

PROPERTY CONDITION ASSESSMENT

Riverside Retail Plaza



Assessment Date: October 02, 2025

Confidential - For Internal Use Only

EXECUTIVE SUMMARY

Overall Property Condition	74.2	Good
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Total Assessed Area: 24.36 acres (1,060,953 sq ft)

Material Type Breakdown

Material	Area (Acres)	Avg Score	Grade	Segments
Pavement	11.12	57.0	Fair	191
Roofing	6.53	94.6	Excellent	143
Landscaping	6.71	83.1	Good	199

Condition Distribution by Material

Pavement	Excellent	Good	Fair	Poor	Failed
Segments	0.0%	3.1%	93.7%	3.1%	0.0%
Roofing	Excellent	Good	Fair	Poor	Failed
Segments	97.9%	1.4%	0.7%	0.0%	0.0%
Landscaping	Excellent	Good	Fair	Poor	Failed
Segments	52.8%	46.2%	0.0%	1.0%	0.0%

REPORT STRUCTURE

This assessment provides a comprehensive evaluation of the property's condition across three key infrastructure categories. Each section includes visual analysis, condition scoring, and identification of critical areas requiring attention.

Section 1: Pavement Analysis

Comprehensive assessment of all paved surfaces including parking lots, drive aisles, and access roads. Utilizes the Pavement Condition Index (PCI) methodology based on ASTM D6433 standards. This section includes management zone mapping, detailed segment-level heatmaps, and high-resolution imagery of critical areas showing distress types such as cracking, patching, and surface deterioration.

Section 2: Roofing Analysis

Evaluation of all roofing systems across the property using the Roof Condition Index (RCI) based on ROOFER methodology. Coverage includes flat roofs, pitched roofs, and associated drainage systems. Analysis identifies ponding water, membrane deterioration, flashing issues, and areas requiring immediate attention or preventive maintenance.

Section 3: Landscaping Analysis

Assessment of all landscaped and softscape areas using the Site Condition Index (SCI). Evaluates vegetation health, ground cover quality, irrigation effectiveness, and overall landscape maintenance needs. Includes identification of areas with poor drainage, vegetation stress, or maintenance deficiencies that may impact property aesthetics and functionality.

Understanding Condition Scores

Score Range	Rating	Interpretation
85-100	Excellent	Minimal defects, routine maintenance
70-84	Good	Minor defects, preventive maintenance
55-69	Fair	Moderate defects, rehab planning needed
40-54	Poor	Significant defects, repair required
0-39	Failed	Severe deterioration, immediate action

PAVEMENT ANALYSIS

Material Summary	
Total Area	11.12 acres (484,356 sq ft)
Segments Analyzed	191
Average Score	57.0
Overall Grade	Fair
Score Range	42.3 - 80.8

Key Findings

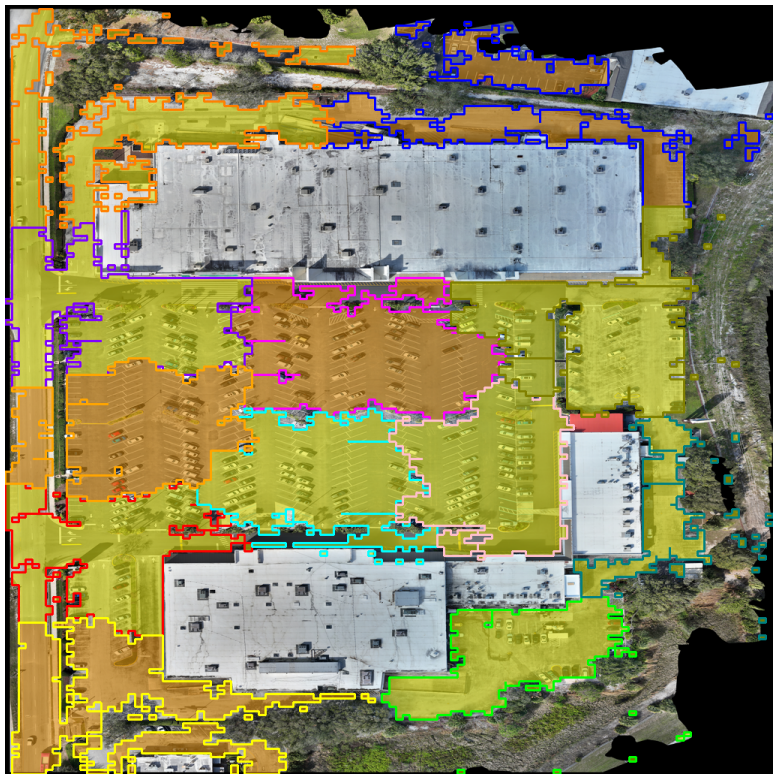
- 94% of pavement segments rated as Fair condition
- 6 segments identified as Poor or Failed requiring immediate attention
- Overall pavement condition is fair with rehabilitation planning needed

This Section Includes

The following pages provide detailed visual analysis of the property's pavement condition, including:

- Management zone mapping showing overall condition patterns
- Detailed segment-level condition heatmaps
- High-resolution imagery of critical areas requiring attention

PAVEMENT ANALYSIS - MANAGEMENT ZONES



Management Zone Summary

Zone	Region Color	PCI Score	Grade	Area (acres)	Segments
1	Red	55.0	Fair	0.90	17
2	Blue	42.3	Poor	0.83	15
3	Magenta	47.4	Poor	1.22	18
4	Cyan	55.2	Fair	0.99	17
5	Orange	55.1	Fair	1.00	19
6	Purple	55.4	Fair	1.08	19
7	Yellow	43.0	Poor	1.00	18
8	Lime	55.3	Fair	0.72	12
9	Pink	55.1	Fair	0.87	14
10	Teal	55.1	Fair	0.41	8
11	Olive	55.0	Fair	1.04	16
12	Dark Orange	42.3	Poor	1.06	18

PAVEMENT ANALYSIS - MANAGEMENT ZONE 1

Zone Score: 56.9 (Fair) | 17 Segments | 0.90 acres



Zone Summary

Total Segments	17
Average Score	56.9 (Fair)
Worst Segment	55.0 (Seg #166)
Total Area	0.90 acres
Segments Needing Attention	17 (score $\leq$ 69)

Condition Breakdown

- Fair: 17 segments (100%)

Segments Requiring Attention (Score $\leq$ 69)

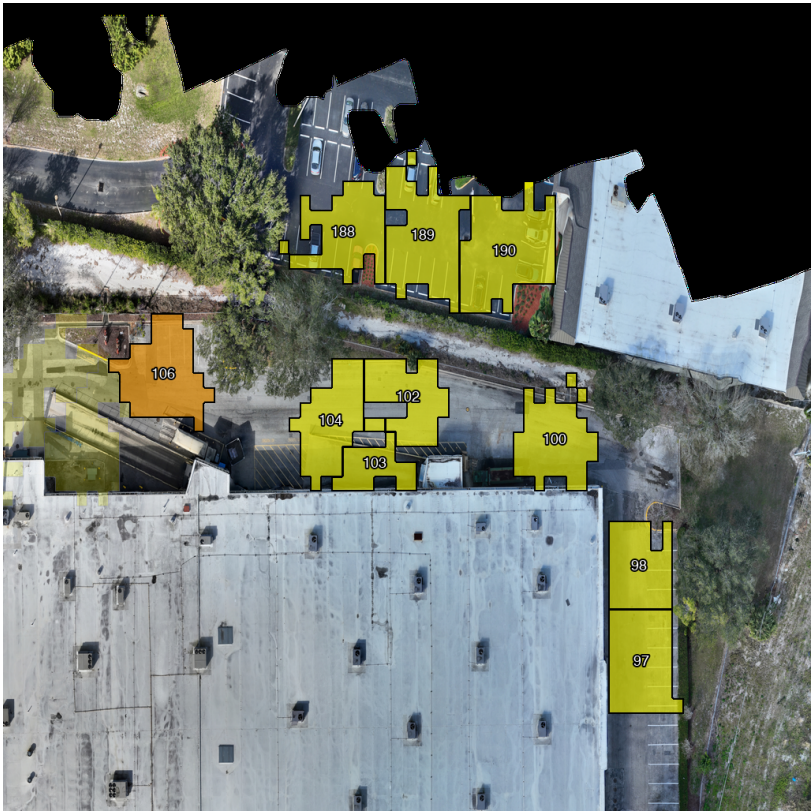
Segment ID	PCI Score	Grade	Area (acres)	Priority
166	55.0	Fair	0.06	MODERATE
157	55.1	Fair	0.07	MODERATE
137	55.4	Fair	0.04	MODERATE

186	55.4	Fair	0.06	MODERATE
133	55.6	Fair	0.04	MODERATE
135	55.7	Fair	0.06	MODERATE
163	55.9	Fair	0.07	MODERATE
164	56.2	Fair	0.05	MODERATE
159	56.3	Fair	0.07	MODERATE
136	57.0	Fair	0.05	MODERATE
134	57.4	Fair	0.04	MODERATE
155	57.5	Fair	0.07	MODERATE
161	57.6	Fair	0.04	MODERATE
156	57.7	Fair	0.05	MODERATE
160	57.7	Fair	0.04	MODERATE

Note: Showing 15 of 17 segments requiring attention

PAVEMENT ANALYSIS - MANAGEMENT ZONE 2

Zone Score: 54.4 (Poor) | 15 Segments | 0.83 acres



Zone Summary

Total Segments	15
Average Score	54.4 (Poor)
Worst Segment	42.3 (Seg #107)
Total Area	0.83 acres
Segments Needing Attention	15 (score $\leq$ 69)

