



502 Inspections, Inc.
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Commercial Inspection

6432 Two Notch Rd
"Arcadia Lakes"
Columbia, SC 29223

Inspected By: Mike Meurer, KY License #102913;
IN License #HI01900074; CCPIA-000572

Prepared For: [REDACTED]
Inspected On Tue, Aug 26, 2025 at 9:00 AM

Table of Contents

General	4
Site	7
Parking	15
Accessibility	19
Exterior	20
Roofing	27
Structure	32
Interiors	35
Plumbing	46
Fire Protection	49
HVAC	50
Electrical	51
Security	54
Emergency Shut Offs	55
Environmental Issues	56
Report Summary	57

Thank you for the opportunity to conduct this inspection for the property listed above! Please know that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: Exterior, Roofing, Structure, HVAC, Plumbing, Electrical and Interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend, however, it is important to read the entire report, the inspection agreement and the standards of practice (SOP,) under which we operate, to obtain a complete understanding of the scope, limitations and exclusions.

In addition to the checklist items of the report, there are several comments which are meant to help you further understand certain conditions observed. Those comments are identified by two different color bars (blue and yellow) along the left side margin. Comments with the BLUE BAR are primarily INFORMATIONAL or items that were in an ACCEPTABLE CONDITION. Comments with the YELLOW BAR are items that are considered DEFICIENT and/or UNSAFE. Please read them all. The yellow or deficient and unsafe items are as follows:

General

Property Type

Commercial

Stories

One

Approximate Age

39 Years

Age Based On

Listing

Door Faces

North

Occupied

Yes

Weather

Partly Cloudy

Temperature

Warm

Soil Condition

Dry

Utilities On During Inspection

Electric Service, Gas Service, Water Service

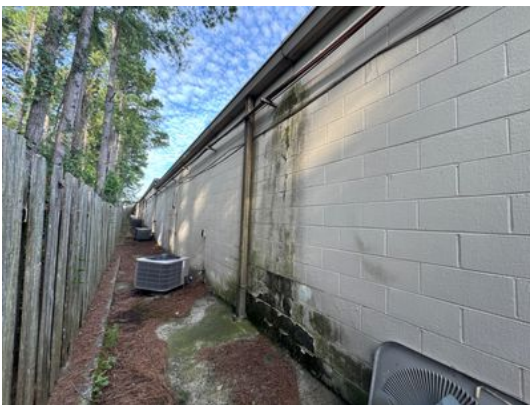
People Present

Seller's Agent, Tenants

General Comments

Comment 1
Information

Overview of the exterior.





Site

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Site Grading

Mostly Level, Sloped Away From Structure

Vegetation

Generally Maintained

Retaining Walls

Masonry

Driveway

Asphalt

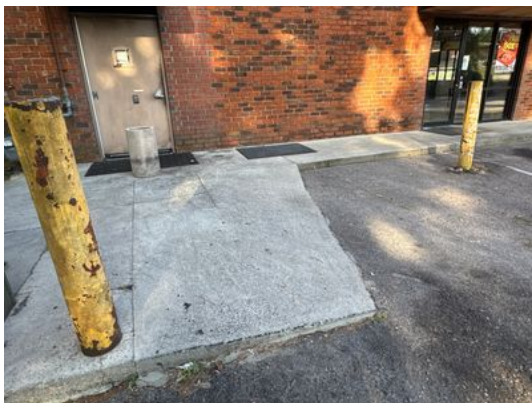
Walkways

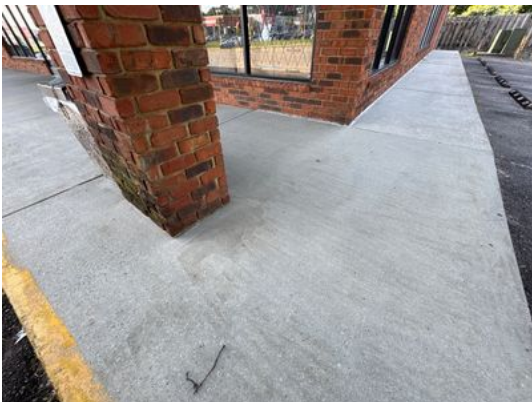
Concrete

Site Comments

Comment 2 Information

Front sidewalks were in an acceptable condition.





Comment 3

Deficiency

Marquee signage is present and in an acceptable condition, with the exception of the Pizza Hut sign, which appears to have settled. Have a qualified foundation specialist repair, as needed.



Comment 4

Deficiency

The apparent catch basin, in the east corner of the parking lot, is not protected by a proper grate. Have a qualified professional install a frame and grate or enclose the existing openings for safety.



Comment 5

Deficiency

The retaining wall, along the east and south boundary's appeared to be in an acceptable condition, with the following exceptions/comments:

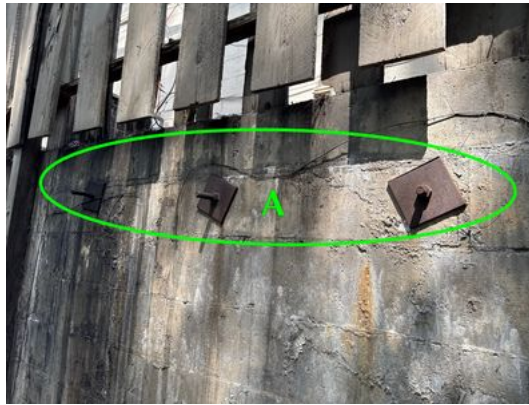
A) Some stabilization work is present. Recommend consulting with the seller to determine if the plates and rods were installed, during construction, as part of the design, or as a result of failure. This has or may be contributing to the building foundation settlement, noted in the Structure section. Some hairline and cracking was noted in the grout joints, as was some minor bowing in the wall, which is, generally, typical for a structure of this age.

B) Some apparent wall footing work was found, roughly, mid-length. The form work is still present and does not need to be removed. Consult with the seller to determine the history of the repair.

