



LIBERTY RIDGE

PROPERTY INSPECTIONS, LLC

Haddonfield, New Jersey

Liberty Ridge Property Inspections, LLC

Thomas R. Calder

InterNACHI Certified Professional Inspector (CPI)

NJ Home Inspector Lic. 24GI00123456

Phone: (856) 555-0142

Email: reports@libertyridgeinspections.example
libertyridgeinspections.example

Commercial Property Inspection Report

Client: Hudson Meridian Capital, LLC

Client Email: acquisitions@hudsonmeridian.example

Client Phone: (609) 555-0176

Property: 1180 Commerce Parkway, Mount Laurel, NJ 08054

Date: 2026-09-24

Type of Inspection: Pre-acquisition due diligence walk-through

Site and Grounds

Landscaping and vegetation

Status: Defect

Severity: Minor

Notes: Shrub plantings along the south and west elevations are overgrown and in contact with the building wall over approximately sixty feet, holding moisture against the masonry and obscuring the base of the wall from view. Two trees at the northwest corner have limbs over the roof edge.

Recommendation: Cut plantings back to a minimum of eighteen inches clear of the wall and trim the limbs clear of the roof. Overhanging limbs drop debris into the roof drains that are already obstructed.



Parking areas and paving

Status: Defect

Severity: Moderate

Material Defect

Notes: Asphalt across the north lot shows extensive alligator cracking over approximately 4,200 square feet, with three potholes exceeding four inches in depth near the east drive aisle. The east lot is in materially better condition and appears to have been overlaid more recently.

Recommendation: Mill and overlay the north lot and patch the potholes. Obtain unit pricing during diligence; at this extent the work is a capital item rather than maintenance and should be priced into the acquisition.

Alligator cracking over
approximately 4,200 square feet



Pothole exceeding four inches in
depth near the east drive aisle



Parking striping and markings

Status: Defect

Severity: Minor

Notes: Striping is faded to roughly thirty percent legibility across the north lot. Directional arrows at the east drive aisle are no longer readable.

Recommendation: Restripe following the paving work so the striping is not done twice.

Accessible (ADA) parking spaces and signage

Status: Defect

Severity: Major

Material Defect

Notes: Four accessible spaces are provided. The access aisle serving spaces 3 and 4 measures approximately four feet wide against the five foot minimum, and no van-accessible space with an eight foot aisle is provided anywhere on the site. Two of the four signs are mounted below the required sixty inch bottom-of-sign height.

Recommendation: This is an accessibility compliance exposure that transfers with the property. Have the spaces, aisles and signage brought into conformance as part of the restriping, and have a qualified accessibility consultant review the full site if tenant mix will change.



Accessible route and ramps

Status: Defect

Severity: Major

Material Defect

Notes: The accessible route from the parking area to the front entry crosses a section of walk with a running slope measured at approximately 7.5 percent and a cross slope near 4 percent, both exceeding the limits for an accessible route without handrails and landings.

Recommendation: Have the route regraded or a conforming ramp with handrails

and landings constructed. Price this during diligence.



Curbs, wheel stops and bollards

Status: Defect

Severity: Minor

Notes: Six wheel stops are cracked through or displaced. No bollard protection is provided at the exposed gas meter on the south elevation, which sits adjacent to a drive aisle.

Recommendation: Replace the damaged wheel stops and install protective bollards at the gas meter.

Site lighting

Status: Defect

Severity: Moderate

Material Defect

Notes: Three of eleven pole-mounted fixtures were inoperative during the evening return visit, leaving the northwest quadrant of the lot substantially dark. One pole shows corrosion at the base plate and the handhole cover is missing.

Recommendation: Restore the inoperative fixtures and have the corroded pole

base evaluated. Lot lighting is a premises-liability item for a multi-tenant property.



Fire lane access and overhead clearance

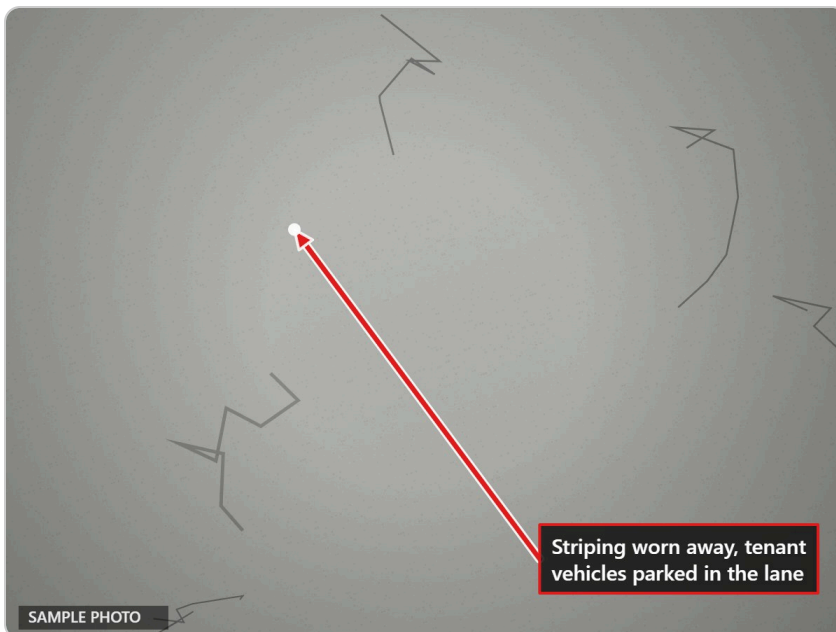
Status: Defect

Severity: Moderate

Material Defect

Notes: Fire lane striping along the south face is largely worn away and two tenant vehicles were parked within the lane during the inspection. Overhead clearance is unobstructed.

Recommendation: Restripe and re-sign the fire lane and address enforcement through the tenant leases.



Storm water drainage system

Status: Defect

Severity: Moderate

Material Defect

Notes: The detention basin outlet structure is approximately forty percent obstructed with sediment and vegetation, and the emergency spillway is overgrown. Standing water was present three days after the last recorded rainfall.

Recommendation: Have the basin cleaned and the outlet structure cleared, and confirm whether a maintenance agreement with the township is recorded against the property.



Trash and dumpster enclosure

Status: Defect

Severity: Minor

Notes: Enclosure gates are bent and will not latch. One masonry pilaster is cracked at the base from vehicle contact.

Recommendation: Repair the gates and the pilaster and add bollard protection.

Retaining walls

Status: Ok

Notes: Segmental block retaining wall along the west line is plumb with no bulging, displacement or drainage failure observed. Weep drainage appears to be functioning.

Fire hydrant clearance (3 ft)

Status: Ok

Notes: Site hydrant has clear access with no obstruction within three feet.

Building Exterior and Envelope

Masonry, tilt-up or precast panels

Status: Ok

Notes: Painted concrete masonry unit walls with a precast panel band at the entry elevation. No spalling, displacement or structural cracking was observed on any elevation.