Condition Breakdown

- Fair: 13 segments (87%)
- Poor: 2 segments (13%)

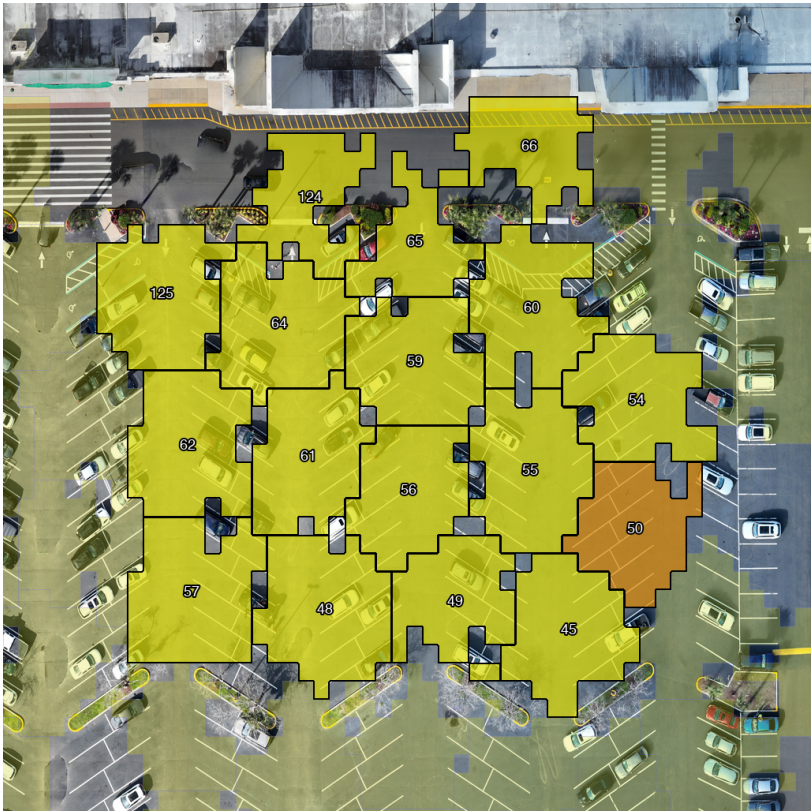
Segments Requiring Attention (Score $\leq$ 69)

Segment ID	PCI Score	Grade	Area (acres)	Priority
107	42.3	Poor	0.03	HIGH
106	46.3	Poor	0.06	HIGH

104	55.1	Fair	0.05	MODERATE
102	55.2	Fair	0.05	MODERATE
190	55.2	Fair	0.07	MODERATE
98	55.2	Fair	0.05	MODERATE
100	55.3	Fair	0.06	MODERATE
97	55.6	Fair	0.06	MODERATE
101	55.6	Fair	0.06	MODERATE
189	55.6	Fair	0.07	MODERATE
188	56.2	Fair	0.05	MODERATE
99	56.6	Fair	0.06	MODERATE
105	56.8	Fair	0.06	MODERATE
103	57.0	Fair	0.03	MODERATE
187	58.0	Fair	0.06	MODERATE

PAVEMENT ANALYSIS - MANAGEMENT ZONE 3

Zone Score: 55.8 (Fair) | 18 Segments | 1.22 acres



Zone Summary

Total Segments	18
Average Score	55.8 (Fair)
Worst Segment	47.4 (Seg #50)
Total Area	1.22 acres
Segments Needing Attention	18 (score ≤ 69)

Condition Breakdown

- Fair: 17 segments (94%)
- Poor: 1 segment (6%)

Segments Requiring Attention (Score ≤ 69)

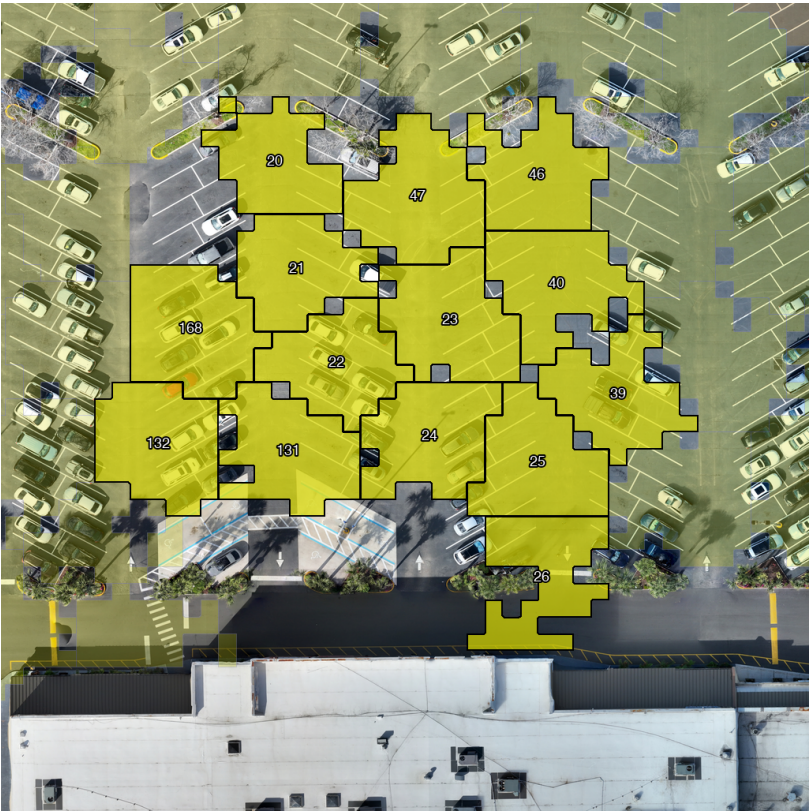
Segment ID	PCI Score	Grade	Area (acres)	Priority
50	47.4	Poor	0.06	HIGH
59	55.0	Fair	0.07	MODERATE

57	55.1	Fair	0.08	MODERATE
56	55.2	Fair	0.07	MODERATE
62	55.3	Fair	0.07	MODERATE
65	55.3	Fair	0.05	MODERATE
48	55.4	Fair	0.08	MODERATE
45	55.5	Fair	0.07	MODERATE
64	55.5	Fair	0.08	MODERATE
54	55.6	Fair	0.07	MODERATE
49	55.6	Fair	0.06	MODERATE
60	55.7	Fair	0.07	MODERATE
55	56.1	Fair	0.07	MODERATE
61	57.2	Fair	0.07	MODERATE
66	57.3	Fair	0.05	MODERATE

Note: Showing 15 of 18 segments requiring attention

PAVEMENT ANALYSIS - MANAGEMENT ZONE 4

Zone Score: 57.0 (Fair) | 17 Segments | 0.99 acres



Zone Summary

Total Segments	17
Average Score	57.0 (Fair)
Worst Segment	55.2 (Seg #131)
Total Area	0.99 acres
Segments Needing Attention	17 (score ≤ 69)

Condition Breakdown

- Fair: 17 segments (100%)

Segments Requiring Attention (Score ≤ 69)

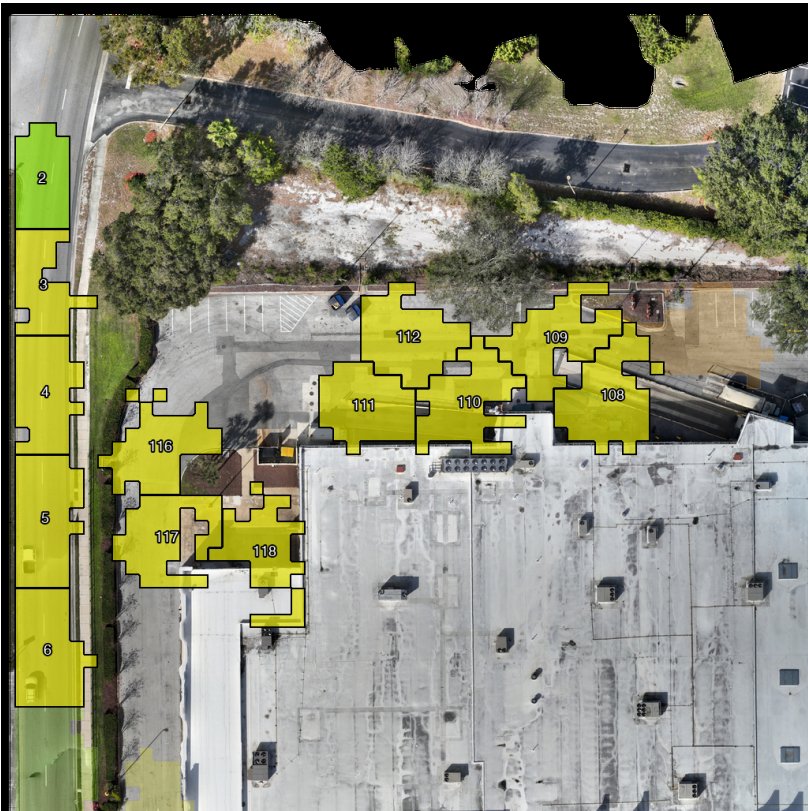
Segment ID	PCI Score	Grade	Area (acres)	Priority
131	55.2	Fair	0.06	MODERATE
132	55.3	Fair	0.06	MODERATE
26	55.3	Fair	0.06	MODERATE