C) The catch basins are blocked by debris, and water was present, along the top of the wall, most, a result of condensation from the rear and interior heat pumps. This is having a negative effect on some of the grout joints and may affect the integrity of the steel plates and rods, supporting the wall.

Have a qualified professional repair item “C” and monitor the wall for further movement. NOTE: The east wall and other portions of the wall were covered by vegetation and not visible to inspect.









Comment 6
Information

There is no concrete pad beneath some of the dumpsters. Recommend removing the asphalt and creating or extending the existing a concrete pads, to prevent deterioration of the surface.



Parking

Number Of Parking Spots

142 +/-

Number Of Marked Handicapped Spots

(10)

Parking Comments

Comment 7

Information

Asphalt paving is aging, but in a generally acceptable condition. Recommend budgeting for minor patching, a sealer application and re-stripping in the near future.







Comment 8

Deficiency

Handicap accessible parking spaces were in an acceptable condition, but some posted signage was missing. Consult with local code officials regarding compliance and install signage, as needed.





Accessibility

Wheelchair accessibility is assessed during the inspection.

Walkways

Wheelchair Accessible

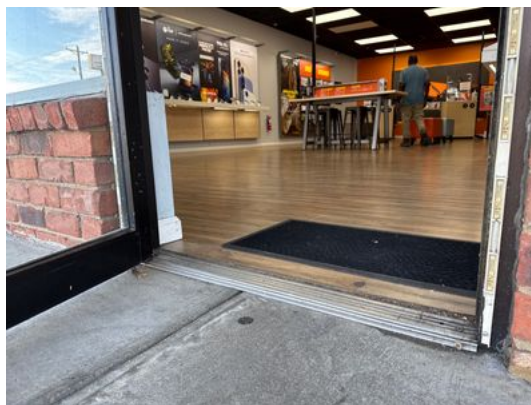
Entrance/Exit

Wheelchair Accessible

Accessibility Comments

Comment 9 Information

Handicap accessible sidewalk ramps present at each entrance and there is no curb or obstruction at the thresholds.



Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building and safety of the tenants and general public.

Exterior Covering

Brick, Exterior Insulated Finish System, Metal Panel; Concrete Block

Exterior Trim Material

Aluminum

Windows

Aluminum

Entry Doors

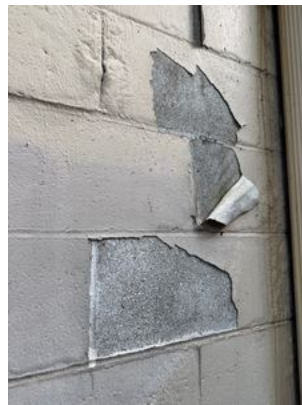
Steel, Aluminum

Exterior Comments

Comment 10

Deficiency

The paint along the rear or south wall is peeling. This is also visible from inside the spaces, to some degree. It is, most likely, a result of leaking gutters and roof system, over time. As a result, some of the interior spaces have developed, what appears to be, an environmental growth. After the gutters and roof repairs have been made, have a qualified painter clean, prep and paint/seal, as needed. This should include the remediation of any hazards or growths on the interior.

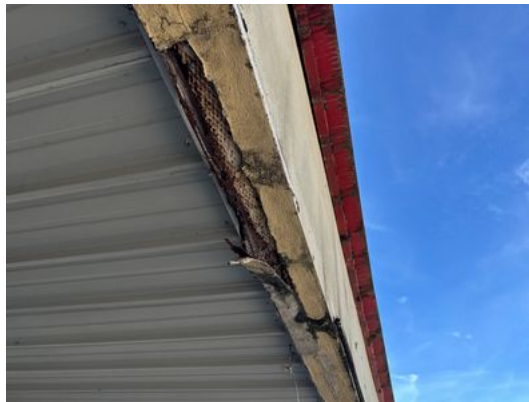




Comment 11

Deficiency

EIFS (exterior insulation finishing system) is heavily damaged in a number of areas. In one area, near “The Queen of Soul,” the framing has pulled away from the structure. Have a qualified EIFS contractor evaluate and make any necessary repairs to prevent water intrusion and to improve the integrity of the system. This should include repairs to the structure and framing, as needed.







Comment 12
Deficiency

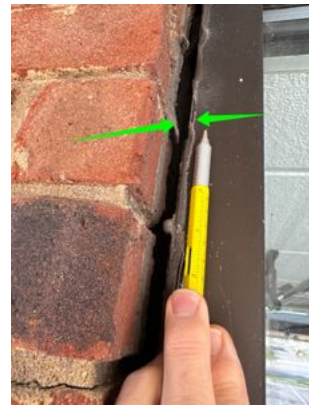
The brick veneer has been damaged in three locations, along the west or right end (Rent-A-Center,) apparently, from vehicles. Have a qualified mason evaluate and repair, as needed.





Comment 13
Deficiency

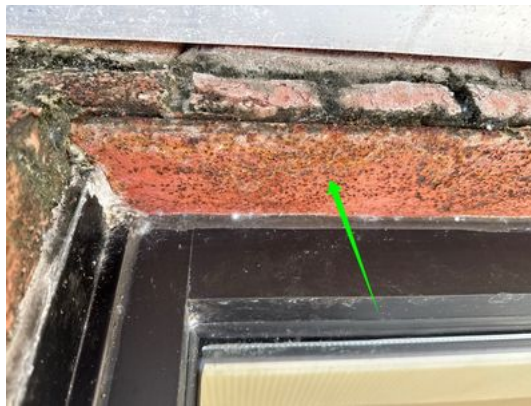
The brick veneer, along the east or left end (Pizza Hut) of the building appears to be separating from the structure. This may be a result of the settling noted in the Structure section. After the structure and foundation has been evaluated and/or repaired, have a qualified mason repair the veneer, as needed.



