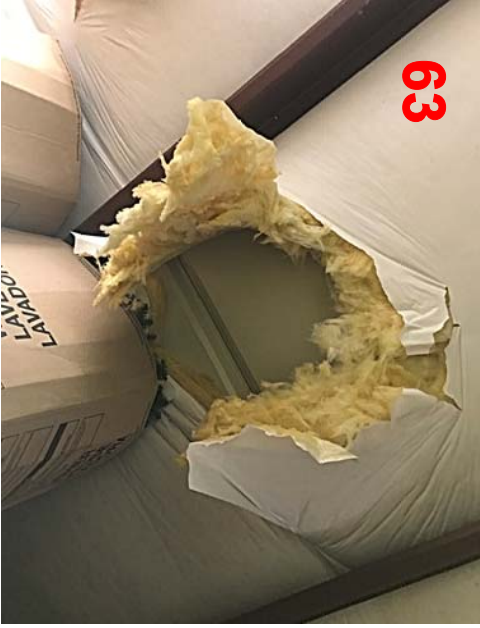












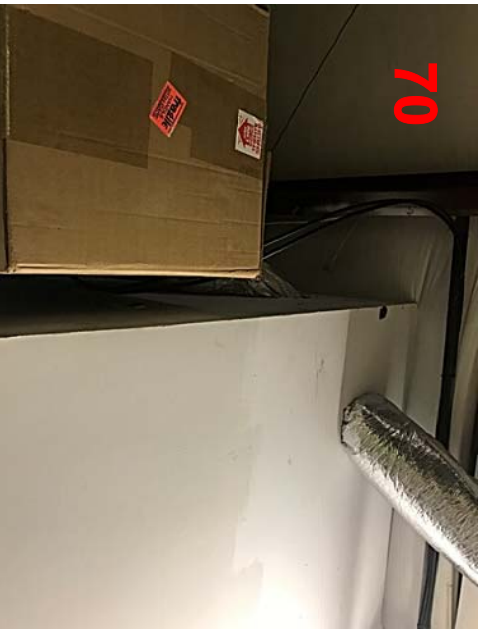




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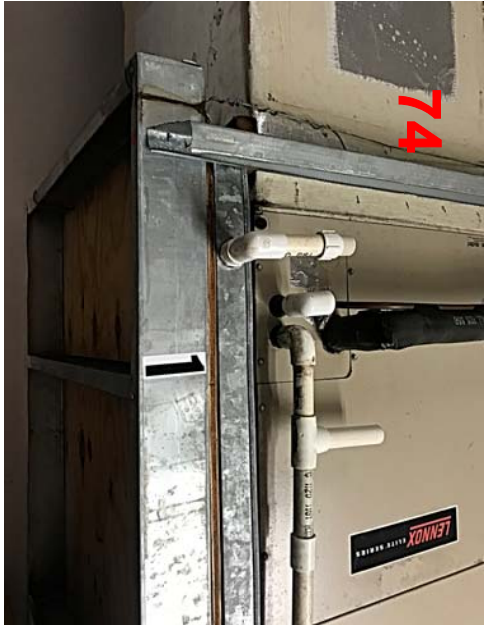


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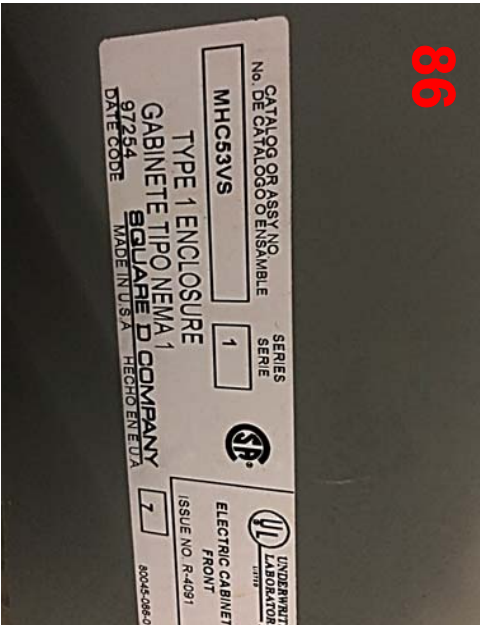
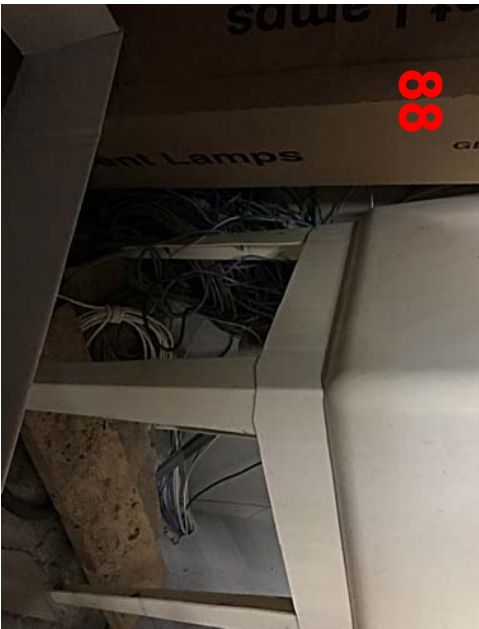