20	55.4	Fair	0.05	MODERATE
23	55.4	Fair	0.07	MODERATE
47	55.4	Fair	0.07	MODERATE
39	55.5	Fair	0.06	MODERATE
21	55.7	Fair	0.06	MODERATE
40	55.9	Fair	0.06	MODERATE
22	56.5	Fair	0.06	MODERATE
46	56.6	Fair	0.05	MODERATE
25	56.6	Fair	0.06	MODERATE
168	56.7	Fair	0.07	MODERATE
24	57.5	Fair	0.06	MODERATE
129	61.2	Fair	0.05	MODERATE

Note: Showing 15 of 17 segments requiring attention

PAVEMENT ANALYSIS - MANAGEMENT ZONE 5

Zone Score: 59.5 (Fair) | 19 Segments | 1.00 acres



Zone Summary

Total Segments	19
Average Score	59.5 (Fair)
Worst Segment	55.1 (Seg #109)
Total Area	1.00 acres
Segments Needing Attention	18 (score $\leq$ 69)

Condition Breakdown

- Good: 1 segment (5%)
- Fair: 18 segments (95%)

Segments Requiring Attention (Score $\leq$ 69)

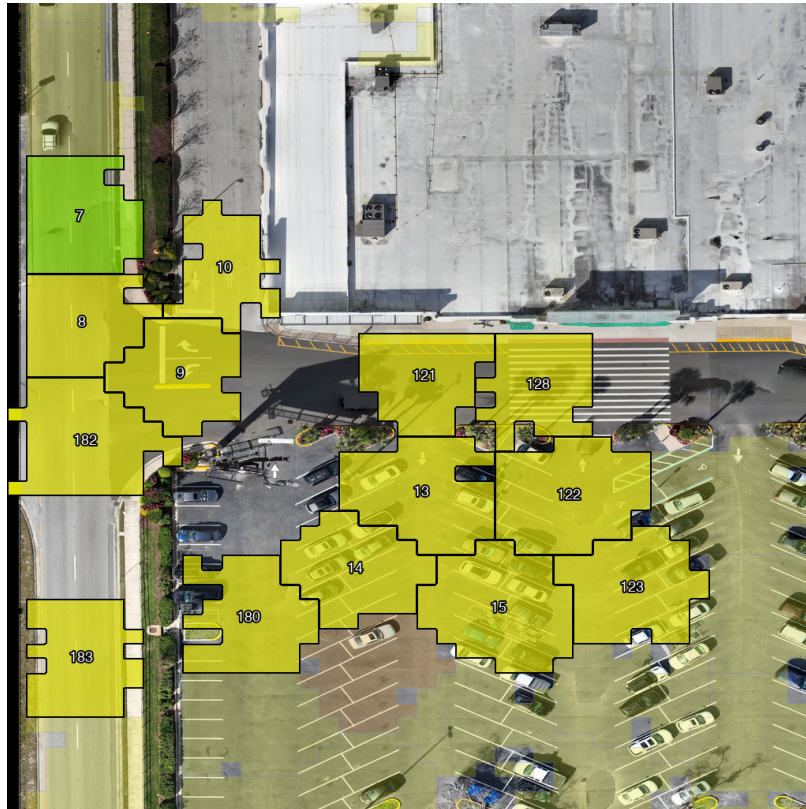
Segment ID	PCI Score	Grade	Area (acres)	Priority
109	55.1	Fair	0.06	MODERATE
111	55.1	Fair	0.05	MODERATE

112	55.2	Fair	0.05	MODERATE
119	55.6	Fair	0.06	MODERATE
116	55.9	Fair	0.04	MODERATE
108	56.1	Fair	0.05	MODERATE
118	56.3	Fair	0.05	MODERATE
0	56.6	Fair	0.06	MODERATE
117	56.7	Fair	0.05	MODERATE
6	56.8	Fair	0.06	MODERATE
1	56.9	Fair	0.08	MODERATE
110	57.0	Fair	0.06	MODERATE
115	57.4	Fair	0.06	MODERATE
113	57.6	Fair	0.04	MODERATE
114	60.1	Fair	0.04	MODERATE

Note: Showing 15 of 18 segments requiring attention

PAVEMENT ANALYSIS - MANAGEMENT ZONE 6

Zone Score: 59.6 (Fair) | 19 Segments | 1.08 acres



Zone Summary

Total Segments	19
Average Score	59.6 (Fair)
Worst Segment	55.4 (Seg #12)
Total Area	1.08 acres
Segments Needing Attention	18 (score $\leq$ 69)

Condition Breakdown

- Good: 1 segment (5%)
- Fair: 18 segments (95%)

Segments Requiring Attention (Score $\leq$ 69)

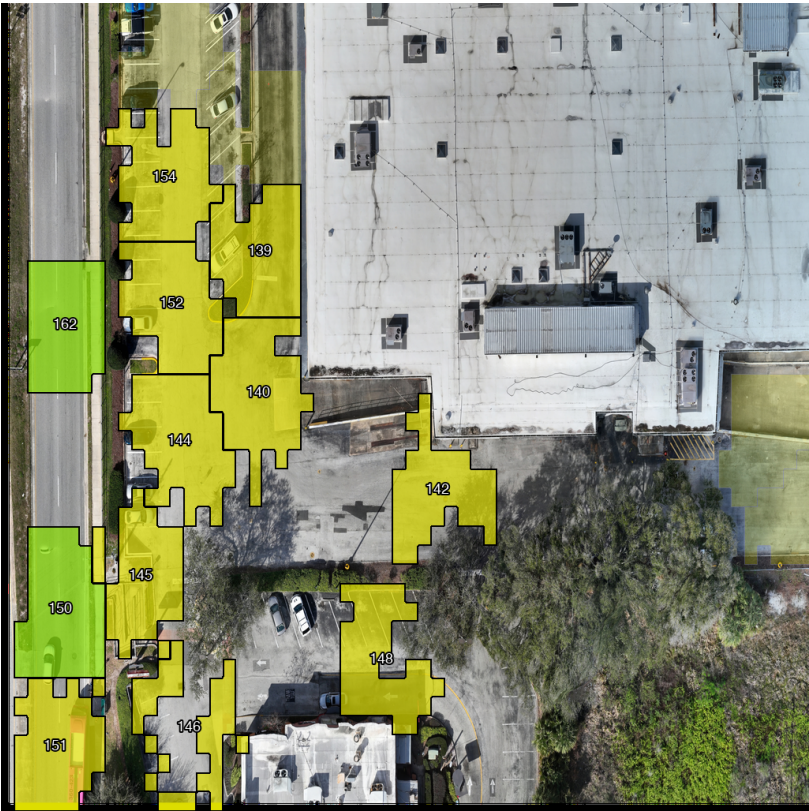
Segment ID	PCI Score	Grade	Area (acres)	Priority
12	55.4	Fair	0.06	MODERATE
9	55.5	Fair	0.06	MODERATE

122	55.6	Fair	0.07	MODERATE
11	55.6	Fair	0.05	MODERATE
183	55.7	Fair	0.06	MODERATE
15	56.2	Fair	0.07	MODERATE
182	56.3	Fair	0.07	MODERATE
13	56.5	Fair	0.07	MODERATE
180	57.0	Fair	0.06	MODERATE
123	57.3	Fair	0.06	MODERATE
14	57.4	Fair	0.06	MODERATE
10	58.3	Fair	0.04	MODERATE
120	58.8	Fair	0.03	MODERATE
121	59.3	Fair	0.05	MODERATE
8	61.3	Fair	0.06	MODERATE

Note: Showing 15 of 18 segments requiring attention

PAVEMENT ANALYSIS - MANAGEMENT ZONE 7

Zone Score: 60.6 (Fair) | 18 Segments | 1.00 acres



Zone Summary

Total Segments	18
Average Score	60.6 (Fair)
Worst Segment	43.0 (Seg #141)
Total Area	1.00 acres
Segments Needing Attention	14 (score ≤ 69)

Condition Breakdown

- Good: 4 segments (22%)
- Fair: 13 segments (72%)
- Poor: 1 segment (6%)

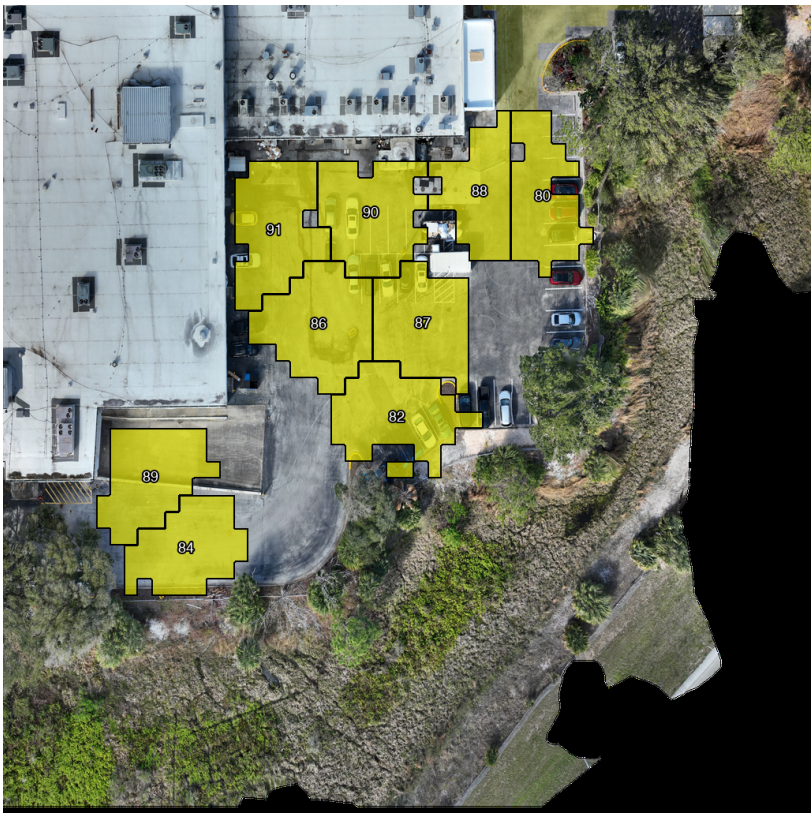
Segments Requiring Attention (Score ≤ 69)