Comment 14

Deficiency

The steel lintels, above the windows and doors, have only been shop primed and are heavily rusted. In at least one location, the steel has flexed and pushed the grout out of position. Have a qualified professional repair, as needed, to prevent staining and to maintain the integrity of the veneer above.



Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy. Quotes for any mentioned repairs should be sought by a professional roofing company.

Inspection Method

Walked Roof/Arms Length

Roof Design

Single, Low Slope

Roof Covering

Metal Panel

Approximate Roof Age

Original

Vent Stacks

Plastic

Flashings

Metal

Gutters & Downspouts

Metal

Roofing Comments

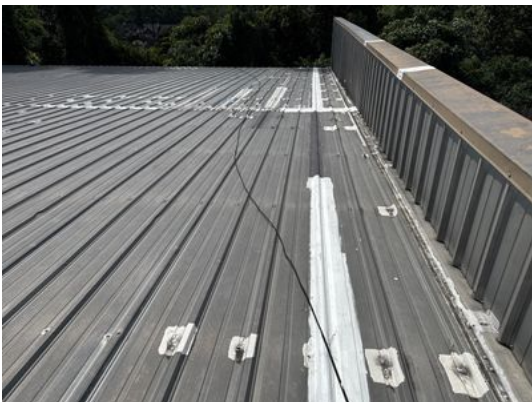
Comment 15

Information

Visible roofing and gutters were in an acceptable condition, except as noted.







Comment 16

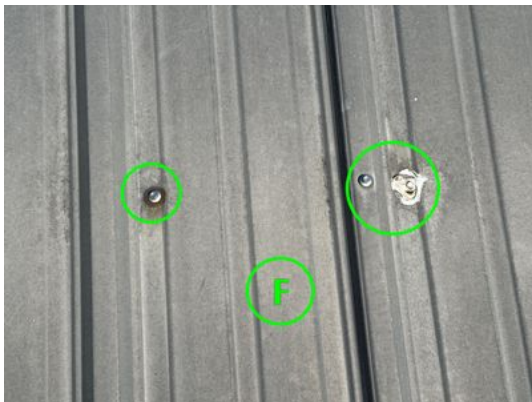
Deficiency

The following deficiencies were noted on the roof:

- A) A number of the gutter joints are leaking, contributing to the paint damage, along the rear wall.
- B) The roof has been repaired in a number of areas, and some of those repairs are peeling or deteriorated.
- C) Some of the roof penetration sealants are dried and cracked.
- D) Some of the cap flashing has separated or been repaired and the repairs have separated.
- E) Several areas of the metal cap flashing and some minor areas of the roof panels, themselves, are rusted.
- F) The majority of the roof fasteners have been replaced, but not all. This is a typical maintenance item for metal roofs and should be included, as such.

Have a qualified roofer, familiar with metal panel repairs, repair items A-E, as needed.





The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of this inspection. For structural defects beyond this scope, a structural engineer may be consulted.

Foundation Types

Slab on Grade

Foundation Material

Concrete Block

Signs of Water Penetration

Moisture, Dampness, Stains, Mildew

Floor Structure

Concrete Slab

Wall Structure

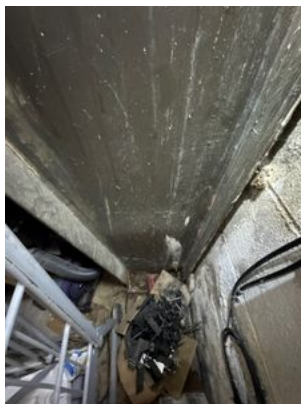
Pre-Engineered Frame & Concrete Block

Structure Comments

Comment 17

Information

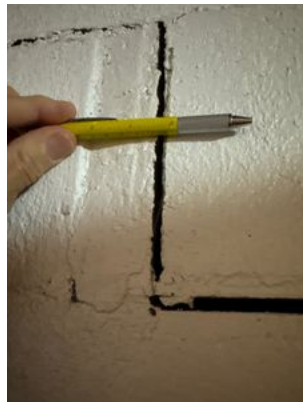
The building is a pre-engineered structure with fiberglass batt insulation in the roof and concrete block walls. Visible steel connections, anchor bolts, purlins, etc. appeared to be in an acceptable condition, but most were concealed by drywall or the tenants stored items.





Comment 18
Deficiency

There is some significant stair-step cracking in the concrete block walls and floor slab, running east to west (left to right,) or along the rear of the building, indicative of foundation failure or settlement. Some repairs have been made to the grout joints, but have opened again, indicating that the structure continues to move. In a couple of locations on the rear wall, there appears to be separation from the steel frame of approximately 2". There is, most likely, a correlation between the movement found here and in the rear retaining wall, noted in the Site section. Have a qualified foundation specialist evaluate and repair, as needed, to improve the integrity of the structure.



Attic

Attic Entry

Above Drop Ceiling

Roof Framing Type

Pre-Engineered Frame (Purlins)

Roof Deck Material

Metal Panel

Insulation

Fiberglass Batts

Interiors

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors are tested during the inspection. Major physical damage, water staining, apparent mould and other major cost deficiencies found on the day of the inspection are also noted.

Floors

Tile, Carpet

Walls

Painted Drywall

Window Types

Fixed

Window Materials

Aluminum

Entry Door Types

Hinged

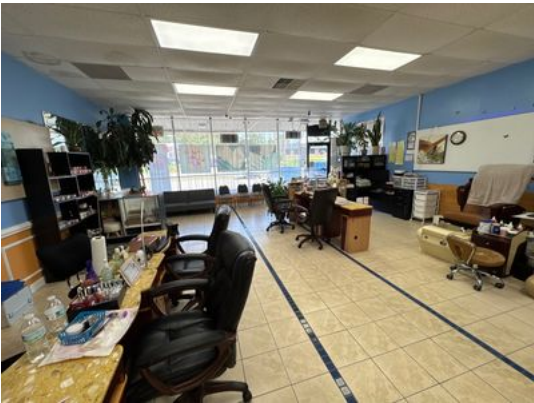
Entry Door Materials

Aluminum, Steel

Interiors Comments

Comment 19
Information

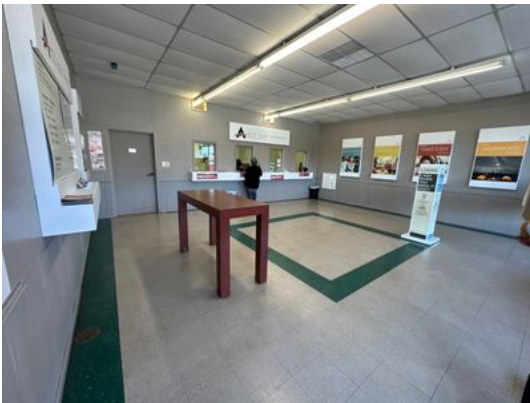
Unique Nails: Overview of the interior.





