EMPIRICAL
PROPERTY OPERATIONS

Sample Audit Package

WHAT EVERY CLIENT RECEIVES AFTER EVERY COMPLIANCE VISIT

SAMPLE REPORT



Gulf Coast Commerce Center

8800 Commerce Center Drive, Sample City, Florida 34200 | One single-story distribution warehouse, about 120,000 sq ft, 12 dock doors | About 9 acres

PREPARED FOR	Asset Manager, Sample Industrial Properties LP
VISIT	October 15, 2026	Visit 1 of 2, 2026 program
RELEASED	October 19, 2026, after main office review

Three reports, every visit

REPORT	WHAT IT COVERS	PER VISIT	IN THIS SAMPLE
1 Building Audit Report	Maintenance performed and the Five-Point Exterior Audit for one building, with its full photo record	1 report: the warehouse	Complete
2 Property-Wide Audit Report	Truck court, parking, drives, fencing and common areas, with the site map and every finding located	1 report	Complete
3 Property Condition Report	The overall summary: site map, the building at a glance, open items and the record	1 report	Complete

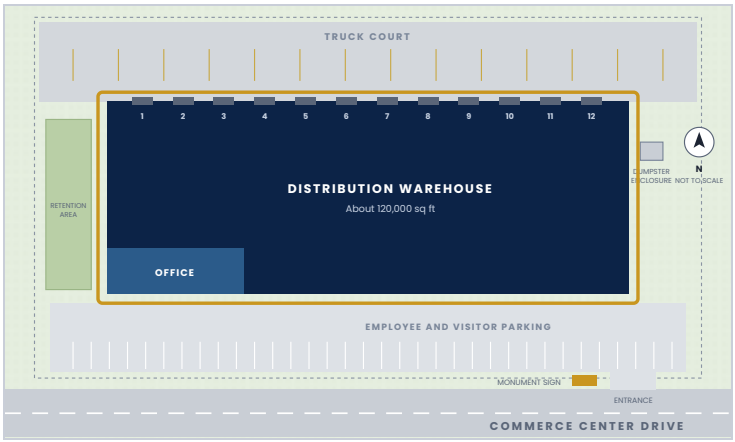
REPORT 1 OF 3

Building Audit Report

Distribution warehouse | Single-story tilt-wall | Visit of October 15, 2026

CONDITION
Light
One Light item; no action needed now

PROPERTY	Gulf Coast Commerce Center
BUILDING	Distribution warehouse with front office
VISIT	October 15, 2026, 7:00 AM to 10:30 AM
REPORT	EPO-2026-GCC-0115-B01
RELEASED	October 19, 2026, after main office review



The warehouse on the site map (Map A in the Property Condition Report)

Building profile

STORIES	AREA	ROOF	DOCK DOORS	DRAINAGE	DISTANCE AROUND
One, two-story office	About 120,000 sq ft	Flat membrane behind parapet	12	8 roof drains, 6 scuppers, 6 downspouts	About 1,400 feet

Five-Point Exterior Audit

POINT	RATING	WHAT WAS OBSERVED
1 Roof Barrier	OPTIMAL	Membrane roof intact where visible; no splits, open seams or blisters observed. Parapet coping secure. Debris cleared from all roof drains and overflow scuppers.
2 Water Drainage System	LIGHT	Eight roof drains and six overflow scuppers cleared and flowing; six rear downspouts open. Downspout DS-3 crushed at the base by vehicle contact, still draining (Finding 1).
3 Building Envelope	OPTIMAL	Tilt-wall panels and joints sound; no cracks or open sealant joints observed. Wall packs, meters and service equipment intact.
4 Fenestrations	OPTIMAL	Office curtain wall, entry doors and frames intact. Twelve dock doors, seals and man doors close and latch; no damaged panels observed.
5 Ground Assets	OPTIMAL	Dock aprons, bollards and walks along the building in order; no trip edges observed.

MAINTENANCE PERFORMED

Proof of Maintenance, Warehouse Roof and Drainage

Debris was cleared from every roof drain, overflow scupper and the roof edges, and every downspout was flushed and confirmed open.