Segment ID	PCI Score	Grade	Area (acres)	Priority
141	43.0	Poor	0.07	HIGH

142	55.0	Fair	0.05	MODERATE
144	55.1	Fair	0.06	MODERATE
140	55.2	Fair	0.06	MODERATE
149	55.2	Fair	0.06	MODERATE
139	55.3	Fair	0.05	MODERATE
154	55.7	Fair	0.06	MODERATE
152	56.1	Fair	0.06	MODERATE
151	56.2	Fair	0.05	MODERATE
146	56.2	Fair	0.04	MODERATE
143	56.6	Fair	0.04	MODERATE
147	56.7	Fair	0.05	MODERATE
148	57.5	Fair	0.05	MODERATE
145	59.1	Fair	0.05	MODERATE

PAVEMENT ANALYSIS - MANAGEMENT ZONE 8

Zone Score: 56.0 (Fair) | 12 Segments | 0.72 acres



Zone Summary

Total Segments	12
Average Score	56.0 (Fair)
Worst Segment	55.3 (Seg #86)
Total Area	0.72 acres
Segments Needing Attention	12 (score ≤ 69)

Condition Breakdown

- Fair: 12 segments (100%)

Segments Requiring Attention (Score ≤ 69)

Segment ID	PCI Score	Grade	Area (acres)	Priority
86	55.3	Fair	0.07	MODERATE
83	55.4	Fair	0.06	MODERATE
81	55.7	Fair	0.08	MODERATE

87	55.7	Fair	0.06	MODERATE
88	55.8	Fair	0.05	MODERATE
85	55.8	Fair	0.06	MODERATE
82	55.9	Fair	0.06	MODERATE
91	55.9	Fair	0.06	MODERATE
90	55.9	Fair	0.06	MODERATE
89	56.3	Fair	0.06	MODERATE
84	56.5	Fair	0.05	MODERATE
80	57.3	Fair	0.06	MODERATE

PAVEMENT ANALYSIS - MANAGEMENT ZONE 9

Zone Score: 56.2 (Fair) | 14 Segments | 0.87 acres



Zone Summary

Total Segments	14
Average Score	56.2 (Fair)
Worst Segment	55.1 (Seg #33)
Total Area	0.87 acres
Segments Needing Attention	14 (score ≤ 69)

Condition Breakdown

- Fair: 14 segments (100%)

Segments Requiring Attention (Score ≤ 69)

Segment ID	PCI Score	Grade	Area (acres)	Priority
33	55.1	Fair	0.08	MODERATE
43	55.2	Fair	0.06	MODERATE
27	55.3	Fair	0.06	MODERATE

38	55.4	Fair	0.07	MODERATE
41	55.5	Fair	0.07	MODERATE
35	55.5	Fair	0.06	MODERATE
31	55.5	Fair	0.05	MODERATE
32	55.9	Fair	0.07	MODERATE
42	55.9	Fair	0.07	MODERATE
29	56.2	Fair	0.04	MODERATE
36	56.7	Fair	0.06	MODERATE
37	56.9	Fair	0.07	MODERATE
34	56.9	Fair	0.06	MODERATE
30	61.3	Fair	0.04	MODERATE

PAVEMENT ANALYSIS - MANAGEMENT ZONE 10

Zone Score: 55.7 (Fair) | 8 Segments | 0.41 acres



Zone Summary

Total Segments	8
Average Score	55.7 (Fair)
Worst Segment	55.1 (Seg #72)
Total Area	0.41 acres
Segments Needing Attention	8 (score ≤ 69)

Condition Breakdown

- Fair: 8 segments (100%)

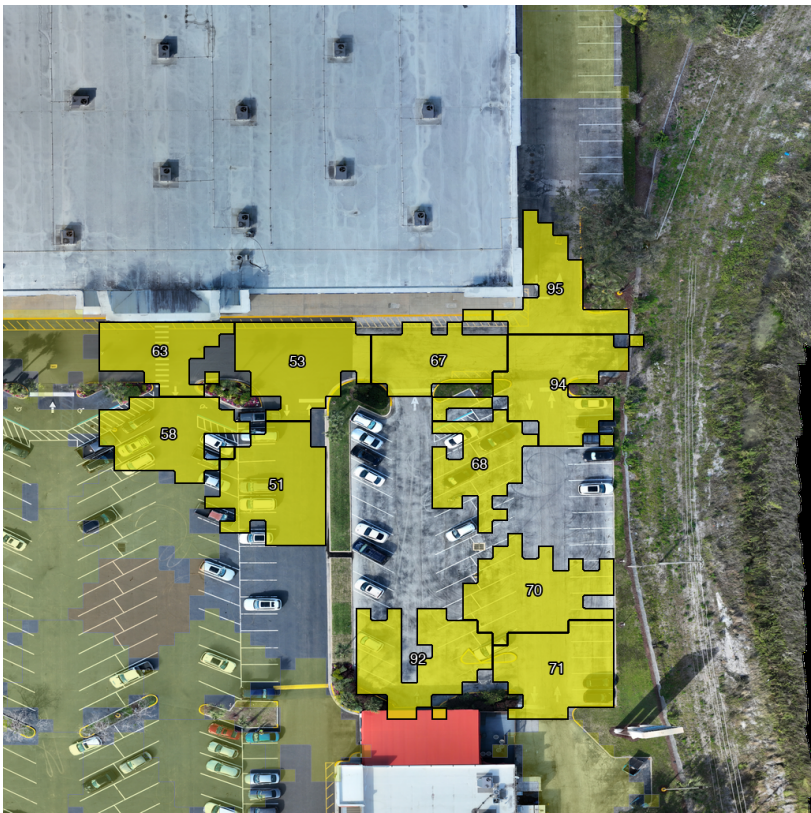
Segments Requiring Attention (Score ≤ 69)

Segment ID	PCI Score	Grade	Area (acres)	Priority
72	55.1	Fair	0.07	MODERATE
73	55.2	Fair	0.05	MODERATE
74	55.2	Fair	0.06	MODERATE

76	55.4	Fair	0.04	MODERATE
75	55.6	Fair	0.05	MODERATE
79	55.7	Fair	0.05	MODERATE
78	56.8	Fair	0.03	MODERATE
77	56.8	Fair	0.06	MODERATE

PAVEMENT ANALYSIS - MANAGEMENT ZONE 11

Zone Score: 55.8 (Fair) | 16 Segments | 1.04 acres



Zone Summary

Total Segments	16
Average Score	55.8 (Fair)
Worst Segment	55.0 (Seg #67)
Total Area	1.04 acres
Segments Needing Attention	16 (score ≤ 69)

Condition Breakdown

- Fair: 16 segments (100%)

Segments Requiring Attention (Score ≤ 69)

Segment ID	PCI Score	Grade	Area (acres)	Priority
67	55.0	Fair	0.07	MODERATE
44	55.2	Fair	0.07	MODERATE
53	55.2	Fair	0.07	MODERATE

63	55.2	Fair	0.05	MODERATE
52	55.2	Fair	0.04	MODERATE
94	55.3	Fair	0.07	MODERATE
70	55.3	Fair	0.07	MODERATE
71	55.3	Fair	0.07	MODERATE
69	55.5	Fair	0.07	MODERATE
96	55.5	Fair	0.07	MODERATE
51	55.7	Fair	0.08	MODERATE
92	56.1	Fair	0.07	MODERATE
95	56.2	Fair	0.06	MODERATE
93	56.7	Fair	0.06	MODERATE
68	57.0	Fair	0.06	MODERATE

Note: Showing 15 of 16 segments requiring attention

PAVEMENT ANALYSIS - MANAGEMENT ZONE 12

Zone Score: 54.3 (Poor) | 18 Segments | 1.06 acres



Zone Summary

Total Segments	18
Average Score	54.3 (Poor)
Worst Segment	42.3 (Seg #179)
Total Area	1.06 acres
Segments Needing Attention	18 (score ≤ 69)

Condition Breakdown

- Fair: 16 segments (89%)
- Poor: 2 segments (11%)

Segments Requiring Attention (Score ≤ 69)

Segment ID	PCI Score	Grade	Area (acres)	Priority
179	42.3	Poor	0.06	HIGH
174	43.2	Poor	0.06	HIGH

175	55.1	Fair	0.07	MODERATE
17	55.1	Fair	0.06	MODERATE
18	55.2	Fair	0.06	MODERATE
178	55.2	Fair	0.07	MODERATE
171	55.2	Fair	0.06	MODERATE
167	55.4	Fair	0.06	MODERATE
16	55.4	Fair	0.06	MODERATE
177	55.5	Fair	0.05	MODERATE
173	55.5	Fair	0.07	MODERATE
169	55.6	Fair	0.06	MODERATE
19	55.7	Fair	0.05	MODERATE
172	55.7	Fair	0.06	MODERATE
170	55.8	Fair	0.05	MODERATE