Expansion and control joints

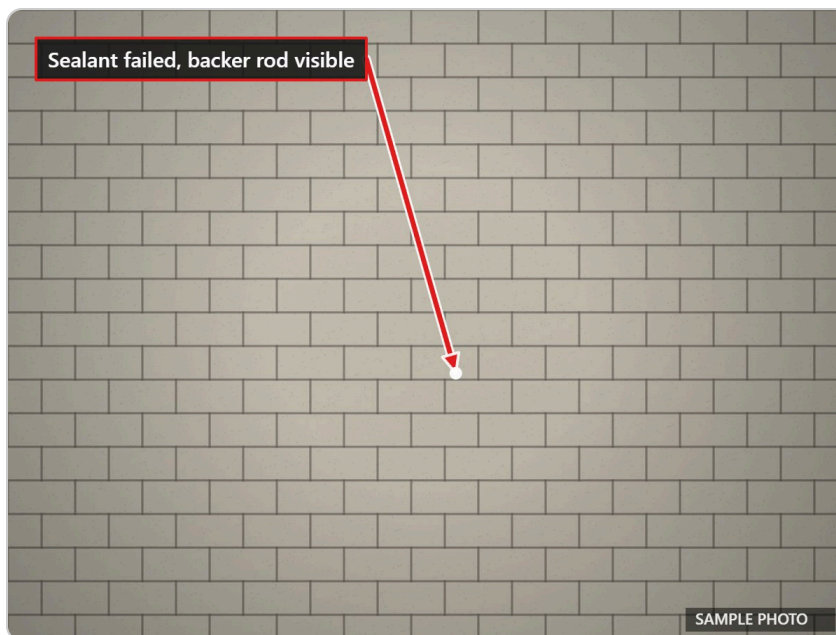
Status: Defect

Severity: Moderate

Material Defect

Notes: Sealant at the vertical control joints on the south elevation has failed over approximately sixty percent of its length, with the backer rod visible and in places missing. Open joints on a masonry wall admit water into the cavity and are the usual cause of interior efflorescence.

Recommendation: Have the joints cleaned, backer rod replaced and resealed with a compatible sealant. This is routine maintenance that has been deferred.



Sealants and caulking

Status: Defect

Severity: Minor

Notes: Perimeter sealant at the storefront frames is cracked and has lost adhesion in several locations at the head condition.

Recommendation: Rake and reseat the storefront perimeters.

Panic hardware on egress doors

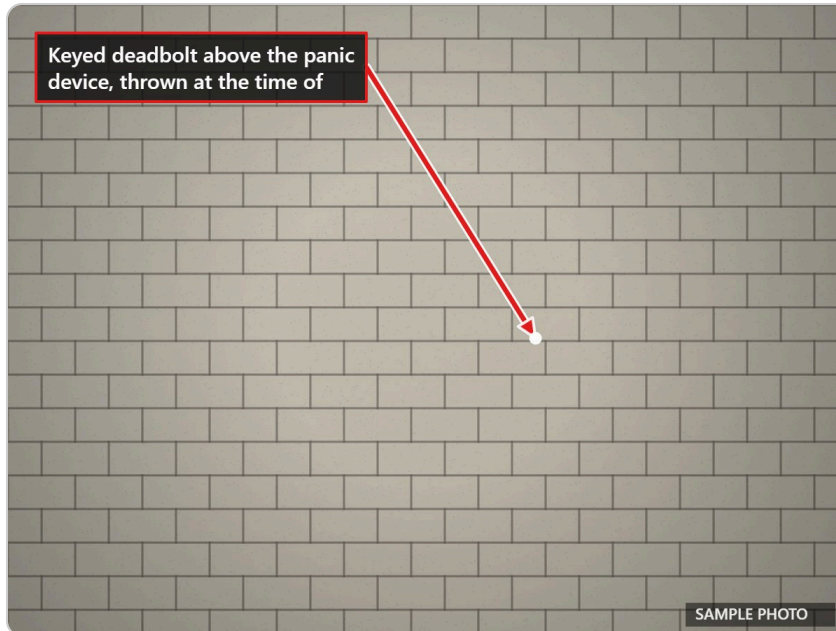
Status: Safety

Severity: Major

Material Defect

Notes: The rear egress door serving Suite C is fitted with a keyed deadbolt above the panic device, and the deadbolt was thrown at the time of the inspection. This requires a key to exit and defeats the egress path for the occupied suite.

Recommendation: Remove the deadbolt immediately. This is a life-safety violation and the most serious condition found on this property. Confirm with the fire official and correct in every suite.



Exterior man doors and hardware

Status: Defect

Severity: Minor

Notes: Door sweeps are missing or torn at three of four rear man doors, and daylight is visible beneath them. Two door closers are out of adjustment and the doors do not latch on their own.

Recommendation: Replace the sweeps and adjust the closers so every egress door latches under its own closer.

Exterior stairs, landings and railings

Status: Defect

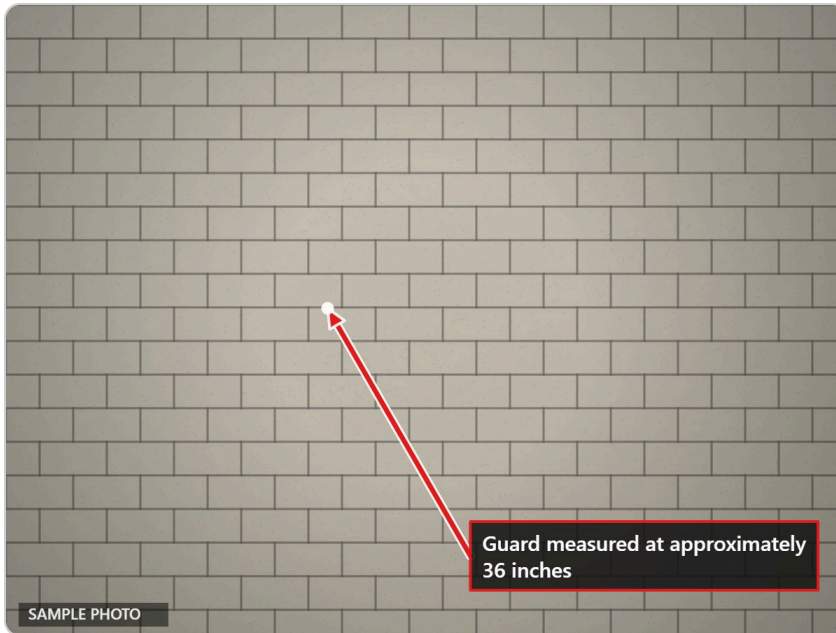
Severity: Moderate

Material Defect

Notes: The guard at the Suite D rear landing measures approximately thirty six inches where forty two inches is required for a commercial guard, and the intermediate rail is loose at two connections.

Recommendation: Have the guard raised to a conforming height and the

connections secured.



Storefront glazing and curtain wall

Status: Ok

Notes: Aluminum storefront framing and insulated glazing are intact with no cracked lites, failed seals or frame distortion observed.

Canopies and awnings

Status: Defect

Severity: Minor

Notes: Rust staining and peeling paint at the canopy steel, with surface corrosion at two connection plates. Section loss was not observed.

Recommendation: Have the steel cleaned, primed and repainted before section loss develops.