Before clearing: roof drain RD-4 | 7:41 AM



After clearing: same drain | 7:47 AM

OUTLET	LOCATION	AFTER CLEARING	OUTLET CONDITION
RD-1 to RD-8	Roof field, interior drains	8 of 8 open	OPTIMAL
OS-1 to OS-6	Rear parapet, overflow scuppers	6 of 6 open	OPTIMAL
DS-1	Rear wall, Doors 1 and 2	Open	OPTIMAL
DS-2	Rear wall, Doors 2 and 3	Open	OPTIMAL
DS-3	Rear wall, Doors 3 and 4	Open; crushed at the base	LIGHT
DS-4	Rear wall, Doors 6 and 7	Open	OPTIMAL
DS-5	Rear wall, Doors 9 and 10	Open	OPTIMAL
DS-6	Rear wall, Doors 11 and 12	Open	OPTIMAL

Work completed

ITEM	RESULT
Roof drains	Leaves, sand, stretch wrap and cardboard cleared; standing water drained at RD-4
Overflow scuppers and downspouts	6 scuppers cleared; 6 of 6 downspouts flushed and open
Debris	Bagged and removed from the property

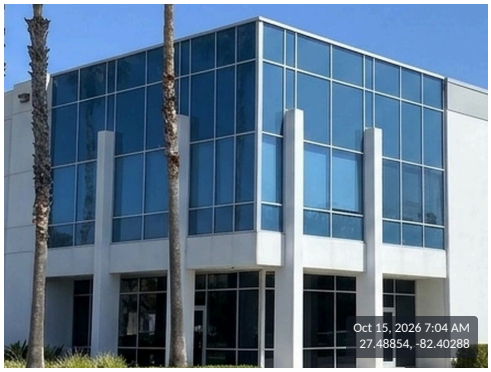
Building record

RECORD ELEMENT	DETAIL
Photos	46 photos for this building, each time-stamped and location-tagged at capture
Building history	Baseline visit for the 2026 program. Every later visit is compared with this record.
Field team	Vetted, insured Empirical field partner, trained in the Empirical audit protocol
Main office review	Every rating reviewed and every photo checked against the standard positions before release

PHOTO RECORD

Warehouse: Standard Photo Positions

Taken in walking order from the same 15 positions every visit: 1 to 12 around the building, then the electric meter, the AC pad and the roof. Three of the 15 positions are shown in this sample.



3 Front, center / office entry



5 Front-right corner



9 Rear, center (docks)

LIGHT

Downspout crushed at the base, DS-3

MAP PIN 1



Wide: rear wall between Doors 3 and 4



Close-up: crushed lower section

LOCATION	Rear wall, downspout DS-3 between Dock Doors 3 and 4 (Map A)
OBSERVED	The lower section of the downspout is crushed and bent away from the wall, consistent with truck or trailer contact. It was flushed and is still draining. Paint chips on the apron below.
RECOMMENDATION	Replace the lower section at the next convenient time and consider a guard or bollard at this downspout. Work may be handled by your gutter vendor or another vendor of your choice.
TIMING	No rush. Rechecked at the next visit.

Open items

PIN	ITEM	RATING	FIRST RECORDED	FOLLOW-UP	STATUS
1	Truck court, downspout DS-3 crushed at the base	LIGHT	Oct 15, 2026	Next visit	Open

Scope of this report. This is a visual, observational audit of conditions visible from the ground, ladder positions and roof edges on the date of the visit. No drones, thermal imaging or testing equipment are used. It is not an engineering, code, roof, insurance or licensed trade inspection, and it does not predict future performance. It is provided in support of the property's maintenance records, insurance renewals, claims, roof warranty reviews and capital planning.

REVIEWED AND RELEASED BY	Main Office Review, Empirical Property Operations, LLC
REPORT REFERENCE	EPO-2026-GCC-0115-B01 | October 19, 2026