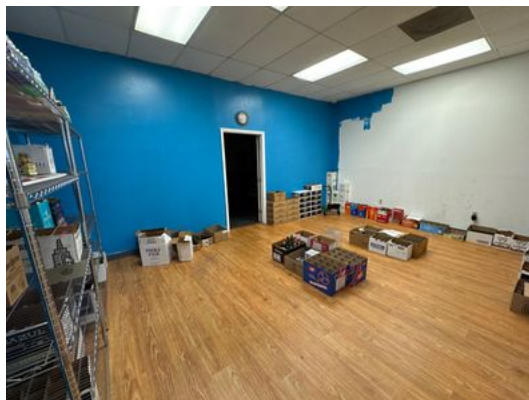
Comment 20
Information

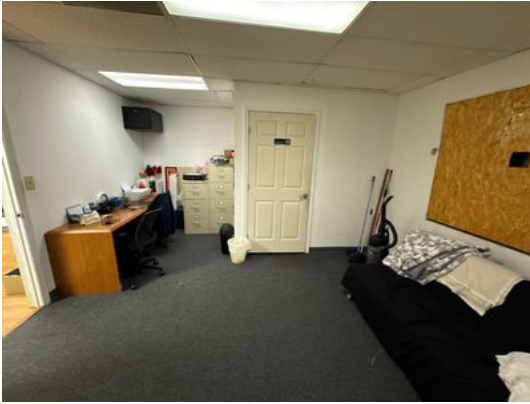
Ace Cash Express: Overview of the interior.



Comment 21
Information

Your Taste Liquor: Overview of the interior.





Comment 22
Information

Boost Mobile: Overview of the interior.



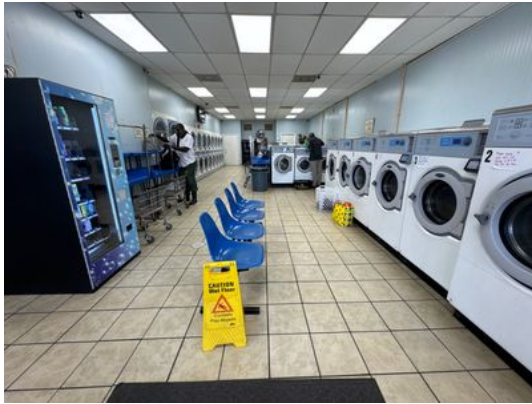
Comment 23
Information

Heights Finance: Overview of the interior.



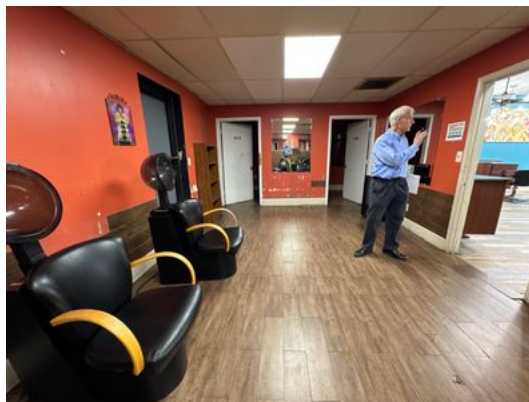
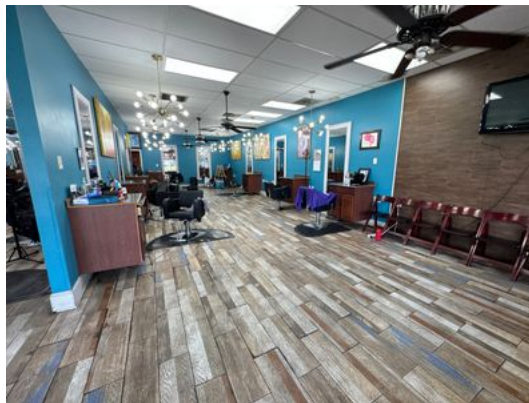
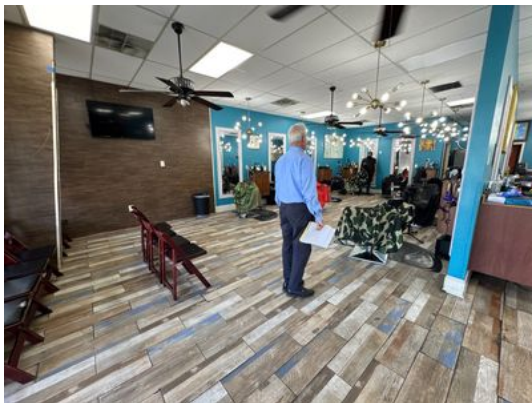
Comment 24
Information

Spin City Coin Laundry: Overview of the interior.



Comment 25
Information

Unlimited Styles Salon: Overview of the interior.