Overhead Doors and Loading

Overhead doors

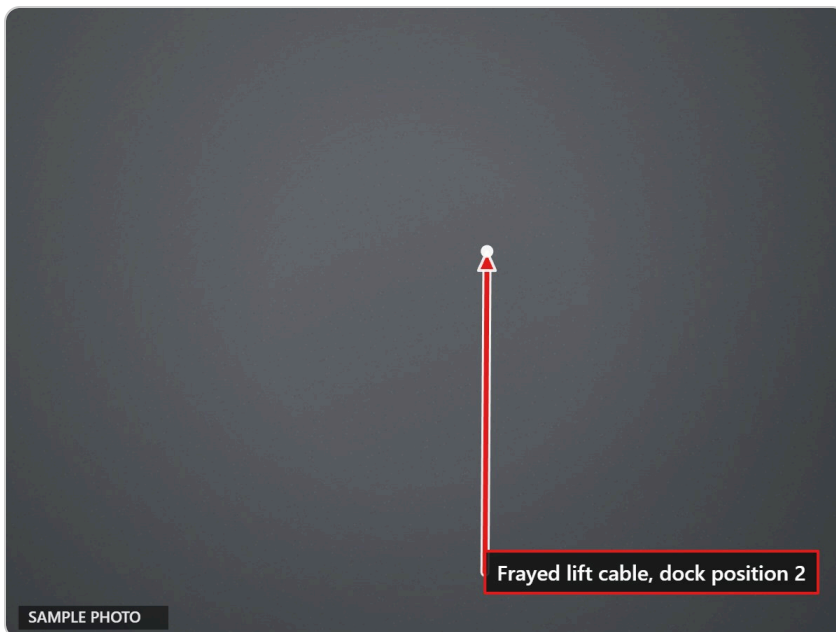
Status: Defect

Severity: Moderate

Material Defect

Notes: Six manual overhead dock doors. Two have damaged bottom sections from impact, one has a frayed lift cable and two have panels that bind in the track. All six operate with effort.

Recommendation: Have a qualified overhead door contractor service all six doors and replace the frayed cable immediately. A failing lift cable on a door this size is a crush hazard.



Dock levelers

Status: Defect

Severity: Moderate

Material Defect

Notes: Mechanical dock levelers at positions 2 and 5 do not return to the stored position and the lip does not retract fully at position 5.

Recommendation: Have both levelers serviced. A leveler that will not store is a fall hazard at the dock edge.

Dock bumpers

Status: Defect

Severity: Minor

Notes: Bumpers at four of six positions are compressed beyond useful thickness or missing entirely. Impact damage to the wall face is already visible at position 4.

Recommendation: Replace the bumpers. They cost a fraction of the wall repair they prevent.



Roof

Roof covering

Status: Defect

Severity: Moderate

Material Defect

Notes: Fully adhered EPDM single-ply membrane, estimated at eighteen to twenty years old based on weathering and seam condition. The field membrane is serviceable but chalked throughout, and seam probing found three locations where the lap has lost adhesion.

Recommendation: Have a qualified commercial roofer probe every seam and make repairs. Budget for replacement within three to five years and obtain a roof consultant's report during diligence, as this is the single largest capital item on the property.

General chalking and weathering
across the roof



SAMPLE PHOTO

Seam probing found loss of
adhesion at the lap



SAMPLE PHOTO

Ponding

Status: Defect

Severity: Moderate

Material Defect

Notes: Two ponding areas were observed holding water more than forty eight hours after rainfall, the larger approximately thirty by twelve feet with visible sediment rings indicating a long-standing condition. Ponding accelerates membrane failure and adds unplanned dead load.

Recommendation: Add roof drains or taper insulation crickets to move water to

drainage. Address at the same time as the seam repairs.



Roof drains and scuppers

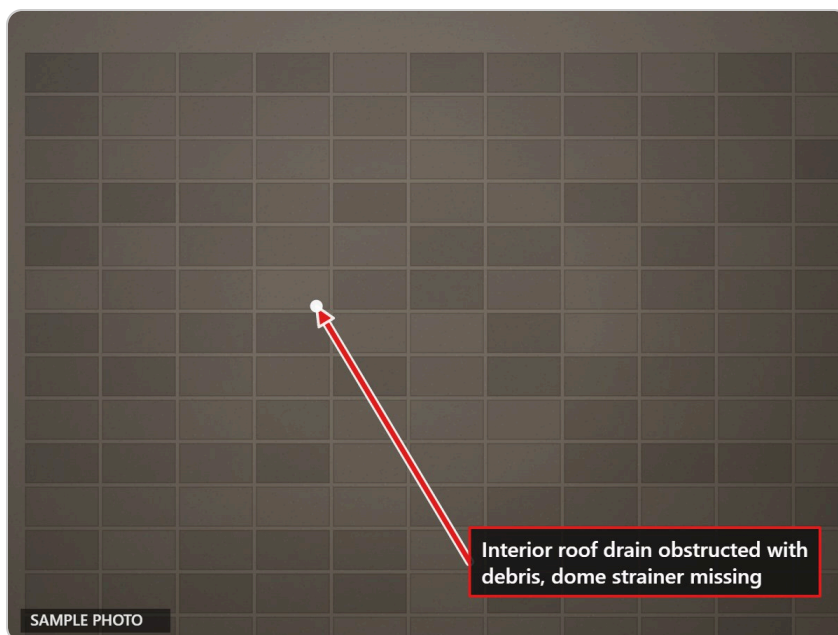
Status: Defect

Severity: Moderate

Material Defect

Notes: Two of four interior roof drains are obstructed with debris and one is missing its dome strainer entirely. A drain without a strainer will eventually pass debris into the leader and block it inside the building.

Recommendation: Clear all four drains, fit a strainer at the missing location and put the roof on a semi-annual maintenance schedule.



Overflow drains

Status: Defect

Severity: Major

Material Defect

Notes: No overflow drains or overflow scuppers were observed anywhere on this roof. With the parapet continuous on all four sides and the primary drains already prone to blockage, a blocked drain during a heavy rain has no secondary path and the water load accumulates on the structure.

Recommendation: Have a design professional evaluate and provide overflow drainage. Read together with the ponding and blocked drains, this is a structural loading concern and not merely a roofing one.



Parapets and copings

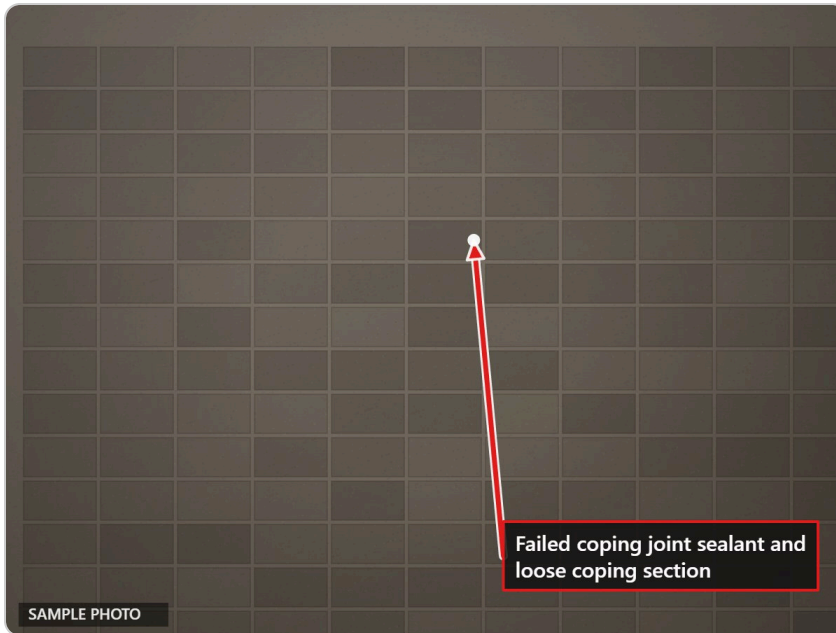
Status: Defect

Severity: Moderate

Material Defect

Notes: Coping joint sealant has failed over much of the north and west parapets and two coping sections are loose. Open coping joints admit water directly into the wall cavity behind the membrane termination.

Recommendation: Reset the loose sections and reseal the coping joints.



Equipment curbs and supports

Status: Defect

Severity: Minor

Notes: Pipe and conduit supports on the roof are wood blocking set directly on the membrane at several locations, and two blocks have begun to abrade the membrane beneath them.