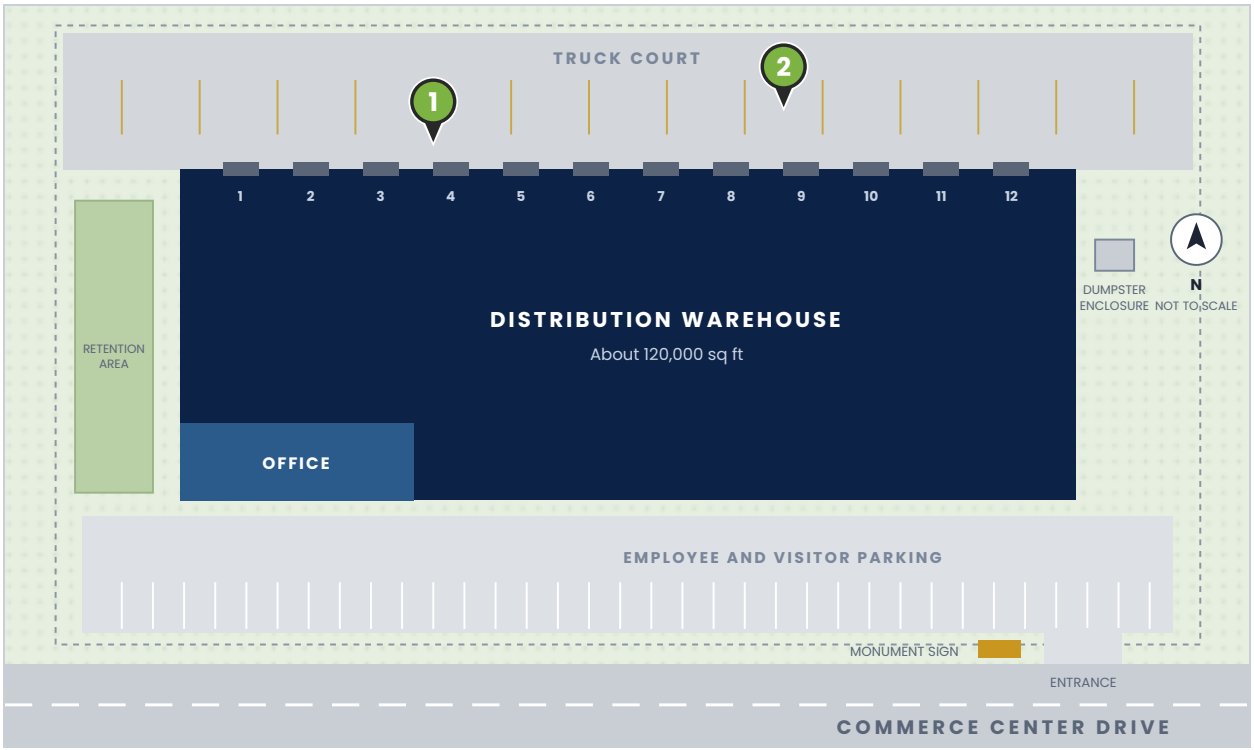
REPORT 2 OF 3

Property-Wide Audit Report

Truck court, parking and common areas | Visit of October 15, 2026

CONDITION
Light
One Light item; no action needed now

PROPERTY	Gulf Coast Commerce Center, about 9 acres
VISIT	October 15, 2026, 10:40 AM to 11:40 AM
REPORT	EPO-2026-GCC-0115-PW
RELEASED	October 19, 2026, after main office review



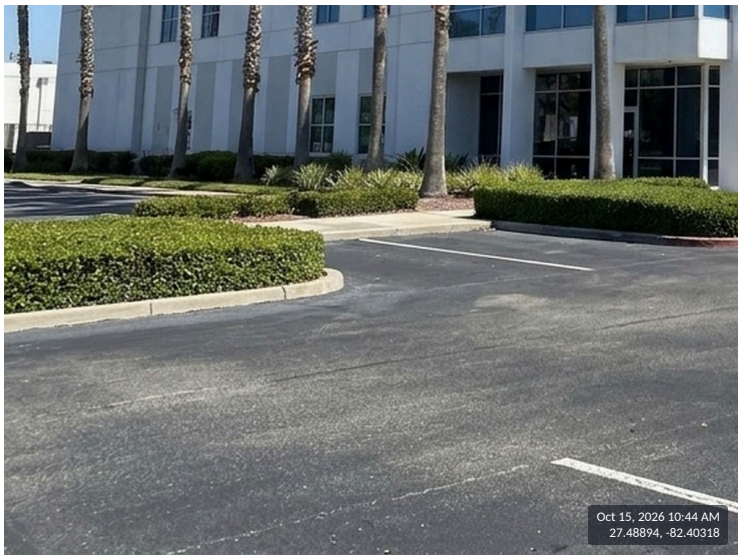
Map A: site overview. Pin 1 is the building finding (Building Audit Report); Pin 2 is the grounds finding in this report.

Area Ratings

AREA	RATING	WHAT WAS OBSERVED
Main entrance and monument sign	OPTIMAL	Monument sign, base and landscaping in good order; entrance drive clear.
Front parking and walks	OPTIMAL	Pavement sound; striping visible; walks level with no trip edges.
Truck court and drives	OPTIMAL	Concrete truck court and drives sound; no potholes or broken joints observed.
Storm drains	LIGHT	Leaves, stretch wrap and pallet scraps on one truck court grate (Finding 2). Other inlets clear.
Light poles (daylight check)	OPTIMAL	Poles, bases and fixtures intact; no visible damage.
Signage	OPTIMAL	Traffic, dock and parking signs upright and readable.
Dumpster enclosure	OPTIMAL	Walls intact; gates close and latch; pad swept.
Perimeter fence and gates	OPTIMAL	Fence fabric, posts and rolling gate intact; gate operates.
Landscaping and retention area	OPTIMAL	Beds and hedges trimmed; retention area mowed with no erosion observed.
Trees near roof lines	OPTIMAL	No limbs over or near the roof line.