Note: Showing 15 of 18 segments requiring attention

PAVEMENT CONDITION - DETAILED VIEW

Worst Area: Segment #179 | Condition Score: 42.3 (Poor)



ROOFING ANALYSIS

Material Summary	
Total Area	6.53 acres (284,505 sq ft)
Segments Analyzed	143
Average Score	94.6
Overall Grade	Excellent
Score Range	69.9 - 95.9

Key Findings

- 98% of roof segments rated as Excellent condition
- No segments rated as Poor or Failed - property in good overall condition
- 140 segments rated as Excellent condition
- Overall roof condition is strong with minimal maintenance requirements

This Section Includes

The following pages provide detailed visual analysis of the property's roof condition, including:

- Management zone mapping showing overall condition patterns
- Detailed segment-level condition heatmaps
- High-resolution imagery of critical areas requiring attention

ROOFING ANALYSIS - MANAGEMENT ZONES

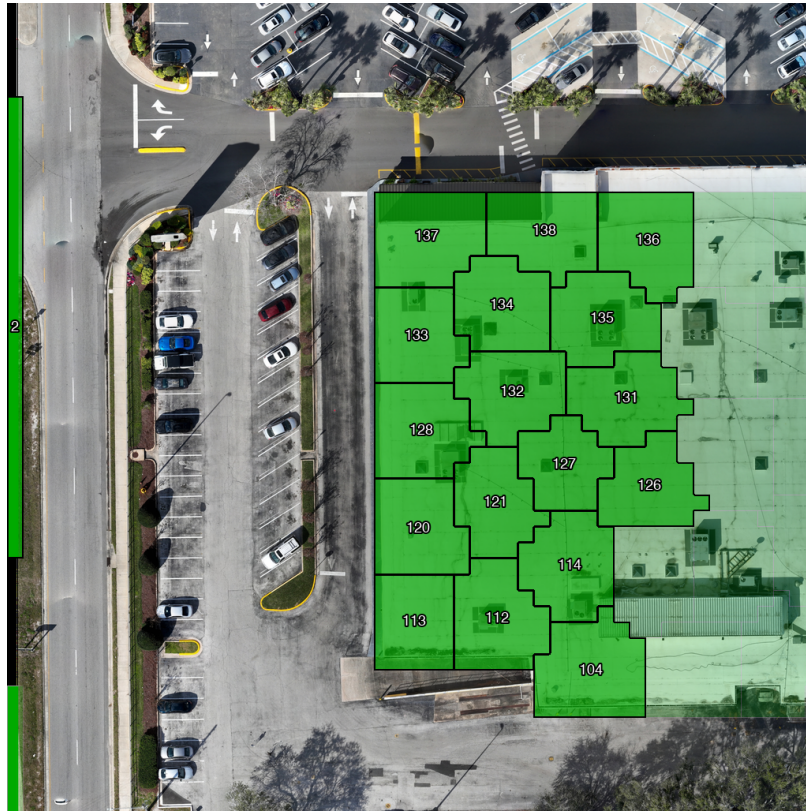


Management Zone Summary

Zone	Region Color	RCI Score	Grade	Area (acres)	Segments
1	Red	94.8	Excellent	0.84	18
2	Blue	94.7	Excellent	0.63	14
3	Magenta	71.6	Good	0.43	11
4	Cyan	94.9	Excellent	0.59	13
5	Orange	94.9	Excellent	0.86	19
6	Purple	94.7	Excellent	0.98	21
7	Yellow	95.8	Excellent	0.06	2
8	Lime	94.8	Excellent	0.43	9
9	Pink	94.6	Excellent	0.74	15
10	Teal	94.7	Excellent	0.31	7
11	Olive	94.9	Excellent	0.10	2
12	Dark Orange	69.9	Fair	0.55	12

ROOFING ANALYSIS - MANAGEMENT ZONE 1

Zone Score: 95.1 (Excellent) | 18 Segments | 0.84 acres



Zone Summary

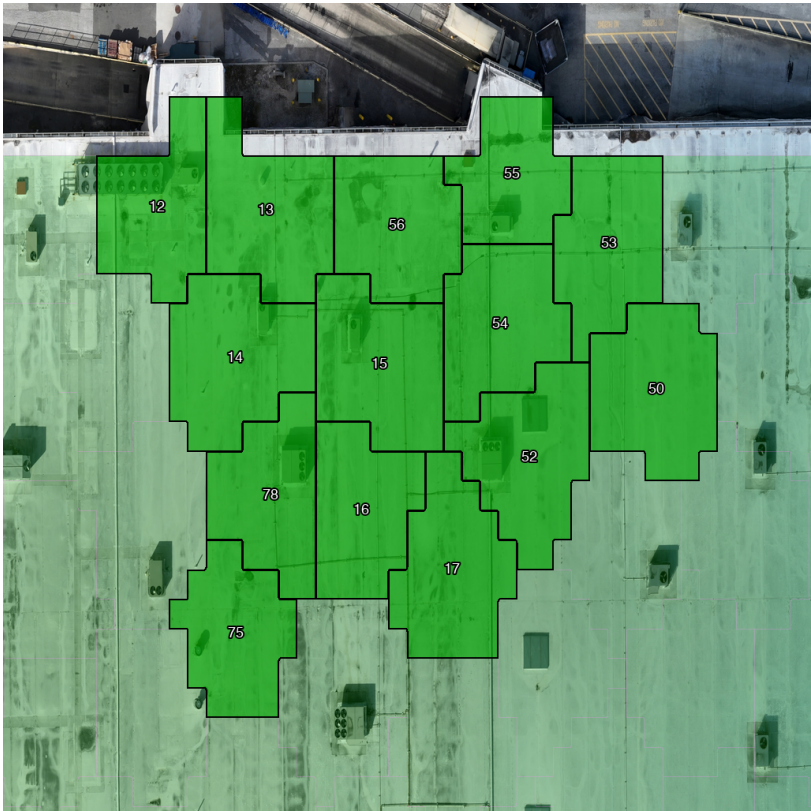
Total Segments	18
Average Score	95.1 (Excellent)
Worst Segment	94.8 (Seg #N/A)
Total Area	0.84 acres
Segments Needing Attention	0 (score $\leq$ 69)

Condition Breakdown

- Excellent: 18 segments (100%)
- ✓ All segments in this zone are in good condition (score > 69)

ROOFING ANALYSIS - MANAGEMENT ZONE 2

Zone Score: 95.0 (Excellent) | 14 Segments | 0.63 acres



Zone Summary

Total Segments	14
Average Score	95.0 (Excellent)
Worst Segment	94.7 (Seg #N/A)
Total Area	0.63 acres
Segments Needing Attention	0 (score ≤ 69)

Condition Breakdown

- Excellent: 14 segments (100%)
- ✓ All segments in this zone are in good condition (score > 69)

ROOFING ANALYSIS - MANAGEMENT ZONE 3

Zone Score: 91.0 (Excellent) | 11 Segments | 0.43 acres



Zone Summary

Total Segments	11
Average Score	91.0 (Excellent)
Worst Segment	71.6 (Seg #N/A)
Total Area	0.43 acres
Segments Needing Attention	0 (score ≤ 69)

Condition Breakdown

- Excellent: 9 segments (82%)
 - Good: 2 segments (18%)
- ✓ All segments in this zone are in good condition (score > 69)

ROOFING ANALYSIS - MANAGEMENT ZONE 4

Zone Score: 95.1 (Excellent) | 13 Segments | 0.59 acres



Zone Summary

Total Segments	13
Average Score	95.1 (Excellent)
Worst Segment	94.9 (Seg #N/A)
Total Area	0.59 acres
Segments Needing Attention	0 (score ≤ 69)

Condition Breakdown

- Excellent: 13 segments (100%)
- ✓ All segments in this zone are in good condition (score > 69)

ROOFING ANALYSIS - MANAGEMENT ZONE 5

Zone Score: 95.1 (Excellent) | 19 Segments | 0.86 acres



Zone Summary

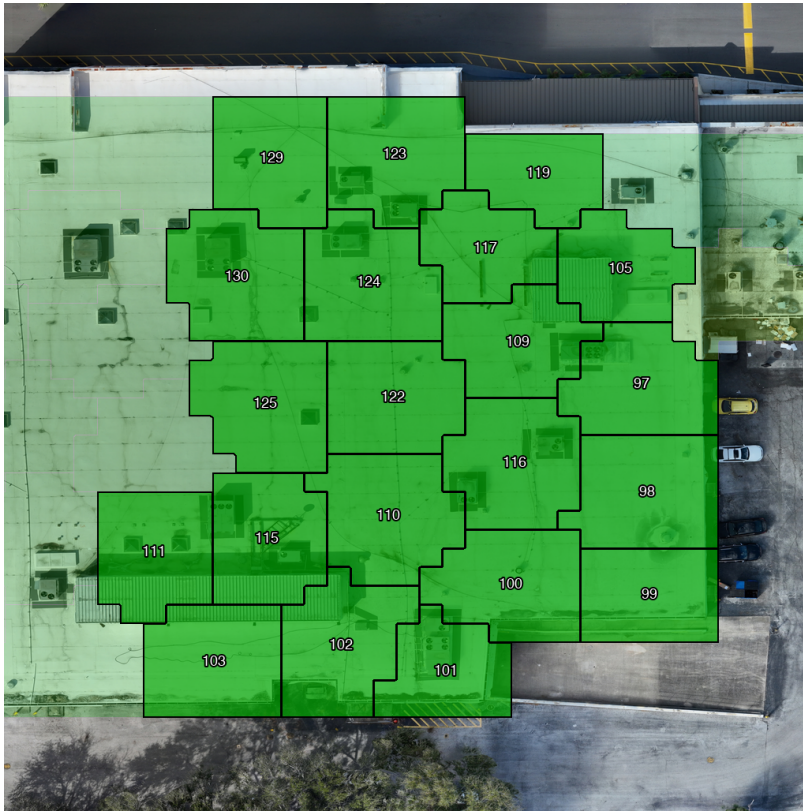
Total Segments	19
Average Score	95.1 (Excellent)
Worst Segment	94.9 (Seg #N/A)
Total Area	0.86 acres
Segments Needing Attention	0 (score $\leq$ 69)