Recommendation: Replace the wood blocking with proper pipe supports bearing on walk pads.



Roof hatch

Status: Defect

Severity: Minor

Notes: The roof hatch does not latch in the open position and the gas spring is spent, so the lid falls closed. The ladder below has no grab bar at the opening.

Recommendation: Replace the gas spring and fit a grab bar at the hatch.

Structure and Foundation

Foundation walls and footings (visible)

Status: Ok

Notes: Where visible at the interior perimeter and at the dock pit, foundation walls are sound with no displacement, significant cracking or water entry observed.

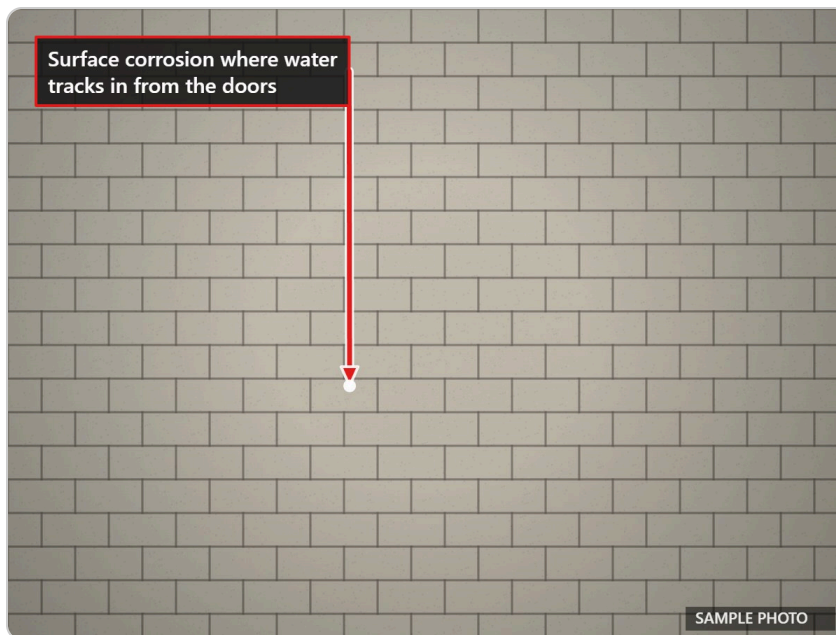
Structural frame (steel, concrete, masonry, wood)

Status: Defect

Severity: Minor

Notes: Open web steel joists with a steel column grid. Surface corrosion was observed at the base of two columns in the dock area where water tracks in from the doors. No section loss or deflection was observed.

Recommendation: Clean and repaint the affected column bases and address the water entry at the dock doors.



Slab on grade

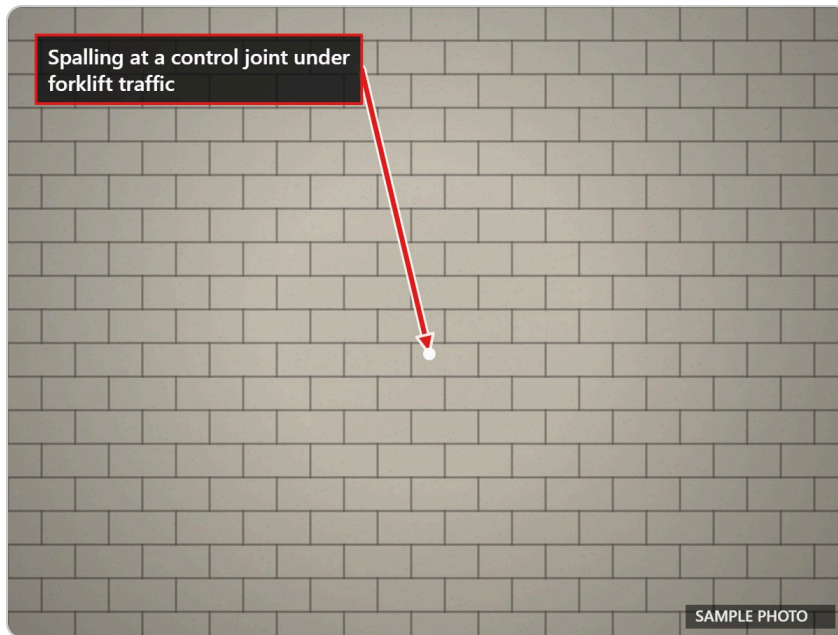
Status: Defect

Severity: Minor

Notes: Typical shrinkage cracking with spalling at several control joints under forklift traffic. No differential settlement across the joints was measured.

Recommendation: Fill and armor the spalled joints to prevent further edge

breakdown under wheel loads.



Heating and Ventilation

Rooftop units

Status: Defect

Severity: Moderate

Material Defect

Notes: Five gas/electric rooftop units. Data plates give manufacture dates between 2006 and 2013, placing four of five at or beyond a typical fifteen to twenty year service life. All five started and produced heat. Cabinet corrosion is advanced on RTU-2 and RTU-4, with rust through at the base rail of RTU-4.

Recommendation: Budget for staged replacement of at least four units. Obtain a mechanical consultant's report and unit pricing during diligence. This is the second largest capital item after the roof.

Advanced cabinet corrosion with
rust through at the base rail



SAMPLE PHOTO

Manufacture date 2006



SAMPLE PHOTO

Filters

Status: Defect

Severity: Minor

Notes: Filters in four of five units are loaded and one unit has no filter installed at all.

Recommendation: Replace all filters and place the units on a quarterly service contract.

Flue and venting

Status: Defect

Severity: Moderate

Material Defect

Notes: The flue cap on RTU-3 is missing and rust staining is visible down the

adjacent cabinet panel.

Recommendation: Have the flue cap replaced and the heat exchanger evaluated by a licensed contractor given the evidence of water entry.



Unit heaters and radiant heaters

Status: Defect

Severity: Minor

Notes: Three gas-fired unit heaters serve the warehouse bays. One in Suite C did not respond to a call for heat during the inspection.

Recommendation: Have the non-responding unit evaluated and serviced.

Cooling

Condenser units

Status: Defect

Severity: Minor

Notes: Condenser coils on three units are matted with cottonwood and debris, which raises head pressure and shortens compressor life.

Recommendation: Have the coils cleaned as part of the service contract.

Refrigerant lines and insulation

Status: Defect

Severity: Minor

Notes: Suction line insulation on the Suite A split system is deteriorated and missing over several feet of the exterior run.

Recommendation: Replace the line insulation.

Temperature response

Status: Ok

Notes: Measured supply-to-return splits of seventeen and eighteen degrees Fahrenheit at the two suites tested, within the normal range.

Plumbing

Water heating equipment

Status: Defect

Severity: Moderate

Material Defect

Notes: Seventy five gallon commercial gas water heater, manufactured 2010 by the data plate. Operating with no leakage observed, but past the point where replacement should be planned.

Recommendation: Budget for replacement.

TPR valve and discharge piping

Status: Safety

Severity: Major

Material Defect

Notes: The temperature and pressure relief discharge terminates approximately four feet above the floor and is reduced in diameter at the last fitting.

Recommendation: Have a licensed plumber run a full-size discharge terminating within six inches of the floor.