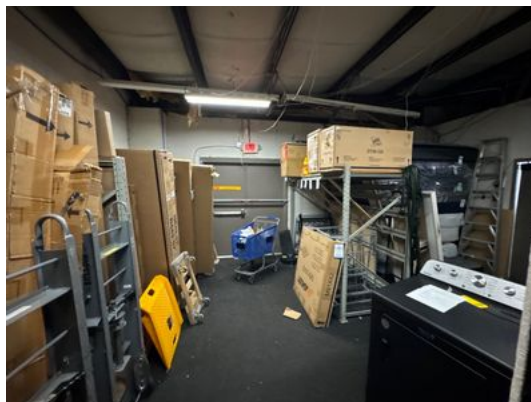
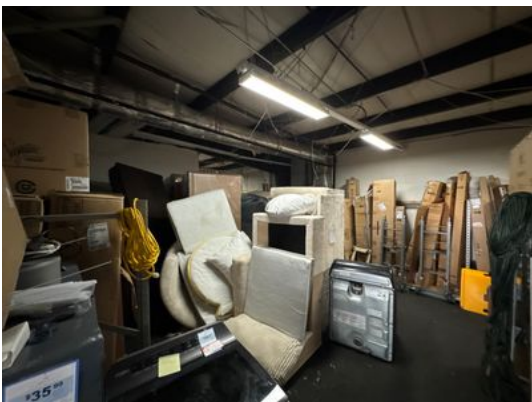
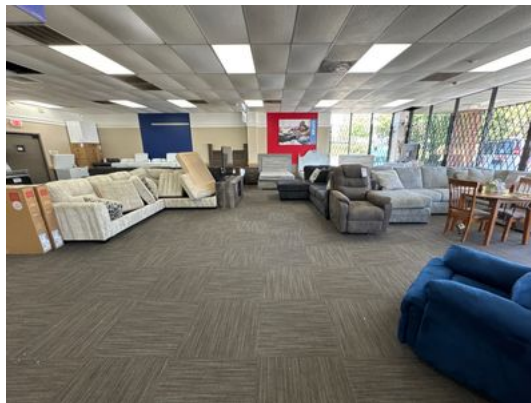
Comment 26
Information

Fashion 103: Interior of the space was not accessed (closed on Tuesdays.)



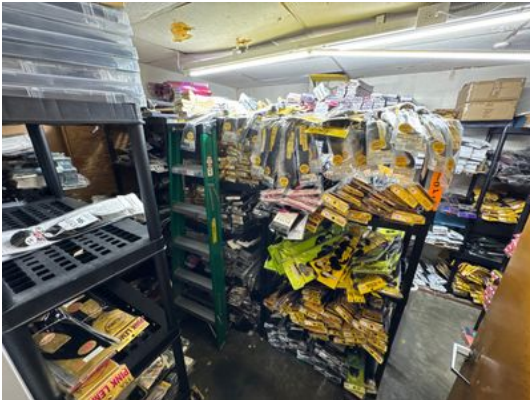
Comment 27
Information

Rent-A-Center: Overview of the interior.



Comment 28
Information

Kings Beauty Supply: Overview of the interior.



Comment 29
Information

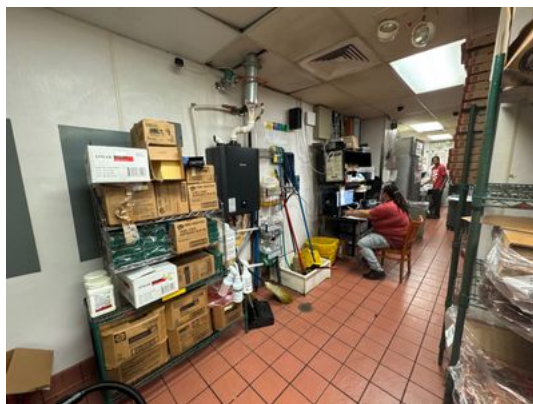
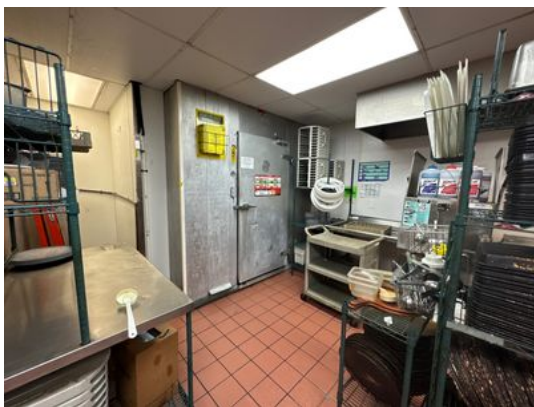
Touba: Overview of the interior.



Comment 30
Information

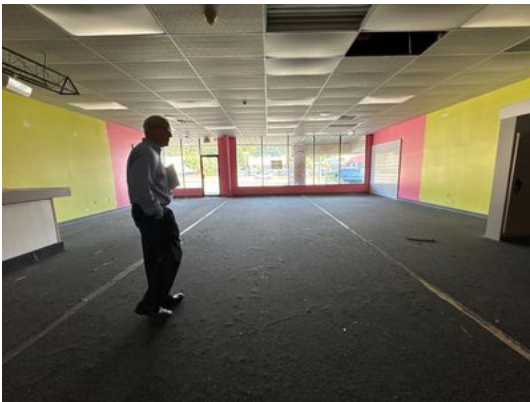
Pizza Hut: Overview of the interior.