PROPERTY-WIDE AUDIT

Photo Record and Grounds Finding



Front parking and landscaping

PHOTOS	24 grounds photos recorded, each time- and GPS-stamped at capture
AREAS	10 areas rated; 9 Optimal, 1 Light
METHOD	Walked and photographed on foot from the ground

LIGHT

Debris on a truck court storm drain grate

MAP PIN 2



Wide: truck court after rain



Close-up: debris on the grate

LOCATION	Truck court, storm drain grate opposite Dock Doors 8 and 9 (Map A)
OBSERVED	Leaves, stretch wrap and pallet scraps are lying across the grate, and a shallow puddle remains around it after the morning rain. Water is still draining through the open slots.
RECOMMENDATION	Clear the grate at the next yard sweep. Work may be handled by your sweeping vendor, your on-site team, or added to the next visit through Empirical.
TIMING	Plan into regular maintenance. Rechecked at the next visit.

Grounds open items

PIN	ITEM	RATING	FIRST RECORDED	FOLLOW-UP	STATUS
2	Truck court, debris on storm drain grate	LIGHT	Oct 15, 2026	Next visit	Open

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REPORT 3 OF 3

Property Condition Report

Overall summary for the property | Visit of October 15, 2026

CONDITION
Light
Two Light items; no action needed now

0	0	2	32
IMMEDIATE ATTENTION	MODERATE	LIGHT	OPTIMAL
reported on site, same day	address within 45 days	worth noting; can wait	checkpoints in good condition

At a glance

MEASURE	THIS VISIT
Buildings maintained and audited	1 of 1: the distribution warehouse and front office
Drainage outlets cleared and checked	20 of 20 open: 8 roof drains, 6 overflow scuppers, 6 downspouts
Photos recorded	70, all time- and GPS-stamped at capture
Five-Point Exterior Audit	4 points Optimal, 1 Light
Property-Wide Audit	10 areas rated; 9 Optimal, 1 Light
Reports issued this visit	1 Building Audit Report, 1 Property-Wide Audit Report, this Property Condition Report

Items for your attention

PIN	RATING	LOCATION	FINDING	DETAIL IN
1	LIGHT	Rear wall, Doors 3 and 4	Downspout DS-3 crushed at the base; still draining	Building Report
2	LIGHT	Truck court, Doors 8 and 9	Debris on a storm drain grate	Property-Wide Report