Backflow prevention

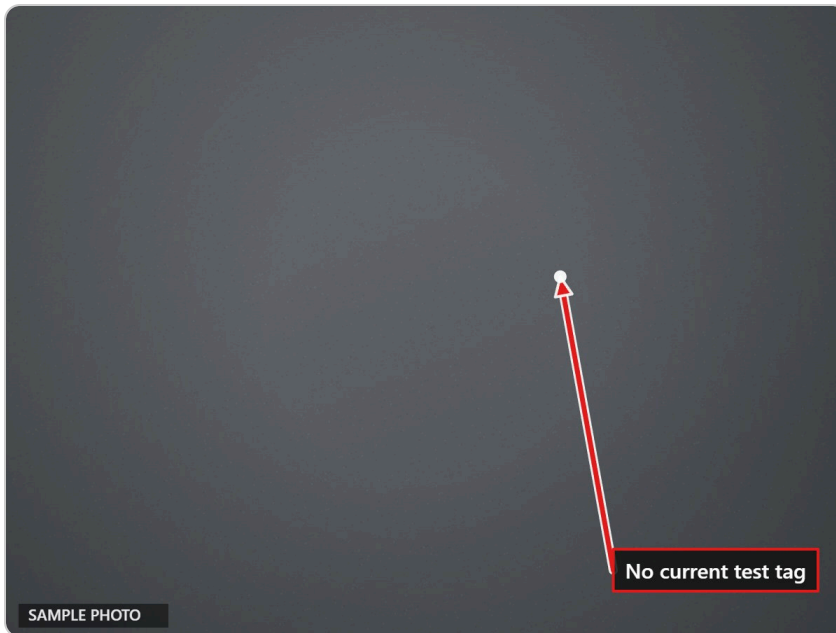
Status: Defect

Severity: Moderate

Material Defect

Notes: A reduced pressure zone assembly is present on the domestic service. No current test tag was found on either the domestic or the fire service assembly. Annual testing is required in New Jersey.

Recommendation: Have both assemblies tested and tagged by a certified tester and obtain the test history during diligence.



Floor drains

Status: Defect

Severity: Minor

Notes: Two floor drains in the Suite B warehouse have dry traps, allowing sewer gas into the space. One drain cover is missing.

Recommendation: Prime the traps and replace the missing cover.

Main water shutoff

Status: Ok

Notes: Main shutoff is present, accessible, labeled and operable.

Electrical

Main panel or switchgear

Status: Ok

Notes: 800 amp, 208Y/120 volt three phase main distribution panel serving four tenant meters. Equipment is in serviceable condition with no evidence of overheating at the terminations observed through the dead front.

Panel clearance (working space)

Status: Safety

Severity: Major

Material Defect

Notes: Tenant stored material is stacked against the distribution panel, leaving approximately eighteen inches of working clearance where thirty six inches is required in front of energized equipment. An electrician cannot safely work this panel, and in an emergency it cannot be reached.

Recommendation: Clear and permanently mark the working space with floor striping. Address storage through the tenant lease. This is an immediate correction, not a scheduled one.



Panel labeling and directories

Status: Defect

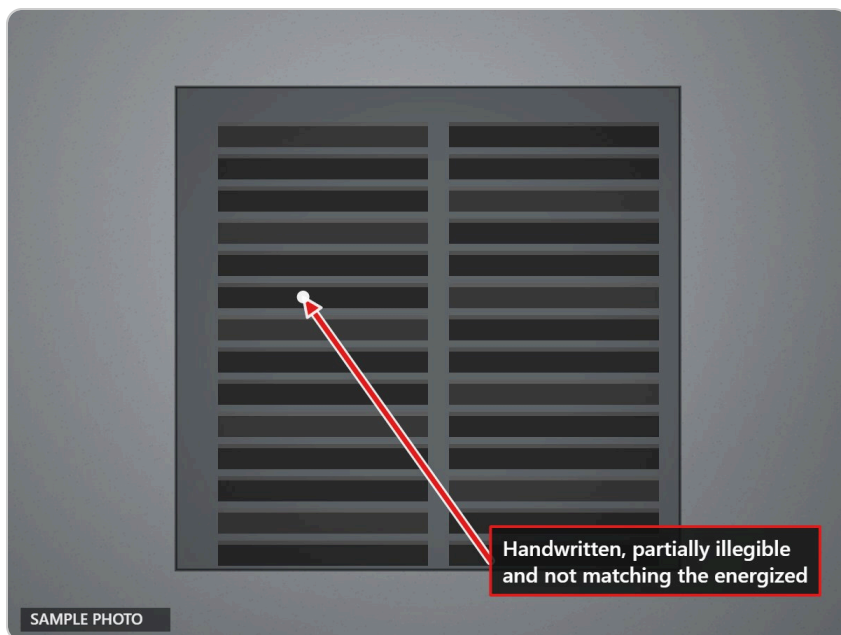
Severity: Moderate

Material Defect

Notes: Circuit directories at three of four subpanels are handwritten, partially illegible and do not correspond to the circuits energized during testing. Unlabeled panels in a multi-tenant building mean the wrong tenant gets shut down during a repair.

Recommendation: Have a licensed electrician circuit-trace and relabel all panels

with typed, durable directories.



Junction box covers

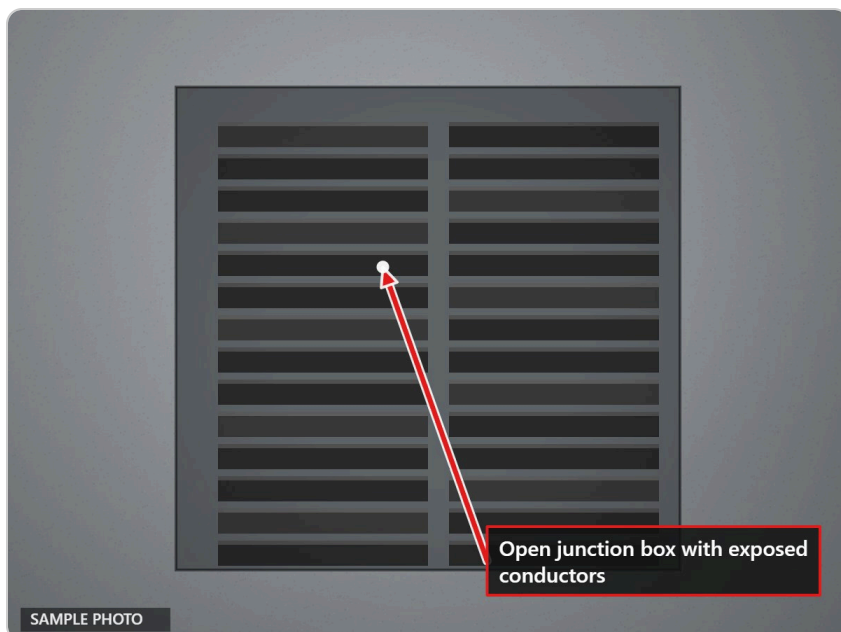
Status: Safety

Severity: Major

Material Defect

Notes: Four junction boxes in the Suite C warehouse ceiling are open with conductors exposed, and one box has a cable entering with no connector and the sheathing cut back beyond the box.

Recommendation: Have a licensed electrician fit covers and proper connectors at every location. Exposed conductors overhead in an occupied warehouse are a shock and arc hazard.