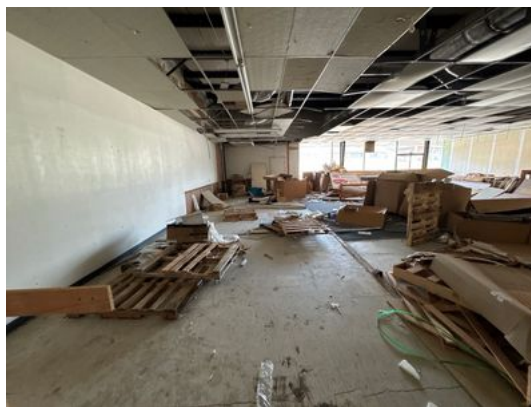
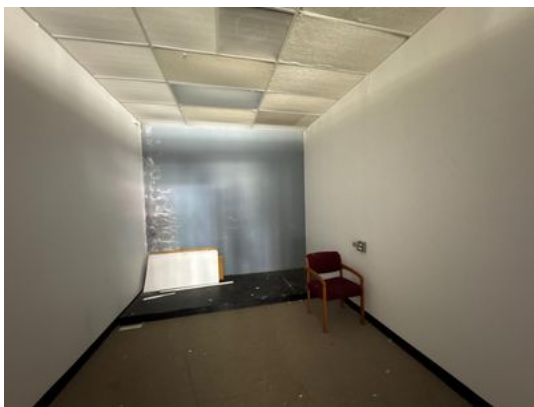
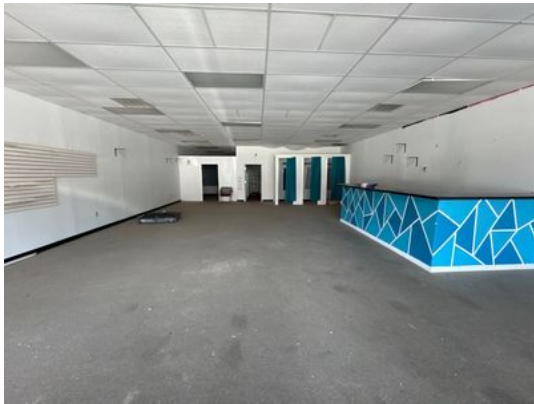




Comment 31
Information

Vacant Spaces: Overview of the interior.





The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Installation defects, physical damage, active leaks and apparent mould are considered during the inspection process. Defective items discovered during the inspection are noted below. Future conditions cannot be commented on or speculated. Private water and waste systems are beyond the scope of this inspection.

Water Service

Public

Supply Pipe Material

Copper

Location of Main Water Shutoff

Each Unit

Sewer System

Public

Waste Pipe Material

PVC

Location of Fuel Shutoff

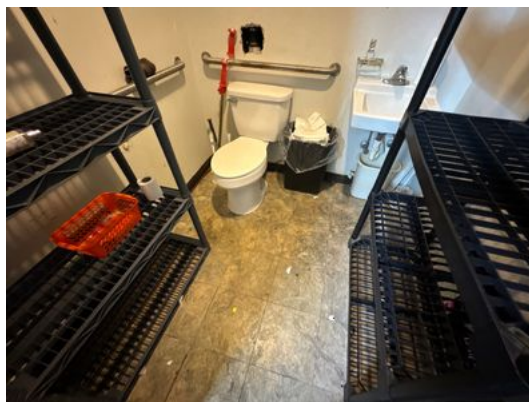
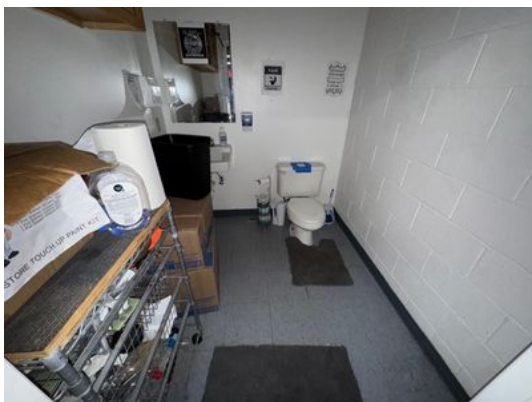
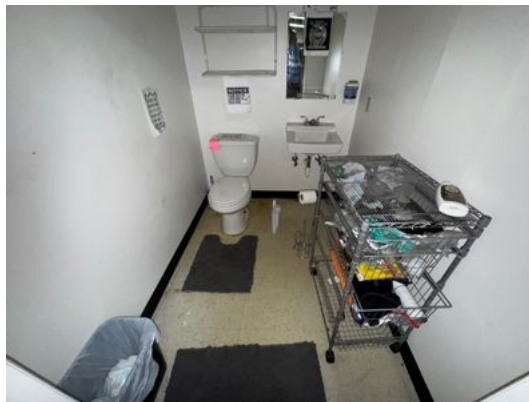
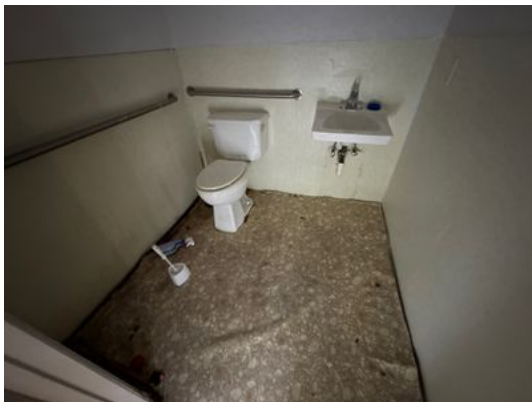
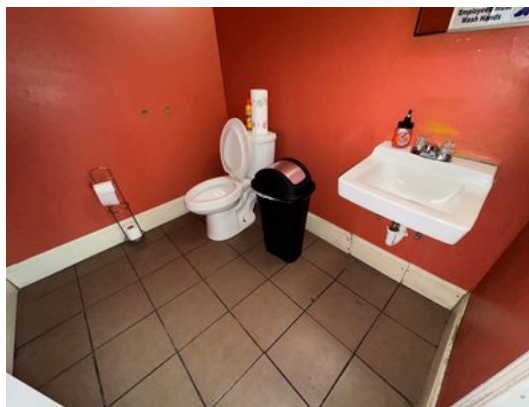
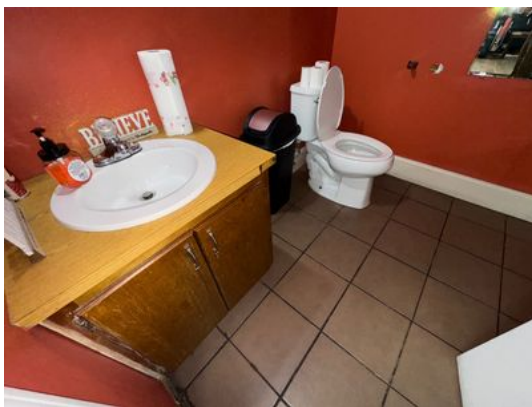
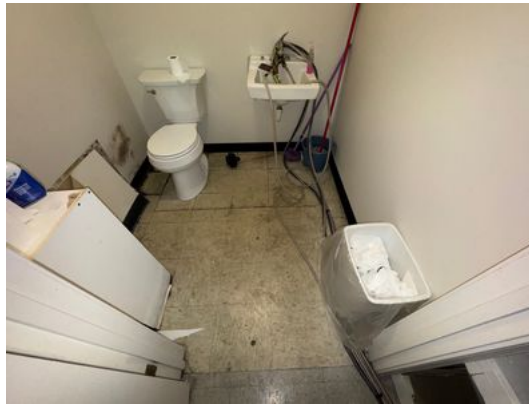
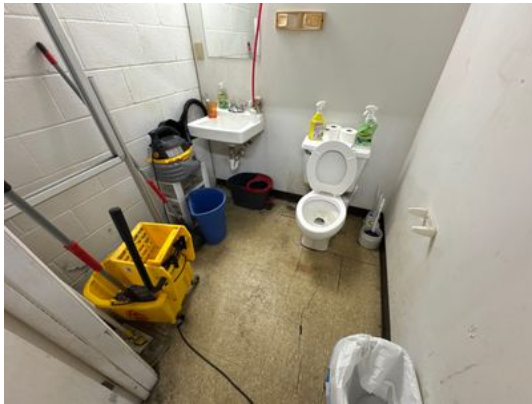
At Meter