Condition Breakdown

- Excellent: 19 segments (100%)
- ✓ All segments in this zone are in good condition (score > 69)

ROOFING ANALYSIS - MANAGEMENT ZONE 6

Zone Score: 95.0 (Excellent) | 21 Segments | 0.98 acres



Zone Summary

Total Segments	21
Average Score	95.0 (Excellent)
Worst Segment	94.7 (Seg #N/A)
Total Area	0.98 acres
Segments Needing Attention	0 (score ≤ 69)

Condition Breakdown

- Excellent: 21 segments (100%)
- ✓ All segments in this zone are in good condition (score > 69)

ROOFING ANALYSIS - MANAGEMENT ZONE 8

Zone Score: 95.1 (Excellent) | 9 Segments | 0.43 acres



Zone Summary

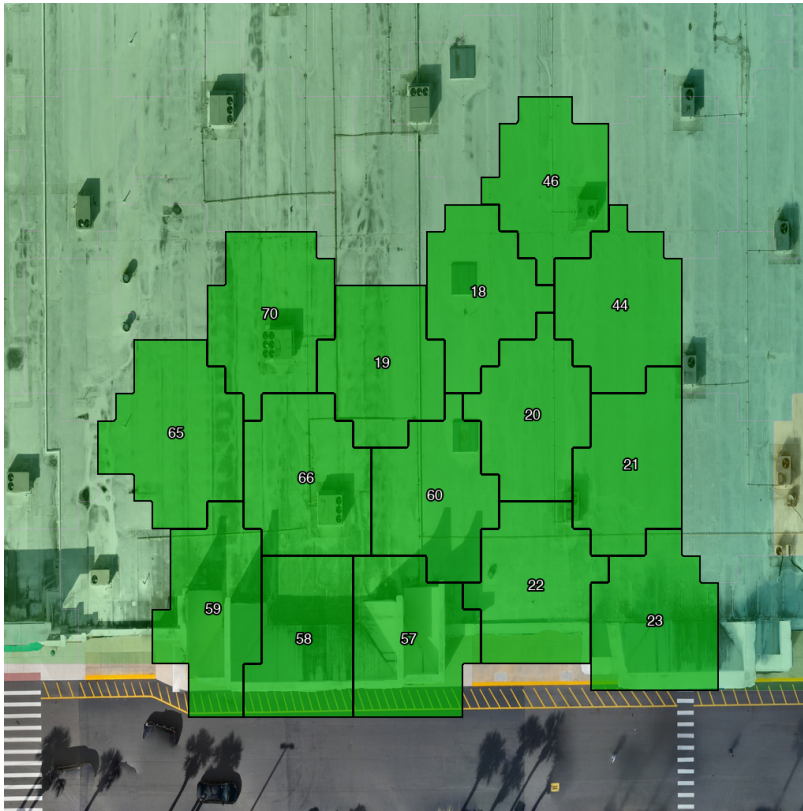
Total Segments	9
Average Score	95.1 (Excellent)
Worst Segment	94.8 (Seg #N/A)
Total Area	0.43 acres
Segments Needing Attention	0 (score $\leq$ 69)

Condition Breakdown

- Excellent: 9 segments (100%)
- ✓ All segments in this zone are in good condition (score > 69)

ROOFING ANALYSIS - MANAGEMENT ZONE 9

Zone Score: 95.0 (Excellent) | 15 Segments | 0.74 acres



Zone Summary

Total Segments	15
Average Score	95.0 (Excellent)
Worst Segment	94.6 (Seg #N/A)
Total Area	0.74 acres
Segments Needing Attention	0 (score $\leq$ 69)

Condition Breakdown

- Excellent: 15 segments (100%)
- ✓ All segments in this zone are in good condition (score > 69)

ROOFING ANALYSIS - MANAGEMENT ZONE 10

Zone Score: 94.9 (Excellent) | 7 Segments | 0.31 acres



Zone Summary

Total Segments	7
Average Score	94.9 (Excellent)
Worst Segment	94.7 (Seg #N/A)
Total Area	0.31 acres
Segments Needing Attention	0 (score ≤ 69)

Condition Breakdown

- Excellent: 7 segments (100%)
- ✓ All segments in this zone are in good condition (score > 69)

ROOFING ANALYSIS - MANAGEMENT ZONE 11

Zone Score: 95.3 (Excellent) | 2 Segments | 0.10 acres



Zone Summary

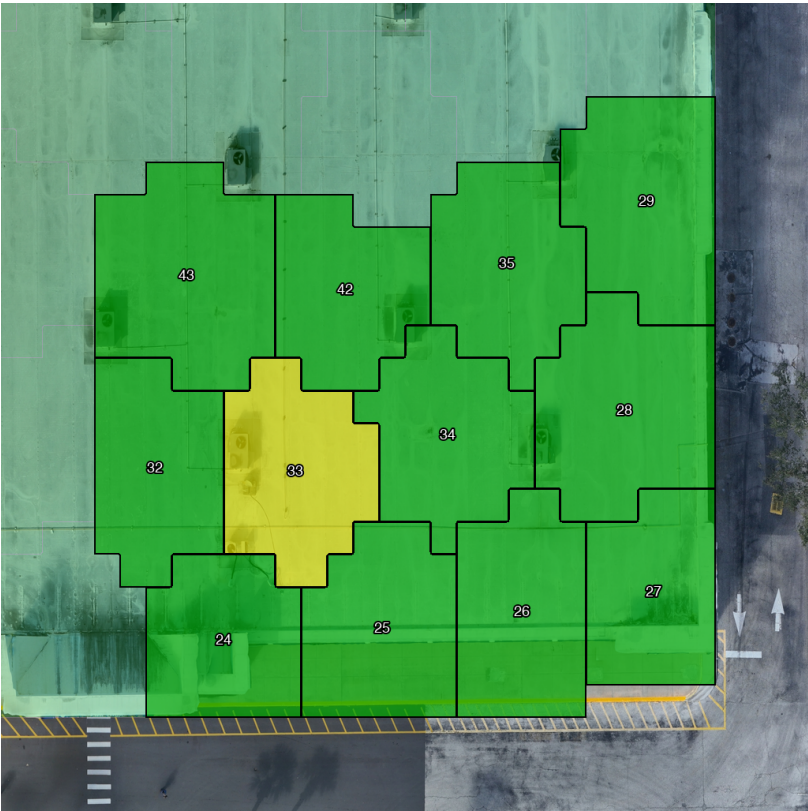
Total Segments	2
Average Score	95.3 (Excellent)
Worst Segment	94.9 (Seg #N/A)
Total Area	0.10 acres
Segments Needing Attention	0 (score ≤ 69)

Condition Breakdown

- Excellent: 2 segments (100%)
- ✓ All segments in this zone are in good condition (score > 69)

ROOFING ANALYSIS - MANAGEMENT ZONE 12

Zone Score: 92.9 (Excellent) | 12 Segments | 0.55 acres



Zone Summary

Total Segments	12
Average Score	92.9 (Excellent)
Worst Segment	69.9 (Seg #N/A)
Total Area	0.55 acres
Segments Needing Attention	0 (score ≤ 69)

Condition Breakdown

- Excellent: 11 segments (92%)
 - Fair: 1 segment (8%)
- ✓ All segments in this zone are in good condition (score > 69)

ROOFING CONDITION - DETAILED VIEW

Worst Area: Segment #33 | Condition Score: 69.9 (Fair)



LANDSCAPING ANALYSIS

Material Summary	
Total Area	6.71 acres (292,093 sq ft)
Segments Analyzed	199
Average Score	83.1
Overall Grade	Good
Score Range	44.4 - 87.2

Key Findings

- 53% of soft segments rated as Excellent condition
- 2 segments identified as Poor or Failed requiring immediate attention
- 105 segments rated as Excellent condition
- Overall soft condition is strong with minimal maintenance requirements

This Section Includes

The following pages provide detailed visual analysis of the property's soft condition, including:

- Management zone mapping showing overall condition patterns
- Detailed segment-level condition heatmaps
- High-resolution imagery of critical areas requiring attention