Exposed or unsafe wiring

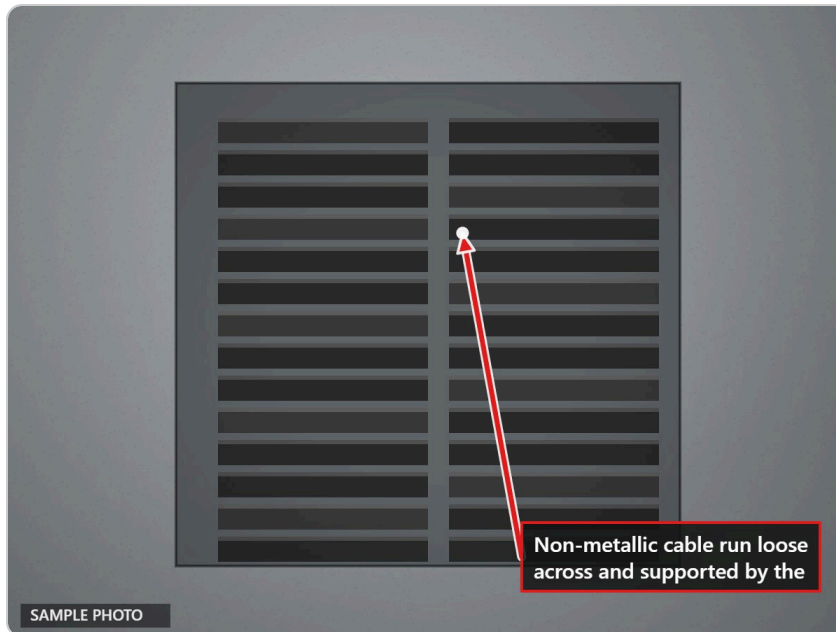
Status: Safety

Severity: Major

Material Defect

Notes: Non-metallic sheathed cable is run loose across the suspended ceiling grid and supported by the tiles in Suite D, terminating at two unsupported surface boxes. This is an unpermitted tenant alteration.

Recommendation: Have a licensed electrician remove or properly install and support this wiring, in raceway where required. Obtain the permit history for the Suite D fit-out during diligence.



Grounding and bonding

Status: Ok

Notes: Grounding electrode conductor is present and terminated at the water service and at a driven electrode. Bonding jumper at the water meter is in place.

Emergency and standby power

Status: Np

Notes: No emergency generator or standby power system is installed. Emergency lighting is unit-equipment based and is addressed under Life Safety.

Conduit and raceway support

Status: Defect

Severity: Minor

Notes: Two runs of EMT in the Suite B warehouse are unsupported over spans exceeding ten feet and one run is supported with wire ties.

Recommendation: Have the raceway properly strapped at code-required intervals.

Vertical Transportation

Passenger elevators

Status: Np

Notes: This is a single story building. No elevators, lifts or escalators are installed.

Life Safety and Fire Protection

Sprinkler system present

Status: Ok

Notes: Building is fully sprinklered with a wet pipe system. The riser is located in the Suite A utility room and the system was under normal pressure at the gauge.

Sprinkler heads (paint, obstruction, spares)

Status: Defect

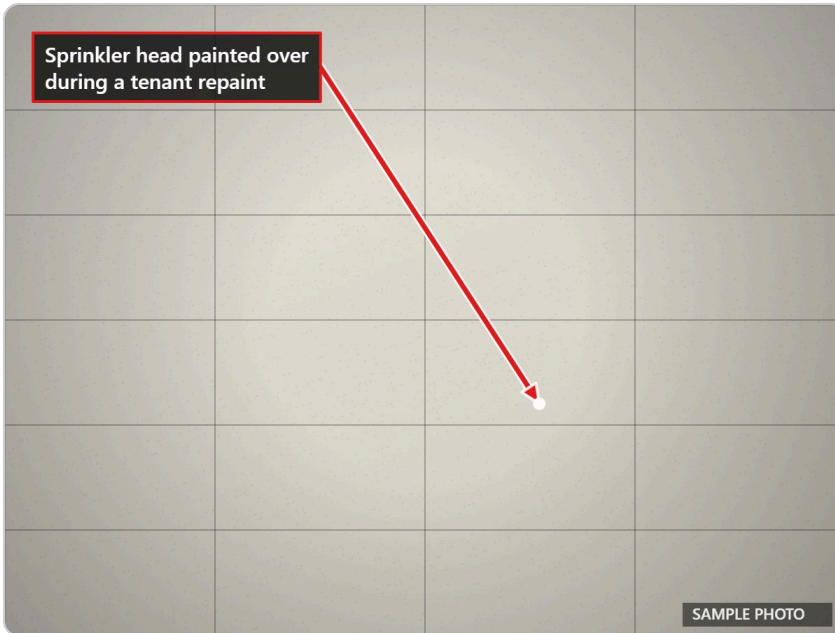
Severity: Major

Material Defect

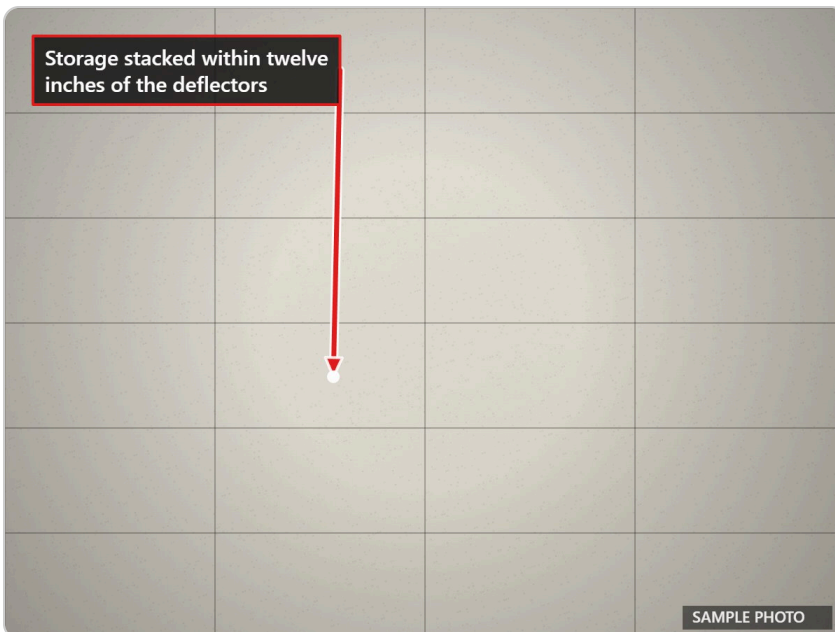
Notes: Eleven sprinkler heads in Suite C are painted over from a tenant repaint, and storage in Suite D is stacked within twelve inches of the deflectors across two racking rows. A painted head does not operate at its rated temperature, and obstructed heads cannot develop their spray pattern. No spare head cabinet was found at the riser.

Recommendation: Have a licensed fire protection contractor replace every painted head, enforce the eighteen inch clearance below deflectors through the leases, and provide a spare head cabinet and wrench at the riser. Read with the tag finding below, this system is not in a condition to be relied on.

Sprinkler head painted over
during a tenant repaint



Storage stacked within twelve
inches of the deflectors



Riser, control valves and tamper switches

Status: Defect

Severity: Major

Material Defect

Notes: The main control valve is open but is not chained, locked or fitted with a tamper switch, and the most recent inspection tag on the riser is dated more than two years old. A closed valve on an untagged, unmonitored system is the classic total-loss scenario.

Recommendation: Have the system inspected and tagged by a licensed contractor, and fit a tamper switch or an approved locking arrangement on the control valve.

Obtain the full inspection history during diligence.



Fire extinguishers present and tagged

Status: Defect

Severity: Moderate

Material Defect

Notes: Nine extinguishers were located. Six carry tags more than twelve months old, two are missing from their marked brackets and one in Suite B shows a gauge in the recharge range.

Recommendation: Have all units serviced and tagged annually and replace the missing units. Mark every location so a missing unit is visible.