Plumbing Comments

Comment 32
Information

Overview of the tenant restrooms. There was a compliant of sewer gas odors, when the toilet was flushed, in Boost Mobile, but none noted at the time of the inspection. A couple of the toilets ran continuously, but overall, the plumbing fixtures were operating as expected. Listing agent claims that water heaters and all other major equipment, is the responsibility of the tenant for maintenance and replacement. These appliances were not tested.

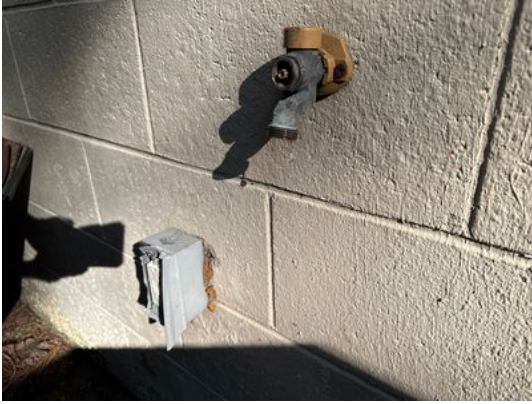




Comment 33

Deficiency

The outside hose bibs dripped continuously. Have a licensed plumber repair or replace, as needed.



Smoke Detectors

Not Present

Fire Extinguishers

Randomly Placed (missing in most spaces)

Sprinkler System

Not Present

Emergency Lighting

Present in Some, but Not All Spaces

Fire Protection Comments

Comment 34

Deficiency

Most of the emergency lighting and exits sign were operating in test mode, but not all, particularly in the vacant spaces. Have a licensed electrician repair or replace for safety.



Heating systems are tested for proper function using normal operating controls. A visual inspection of the readily accessible components of the HVAC systems is performed to include installation, safety and operating concerns on the day of the inspection. The HVAC industry generally recommends replacement of rooftop heating/cooling systems every 10 - 15 years. The reasoning for that recommendation is that as these units age, the sheet metal pans under the condensing coils, the frame and the exterior panels can corrode due to the constant moisture from weather and condensate. This corrosion can lead to leaks under the units that will allow moisture to drop onto the ceilings below the units.

HVAC System Type

Heat Pumps

HVAC Comments

Comment 35 Information

The listing agent stated that the HVAC systems are the tenants responsibility to maintain and replace (generally, installed by the seller, upon occupancy or build-out.) These systems were not inspected further.



Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for safety and operation. Random accessible outlets are tested for proper wiring and installation. GFCI outlets are tested and reset. The continuity of ground wires cannot not be verified in finished areas.

Type of Service

Underground

Main Disconnect Location

Service Panel

Service Panel Location

Interior

Service Amperage

Generally, 150 amps

Branch Circuit Wiring

Non-Metallic Shielded Copper

Overcurrent Protection

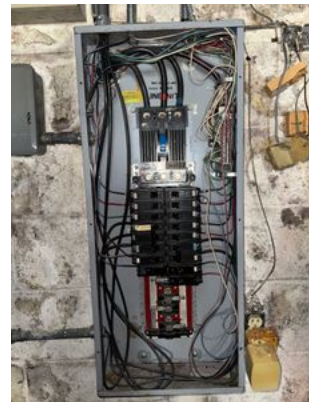
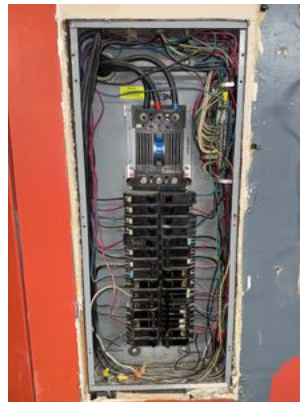
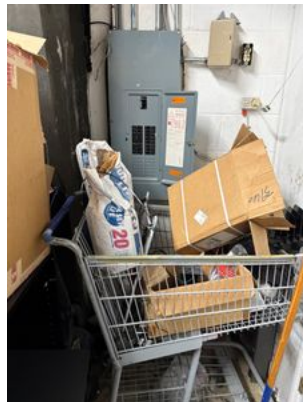
Breakers

Electrical Comments

Comment 36

Information

Inside electrical panels. A small number of panels were opened, due to limited access, stored inventory and/or avoidance of service interruption. Vacant units were not energized.