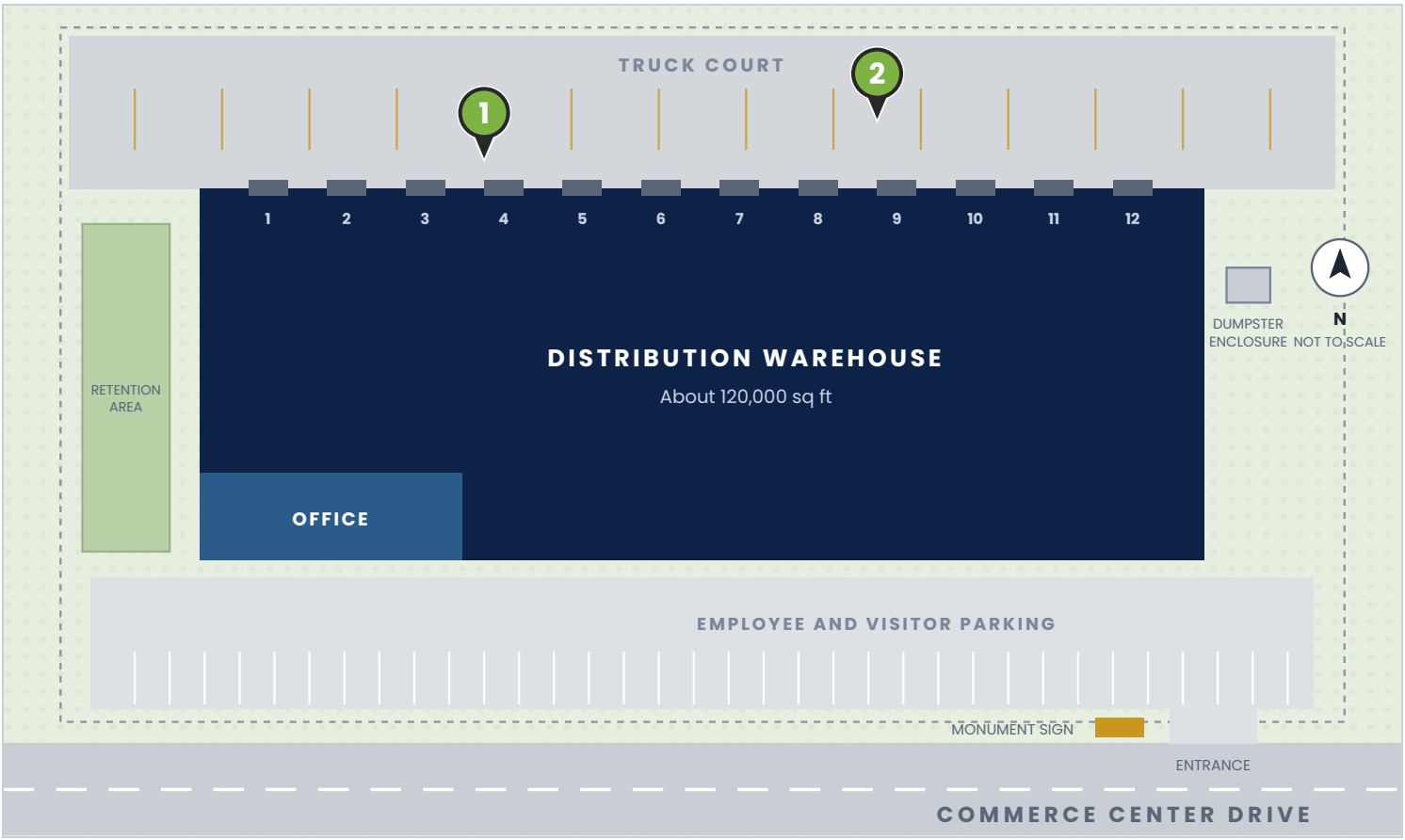
What happens next

- No item required same-day reporting or a 45-day follow-up at this visit.
- At the next visit, every open item is rephotographed from the same spot and recorded as Resolved or Open. Next scheduled visit: **April 2027**.

PROPERTY MAP

Site Overview and Finding Locations

Dock doors are numbered 1 to 12 from the west end, and drains and downspouts carry the same numbers every visit, so each finding can be traced across the property's multi-year record.



LIGHT 1 Downspout DS-3 crushed at the base

LIGHT 2 Debris on truck court storm grate

BUILDING CONDITION

The Building at a Glance

The building is rated on all five points of the Five-Point Exterior Audit and has its own Building Audit Report with its full photo record.

Optimal Light Moderate Immediate Attention

BUILDING	ROOF	DRAIN	WALLS	W/D	GRND
Distribution warehouse and office	●	●	●	●	●

Points: Roof Barrier, Water Drainage System, Building Envelope (walls), Fenestrations (W/D, windows and doors), Ground Assets at the building (GRND).

RECORD AND CERTIFICATION

Open Items, Ratings and Record Details

Open items log

PIN	ITEM	RATING	FIRST RECORDED	FOLLOW-UP	STATUS
1	Truck court, downspout DS-3 crushed at the base	LIGHT	Oct 15, 2026	Next visit	Open
2	Truck court, debris on storm drain grate	LIGHT	Oct 15, 2026	Next visit	Open

Resolved since last visit

This is the baseline visit for the 2026 program. Future reports compare the property with this record and list every resolved item with before and after photos from the same position.

Rating definitions

RATING	MEANING	FOLLOW-UP
OPTIMAL	Normal condition and wear. No action needed.	None
LIGHT	Worth noting. Can wait.	Rechecked at the next visit
MODERATE	Should be handled soon to prevent a larger repair.	Courtesy reminder at 45 days
IMMEDIATE	Could cause injury or active water entry. Reported to the manager the same day.	Check-in within 7 days

Record details

RECORD ELEMENT	DETAIL
Photo standard	At least 15 required photos per building from the same positions every visit, plus maintenance, finding and Property-Wide Audit photos
Method	Visual observation from the ground, ladder positions and the roof surface; no drones, thermal imaging or testing equipment
Site map	Dock door, drain and downspout numbers and finding pins match the property file and carry forward every visit
Field team	Vetted, insured Empirical field partner, trained in the Empirical audit protocol
Main office review	Every finding confirmed and every rating reviewed before release, October 19, 2026
Retention	Each visit is added to the property's multi-year condition record

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