Emergency lighting

Status: Defect

Severity: Major

Material Defect

Notes: Of fourteen emergency light units tested by the push-to-test button, five failed to illuminate and two illuminated at visibly reduced output. Battery-backed units fail silently and are only found by testing.

Recommendation: Have every unit tested, batteries replaced and a monthly test and annual ninety minute test log established. This is required and it is also the thing that gets people out of a dark warehouse.



Exit signs and independent power

Status: Defect

Severity: Moderate

Material Defect

Notes: Two exit signs in Suite B are unlit, and the sign at the Suite C rear egress is missing entirely although the door remains a required exit.

Recommendation: Restore the unlit signs and install a sign at the Suite C rear egress. Confirm battery backup at each.

Egress paths unobstructed

Status: Safety

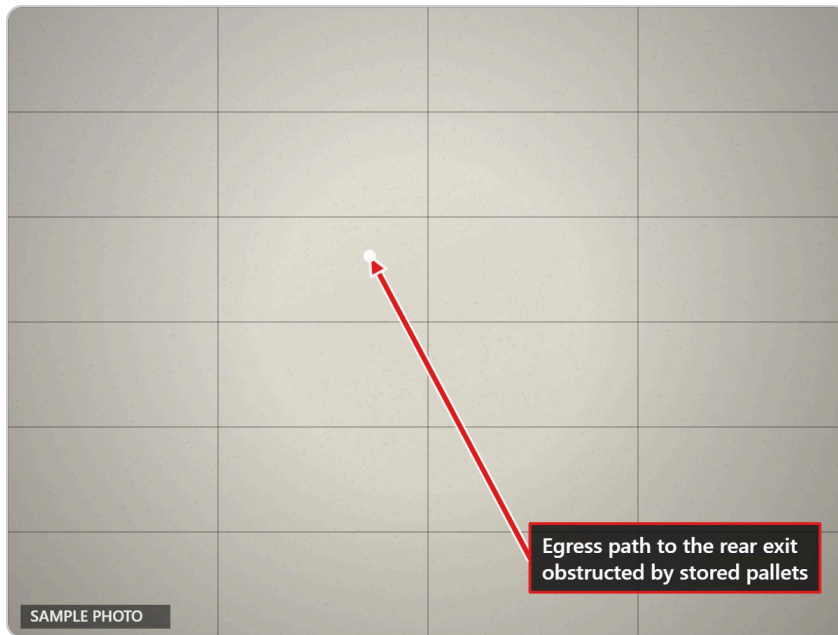
Severity: Major

Material Defect

Notes: The egress path from the Suite D warehouse to the rear exit is obstructed by stored pallets over approximately twenty feet, reducing the clear width to under two feet.

Recommendation: Clear the path and mark it on the floor. Address storage practice through the lease. Read with the deadbolted Suite C egress door, this building has a

pattern of egress obstruction that a buyer should raise with every tenant.



Fire-rated separations and penetrations

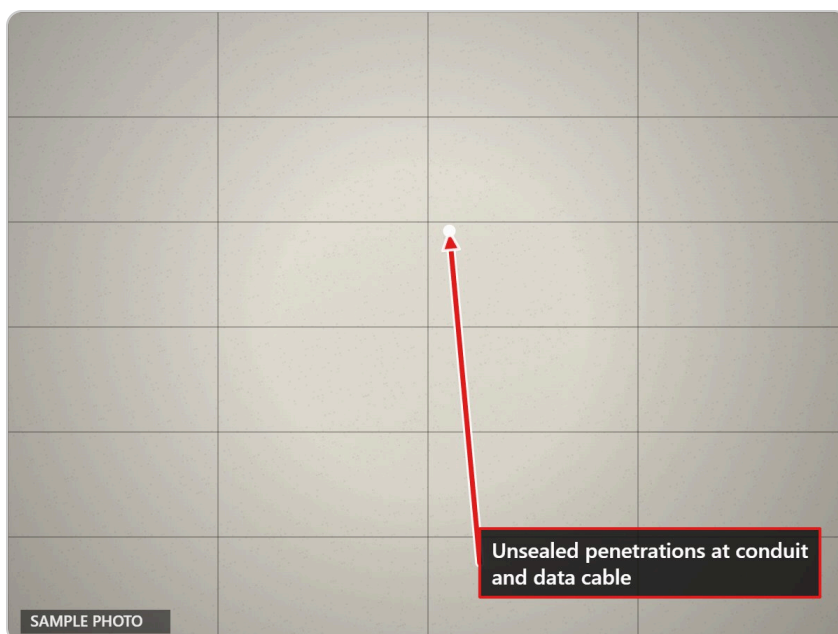
Status: Defect

Severity: Major

Material Defect

Notes: Unsealed penetrations were observed through the demising walls above the ceiling at seven locations where conduit, data cable and piping pass through. The demising walls appear intended as rated separations between tenant spaces, and every unsealed penetration defeats that rating.

Recommendation: Have the penetrations firestopped with a tested assembly by a qualified contractor. Obtain the approved construction drawings during diligence to confirm the required rating.



Fire department connection

Status: Defect

Severity: Minor

Notes: The fire department connection is present but both caps are missing and debris was visible in one inlet.

Recommendation: Have the inlets cleared and caps fitted.

Fire alarm system present

Status: Defect

Severity: Moderate

Material Defect

Notes: A fire alarm control panel is present in the Suite A utility room and showed a trouble light at the time of the inspection. The trouble condition was not diagnosed as that is outside the scope of a visual survey.

Recommendation: Have a licensed fire alarm contractor clear the trouble, test the system and provide the current inspection report.

Doors, Windows and Interior

Suspended ceiling grid and tiles

Status: Defect

Severity: Minor

Notes: Approximately thirty stained or sagging ceiling tiles across the two suites, concentrated beneath the roof ponding areas and below two RTU curbs.

Recommendation: Replace the tiles after the roof drainage and RTU condensate issues are corrected, not before.



Evidence of moisture or staining

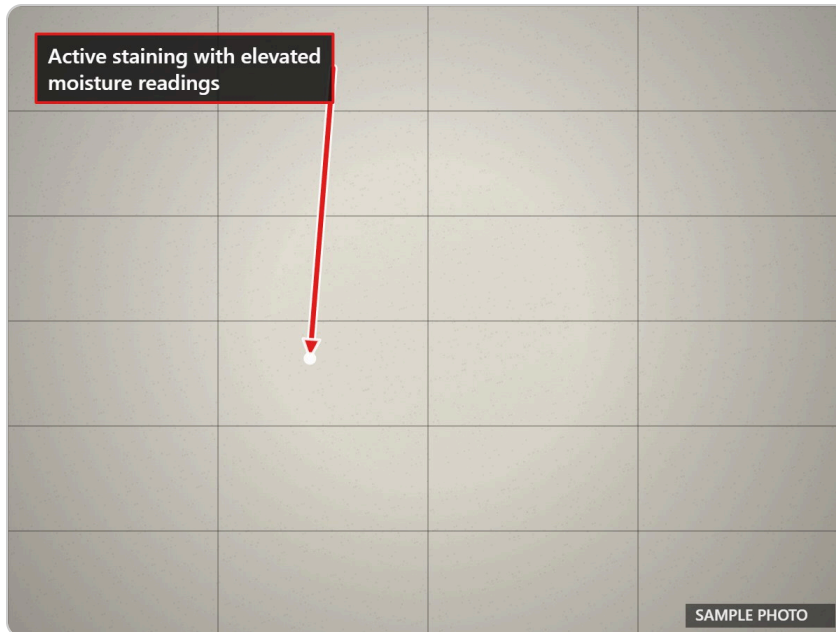
Status: Defect

Severity: Moderate

Material Defect

Notes: Active staining on the Suite C north wall below the parapet, with an elevated moisture meter reading relative to adjacent wall area. The location corresponds to the failed coping sealant recorded under Roof.