Comment 37
Deficiency

There are a number of AC disconnects that are missing covers and/or dead fronts. Have a qualified professional repair all, for safety.



Comment 38

Deficiency

A couple of the front canopy fixtures are loose or missing. Have a licensed electrician repair or replace, as needed.



Comment 39

Deficiency

The electrical service to the marquee signage was not energized, but the cabling was exposed and the disconnects were not secured to the structure. Have a licensed electrician verify that the circuits have been permanently abandoned or repair, as needed, for safety.



Type Of Building Security

Cameras & Secured Entrances in Some, but Not All Spaces

Security Comments

Comment 40 Information

Multiple security systems are installed, but are beyond the scope of a real estate inspection.



Emergency Shut Offs

Gas

At Meter

Water

Each Unit

Electrical

Each Unit (Sub Panel)

Environmental Issues

The following items have been deemed by the inspector as possible environmental issues that the client should be aware of. None of these items should be taken as fact until proper laboratory testing has taken place. Sampling and testing can be performed on the mentioned items for an additional fee at the clients request. Without lab testing, the information in this section only the opinion of the inspector and cannot be used as factual in any form.

Dangerous Substances

Mold

Recommended Action

Remediation

Deficiency

Site

Marquee signage is present and in an acceptable condition, with the exception of the Pizza Hut sign, which appears to have settled. Have a qualified foundation specialist repair, as needed.

Site

The apparent catch basin, in the east corner of the parking lot, is not protected by a proper grate. Have a qualified professional install a frame and grate or enclose the existing openings for safety.

Site

The retaining wall, along the east and south boundary's appeared to be in an acceptable condition, with the following exceptions/comments:

A) Some stabilization work is present. Recommend consulting with the seller to determine if the plates and rods were installed, during construction, as part of the design, or as a result of failure. This has or may be contributing to the building foundation settlement, noted in the Structure section. Some hairline and cracking was noted in the grout joints, as was some minor bowing in the wall, which is, generally, typical for a structure of this age.

B) Some apparent wall footing work was found, roughly, mid-length. The form work is still present and does not need to be removed. Consult with the seller to determine the history of the repair.

C) The catch basins are blocked by debris, and water was present, along the top of the wall, most, a result of condensation from the rear and interior heat pumps. This is having a negative effect on some of the grout joints and may affect the integrity of the steel plates and rods, supporting the wall.

Have a qualified professional repair item "C" and monitor the wall for further movement. NOTE: The east wall and other portions of the wall were covered by vegetation and not visible to inspect.

Parking

Handicap accessible parking spaces were in an acceptable condition, but some posted signage was missing. Consult with local code officials regarding compliance and install signage, as needed.

Exterior

The paint along the rear or south wall is peeling. This is also visible from inside the spaces, to some degree. It is, most likely, a result of leaking gutters and roof system, over time. As a result, some of the interior spaces have developed, what appears to be, an environmental growth. After the gutters and roof repairs have been made, have a qualified painter clean, prep and paint/seal, as needed. This should include the remediation of any hazards or growths on the interior.

Exterior

EIFS (exterior insulation finishing system) is heavily damaged in a number of areas. In one area, near “The Queen of Soul,” the framing has pulled away from the structure. Have a qualified EIFS contractor evaluate and make any necessary repairs to prevent water intrusion and to improve the integrity of the system. This should include repairs to the structure and framing, as needed.

Exterior

The brick veneer has been damaged in three locations, along the west or right end (Rent-A-Center,) apparently, from vehicles. Have a qualified mason evaluate and repair, as needed.

Exterior

The brick veneer, along the east or left end (Pizza Hut) of the building appears to be separating from the structure. This may be a result of the settling noted in the Structure section. After the structure and foundation has been evaluated and/or repaired, have a qualified mason repair the veneer, as needed.

Exterior

The steel lintels, above the windows and doors, have only been shop primed and are heavily rusted. In at least one location, the steel has flexed and pushed the grout out of position. Have a qualified professional repair, as needed, to prevent staining and to maintain the integrity of the veneer above.

Roofing

The following deficiencies were noted on the roof:

- A) A number of the gutter joints are leaking, contributing to the paint damage, along the rear wall.
- B) The roof has been repaired in a number of areas, and some of those repairs are peeling or deteriorated.
- C) Some of the roof penetration sealants are dried and cracked.
- D) Some of the cap flashing has separated or been repaired and the repairs have separated.
- E) Several areas of the metal cap flashing and some minor areas of the roof panels, themselves, are rusted.
- F) The majority of the roof fasteners have been replaced, but not all. This is a typical maintenance item for metal roofs and should be included, as such.

Have a qualified roofer, familiar with metal panel repairs, repair items A-E, as needed.

Structure

There is some significant stair-step cracking in the concrete block walls and floor slab, running east to west (left to right,) or along the rear of the building, indicative of foundation failure or settlement. Some repairs have been made to the grout joints, but have opened again, indicating that the structure continues to move. In a couple of locations on the rear wall, there appears to be separation from the steel frame of approximately 2". There is, most likely, a correlation between the movement found here and in the rear retaining wall, noted in the Site section. Have a qualified foundation specialist evaluate and repair, as needed, to improve the integrity of the structure.

Plumbing

The outside hose bibs dripped continuously. Have a licensed plumber repair or replace, as needed.

Fire Protection

Most of the emergency lighting and exits sign were operating in test mode, but not all, particularly in the vacant spaces. Have a licensed electrician repair or replace for safety.

Electrical

There are a number of AC disconnects that are missing covers and/or dead fronts. Have a qualified professional repair all, for safety.

Electrical

A couple of the front canopy fixtures are loose or missing. Have a licensed electrician repair or replace, as needed.

Electrical

The electrical service to the marquee signage was not energized, but the cabling was exposed and the disconnects were not secured to the structure. Have a licensed electrician verify that the circuits have been permanently abandoned or repair, as needed, for safety.