LANDSCAPING ANALYSIS - MANAGEMENT ZONES

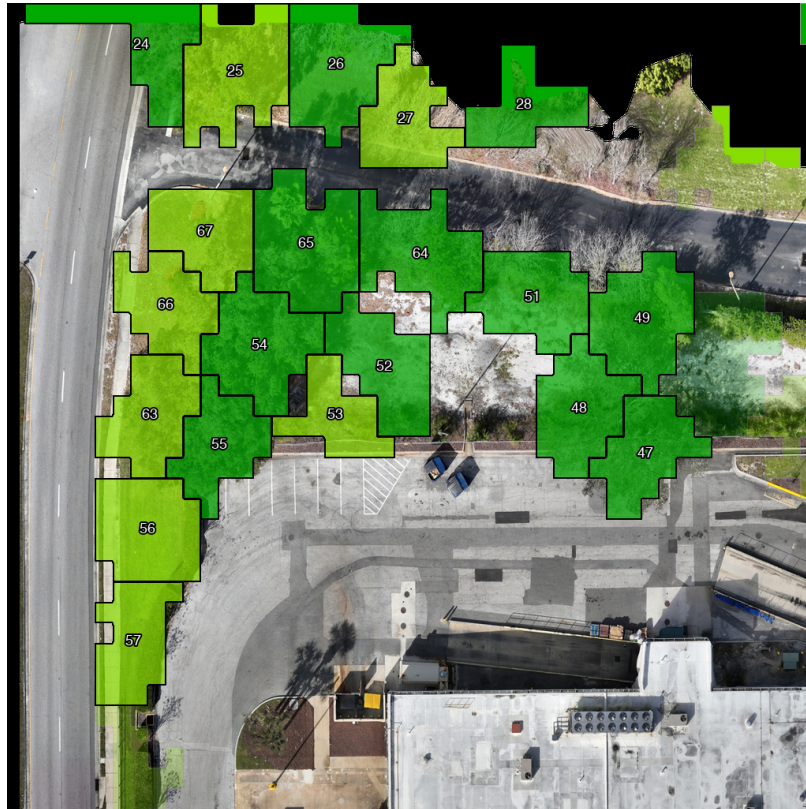


Management Zone Summary

Zone	Region Color	SCI Score	Grade	Area (acres)	Segments
1	Red	74.7	Good	0.85	24
2	Blue	78.0	Good	0.73	20
3	Magenta	78.5	Good	0.71	20
4	Cyan	77.4	Good	0.27	10
5	Orange	75.8	Good	0.69	21
6	Purple	44.4	Poor	0.68	20
7	Yellow	74.7	Good	0.63	19
8	Lime	77.5	Good	0.30	9
9	Pink	48.3	Poor	0.81	20
10	Teal	75.2	Good	0.60	17
11	Olive	78.2	Good	0.25	10
12	Dark Orange	79.3	Good	0.20	9

LANDSCAPING ANALYSIS - MANAGEMENT ZONE 1

Zone Score: 83.5 (Good) | 24 Segments | 0.85 acres



Zone Summary

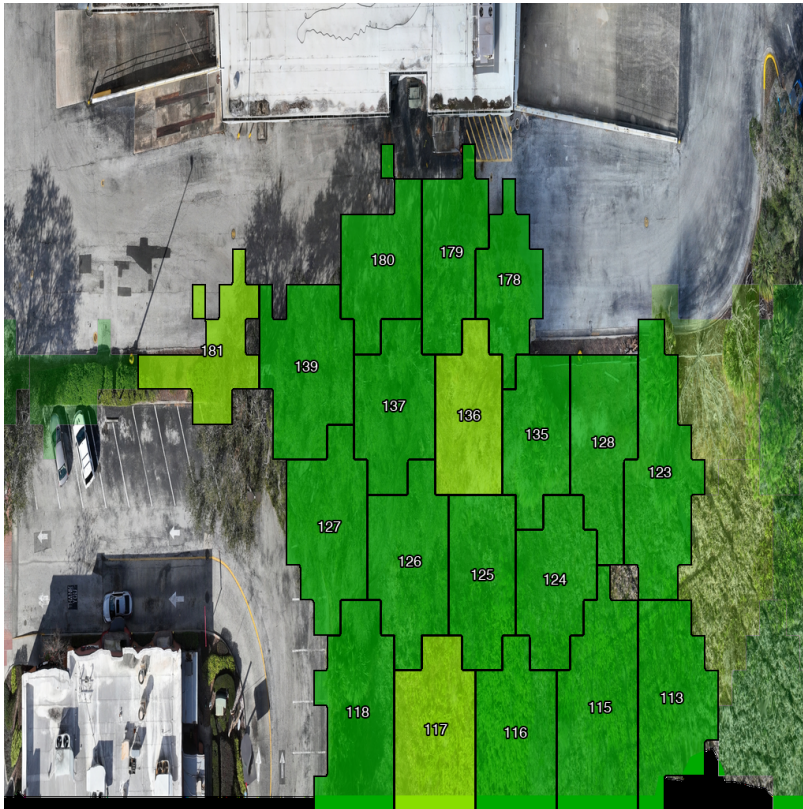
Total Segments	24
Average Score	83.5 (Good)
Worst Segment	74.7 (Seg #N/A)
Total Area	0.85 acres
Segments Needing Attention	0 (score $\leq$ 69)

Condition Breakdown

- Excellent: 13 segments (54%)
 - Good: 11 segments (46%)
- ✓ All segments in this zone are in good condition (score > 69)

LANDSCAPING ANALYSIS - MANAGEMENT ZONE 2

Zone Score: 84.7 (Good) | 20 Segments | 0.73 acres



Zone Summary

Total Segments	20
Average Score	84.7 (Good)
Worst Segment	78.0 (Seg #N/A)
Total Area	0.73 acres
Segments Needing Attention	0 (score ≤ 69)

Condition Breakdown

- Excellent: 16 segments (80%)
 - Good: 4 segments (20%)
- ✓ All segments in this zone are in good condition (score > 69)

LANDSCAPING ANALYSIS - MANAGEMENT ZONE 3

Zone Score: 84.6 (Good) | 20 Segments | 0.71 acres



Zone Summary

Total Segments	20
Average Score	84.6 (Good)
Worst Segment	78.5 (Seg #N/A)
Total Area	0.71 acres
Segments Needing Attention	0 (score ≤ 69)

Condition Breakdown

- Excellent: 13 segments (65%)
 - Good: 7 segments (35%)
- ✓ All segments in this zone are in good condition (score > 69)

LANDSCAPING ANALYSIS - MANAGEMENT ZONE 4

Zone Score: 85.1 (Excellent) | 10 Segments | 0.27 acres



Zone Summary

Total Segments	10
Average Score	85.1 (Excellent)
Worst Segment	77.4 (Seg #N/A)
Total Area	0.27 acres
Segments Needing Attention	0 (score $\leq$ 69)

Condition Breakdown

- Excellent: 8 segments (80%)
 - Good: 2 segments (20%)
- ✓ All segments in this zone are in good condition (score > 69)

LANDSCAPING ANALYSIS - MANAGEMENT ZONE 5

Zone Score: 82.7 (Good) | 21 Segments | 0.69 acres



Zone Summary

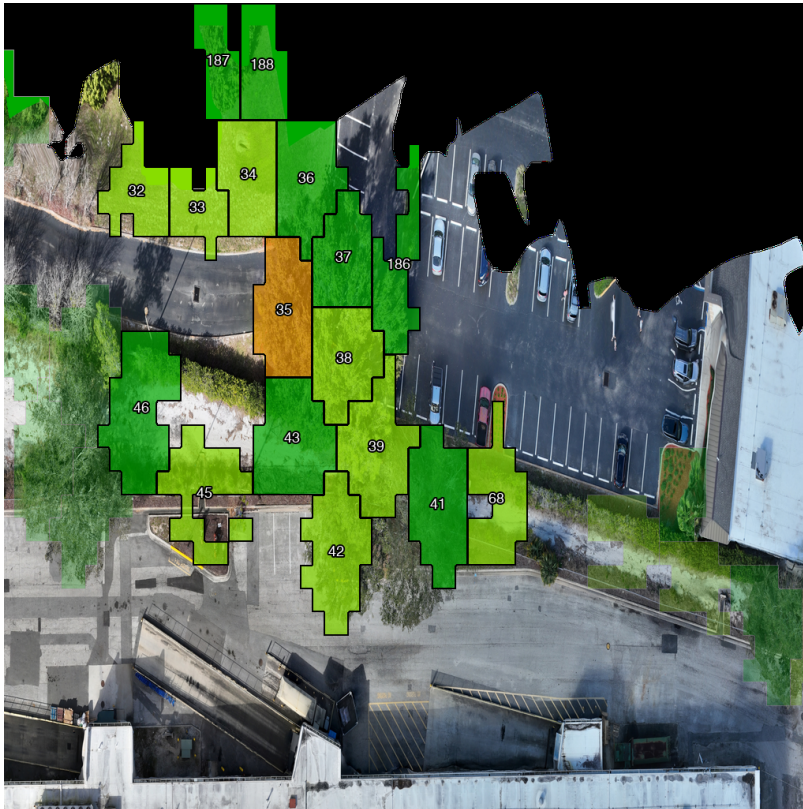
Total Segments	21
Average Score	82.7 (Good)
Worst Segment	75.8 (Seg #N/A)
Total Area	0.69 acres
Segments Needing Attention	0 (score ≤ 69)

Condition Breakdown

- Excellent: 9 segments (43%)
 - Good: 12 segments (57%)
- ✓ All segments in this zone are in good condition (score > 69)

LANDSCAPING ANALYSIS - MANAGEMENT ZONE 6

Zone Score: 81.5 (Good) | 20 Segments | 0.68 acres



Zone Summary

Total Segments	20
Average Score	81.5 (Good)
Worst Segment	44.4 (Seg #35)
Total Area	0.68 acres
Segments Needing Attention	1 (score ≤ 69)

Condition Breakdown

- Excellent: 9 segments (45%)
- Good: 10 segments (50%)
- Poor: 1 segment (5%)

Segments Requiring Attention (Score ≤ 69)