Recommendation: Correct the coping and control joint sealant, then dry and re-evaluate the wall. If the cavity has held water through multiple seasons, have the wall opened for inspection.



Fire-rated doors and closers

Status: Defect

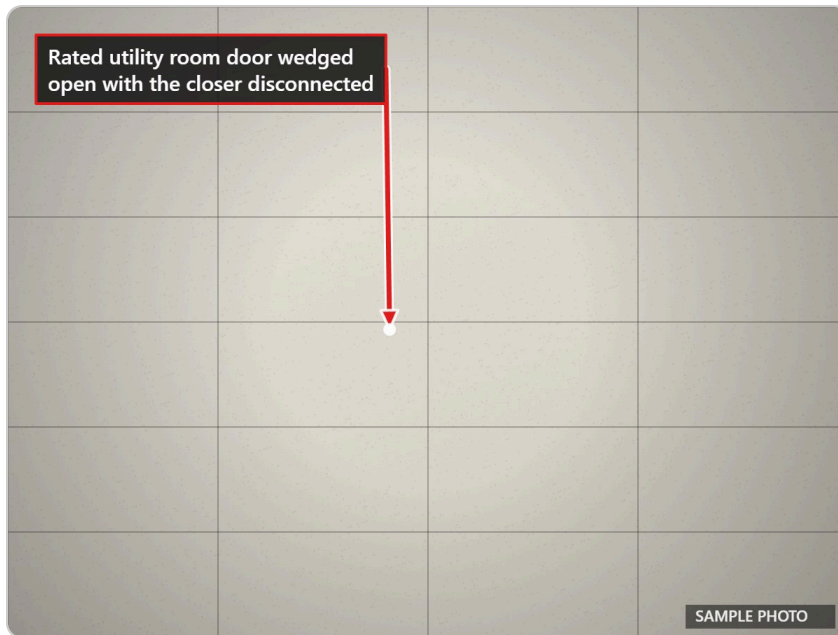
Severity: Moderate

Material Defect

Notes: The rated door to the utility room is held open with a wedge and its closer is disconnected. A rated door that cannot close provides no separation.

Recommendation: Remove the hold-open, reconnect the closer and, if the door

must stay open, fit a listed magnetic hold-open tied to the fire alarm.



Floors and floor coverings

Status: Ok

Notes: Carpet tile and vinyl composition tile in serviceable condition with wear consistent with a commercial office fit-out.

Restrooms and Accessibility

Grab bars

Status: Defect

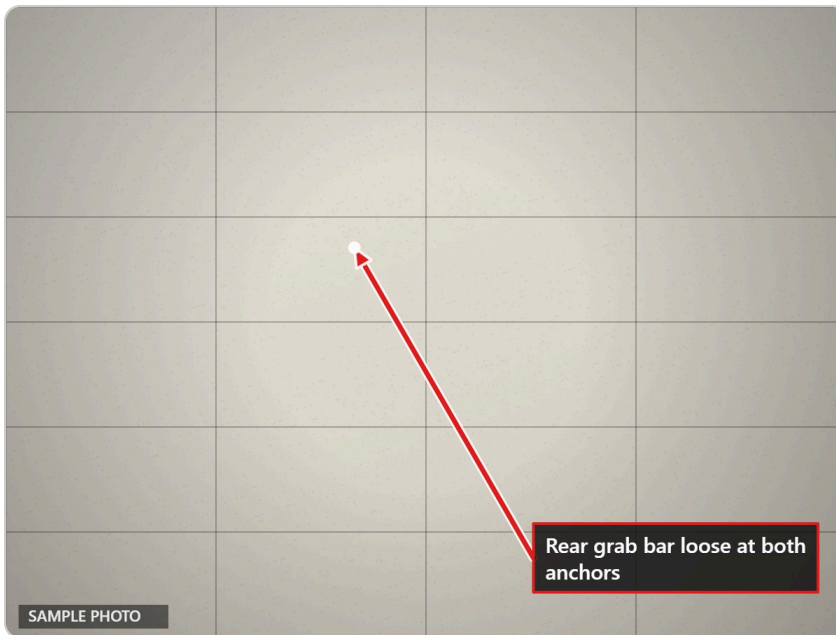
Severity: Major

Material Defect

Notes: The rear grab bar in the Suite B accessible stall is loose at both anchors and moved under hand pressure. The side wall bar is mounted at approximately thirty inches above the floor, below the thirty three to thirty six inch range.

Recommendation: Have both bars reanchored into blocking and remounted at a

conforming height. A grab bar that moves is worse than none, because it is relied on.



Lavatory knee clearance and pipe wrap

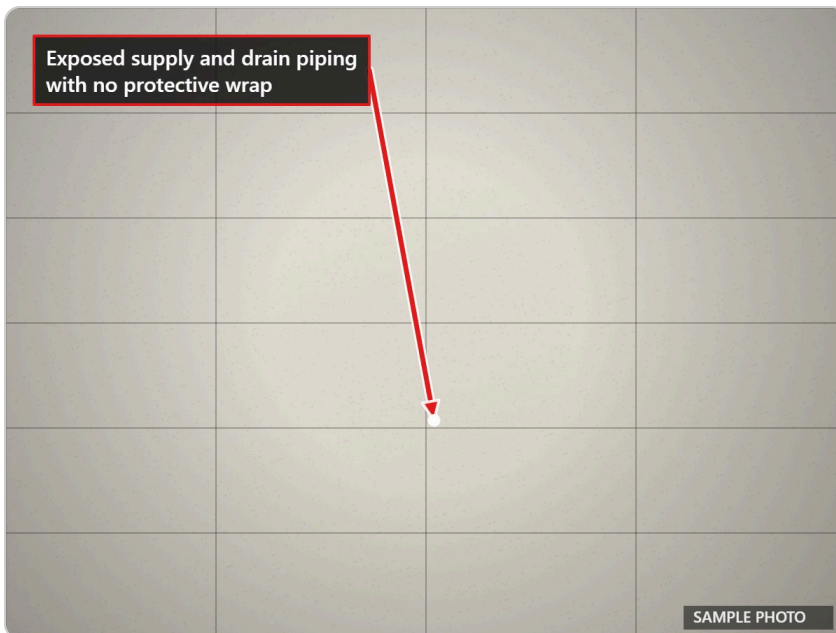
Status: Defect

Severity: Moderate

Material Defect

Notes: Exposed hot water supply and drain piping beneath both accessible lavatories is not insulated or otherwise protected against contact.

Recommendation: Fit approved pipe wrap at both lavatories.



Accessible stall clearances

Status: Defect

Severity: Moderate

Material Defect

Notes: The accessible stall in the Suite D restroom measures approximately fifty six inches wide against the sixty inch minimum for a wheelchair accessible compartment.

Recommendation: Have an accessibility consultant evaluate as part of the site-wide review recommended under Site and Grounds.

Exhaust ventilation

Status: Defect

Severity: Minor

Notes: The exhaust fan in the Suite C restroom did not operate when switched.

Recommendation: Have the fan repaired or replaced.

Special Systems

Security and intrusion alarm

Status: Defect

Severity: Minor

Notes: Each suite has a separate tenant-owned intrusion alarm. No landlord system serves the common areas or the exterior.

Recommendation: Confirm during diligence which systems convey with the property and which are tenant property removable at lease end.