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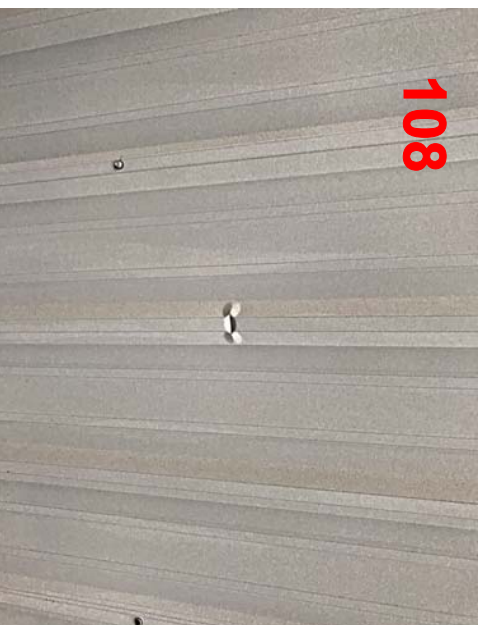
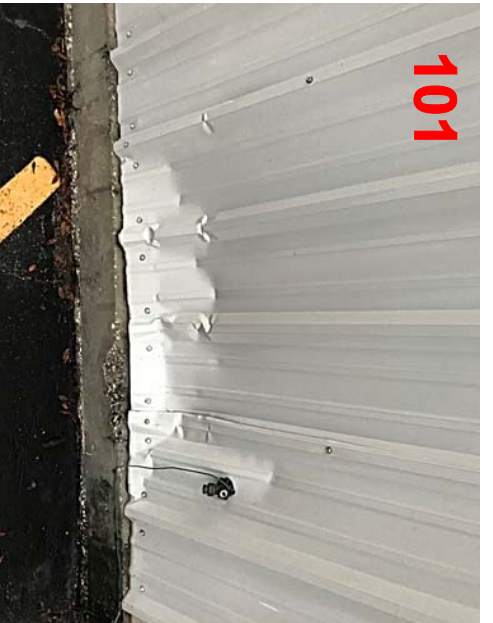




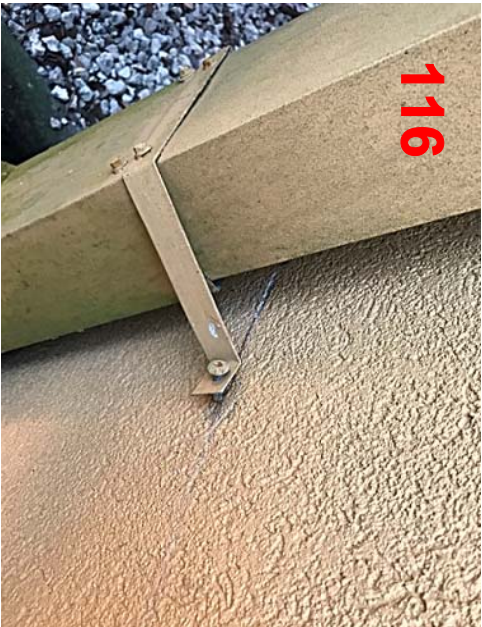
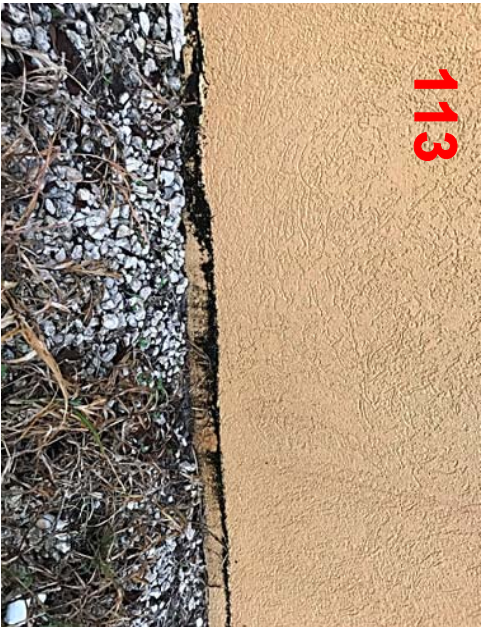
















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16 SENTRY OAK PLACE  
PALM COAST, FL 32137

Sub Contractors

[HELP](#)

Inspection History

Type	Request Date	Result	Inspector
TREE REMOVAL INSPECTION	4/22/2009	APPROVED	WBUTLER
TREE REMOVAL INSPECTION	1/22/2009	FINAL APPROVED	WBUTLER
Note : 1/21/09 (BB) PERMIT ISSUED TO REMOVE ONE 20"" PINE TREE ALONG REAR PROPERTY LINE. MUST REPLACE WITH ONE SHADE TREE @ 3-1/2" CALIPER, 12-14' TALL, WITHIN 90 DAYS OF PERMIT DATE. CALL BILL BUTLER FOR REINSPECTION.			

[HELP](#)

Fees & Payments

(Permit is not ready for pickup until the permit has been processed and fees appear)

Description	Amount Due	Date Paid
PERMIT FEE	\$1.00	1/22/2009
Total Due : \$0.00		
Total Paid : \$1.00		