Segment ID	SCI Score	Grade	Area (acres)	Priority
35	44.4	Poor	0.04	HIGH

LANDSCAPING ANALYSIS - MANAGEMENT ZONE 7

Zone Score: 84.2 (Good) | 19 Segments | 0.63 acres



Zone Summary

Total Segments	19
Average Score	84.2 (Good)
Worst Segment	74.7 (Seg #N/A)
Total Area	0.63 acres
Segments Needing Attention	0 (score $\leq$ 69)

Condition Breakdown

- Excellent: 14 segments (74%)
 - Good: 5 segments (26%)
- ✓ All segments in this zone are in good condition (score > 69)

LANDSCAPING ANALYSIS - MANAGEMENT ZONE 8

Zone Score: 82.1 (Good) | 9 Segments | 0.30 acres



Zone Summary

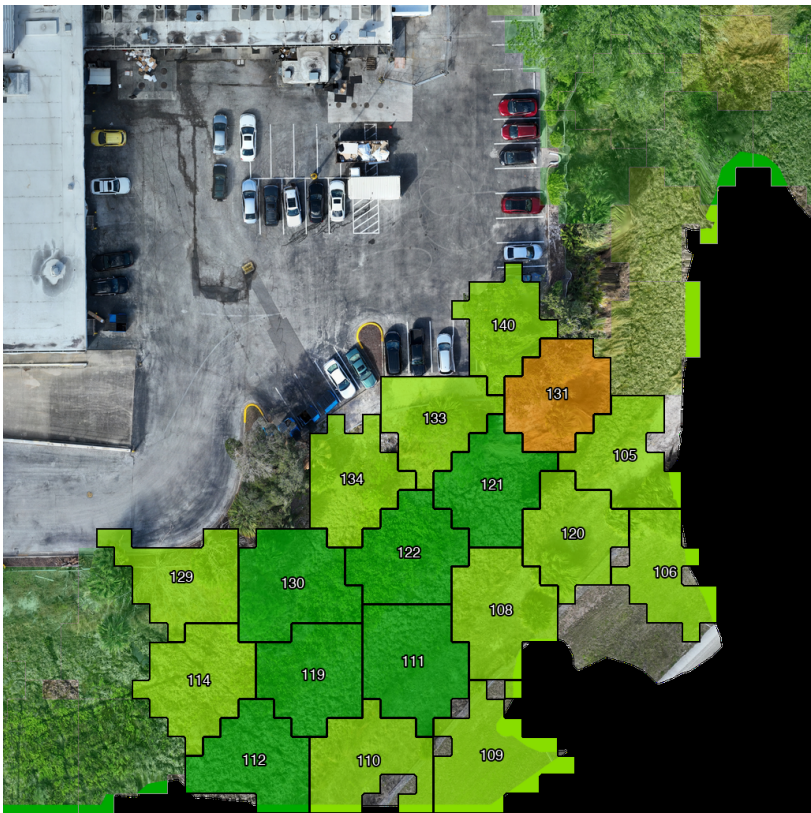
Total Segments	9
Average Score	82.1 (Good)
Worst Segment	77.5 (Seg #N/A)
Total Area	0.30 acres
Segments Needing Attention	0 (score ≤ 69)

Condition Breakdown

- Excellent: 3 segments (33%)
 - Good: 6 segments (67%)
- ✓ All segments in this zone are in good condition (score > 69)

LANDSCAPING ANALYSIS - MANAGEMENT ZONE 9

Zone Score: 80.8 (Good) | 20 Segments | 0.81 acres



Zone Summary

Total Segments	20
Average Score	80.8 (Good)
Worst Segment	48.3 (Seg #131)
Total Area	0.81 acres
Segments Needing Attention	1 (score ≤ 69)

Condition Breakdown

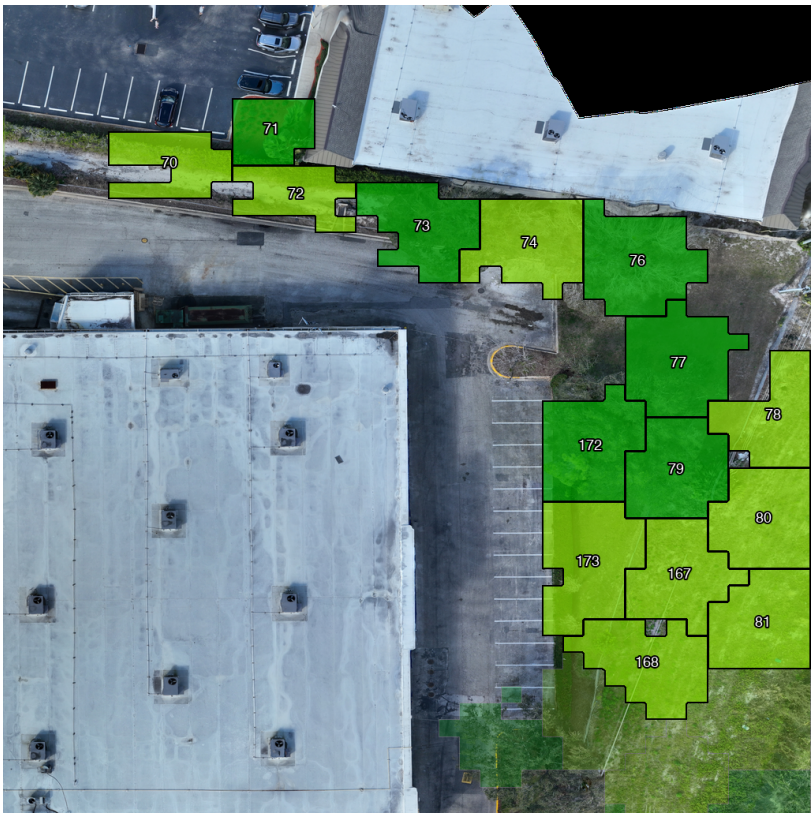
- Excellent: 6 segments (30%)
- Good: 13 segments (65%)
- Poor: 1 segment (5%)

Segments Requiring Attention (Score ≤ 69)

Segment ID	SCI Score	Grade	Area (acres)	Priority
131	48.3	Poor	0.04	HIGH

LANDSCAPING ANALYSIS - MANAGEMENT ZONE 10

Zone Score: 81.2 (Good) | 17 Segments | 0.60 acres



Zone Summary

Total Segments	17
Average Score	81.2 (Good)
Worst Segment	75.2 (Seg #N/A)
Total Area	0.60 acres
Segments Needing Attention	0 (score ≤ 69)

Condition Breakdown

- Excellent: 6 segments (35%)
 - Good: 11 segments (65%)
- ✓ All segments in this zone are in good condition (score > 69)

LANDSCAPING ANALYSIS - MANAGEMENT ZONE 11

Zone Score: 84.0 (Good) | 10 Segments | 0.25 acres



Zone Summary

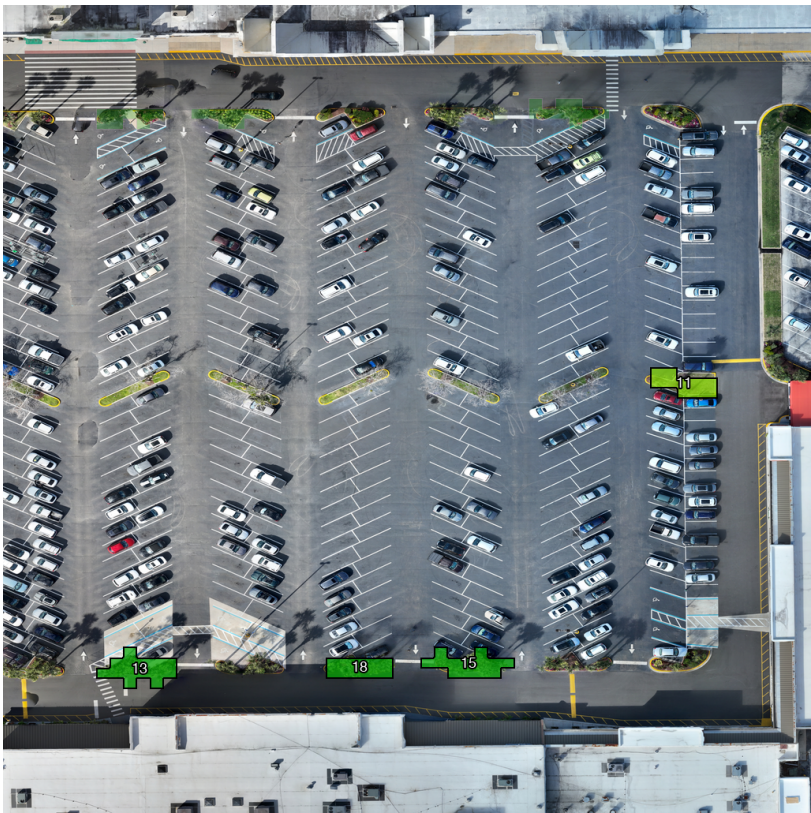
Total Segments	10
Average Score	84.0 (Good)
Worst Segment	78.2 (Seg #N/A)
Total Area	0.25 acres
Segments Needing Attention	0 (score ≤ 69)

Condition Breakdown

- Excellent: 3 segments (30%)
 - Good: 7 segments (70%)
- ✓ All segments in this zone are in good condition (score > 69)

LANDSCAPING ANALYSIS - MANAGEMENT ZONE 12

Zone Score: 83.6 (Good) | 9 Segments | 0.20 acres



Zone Summary

Total Segments	9
Average Score	83.6 (Good)
Worst Segment	79.3 (Seg #N/A)
Total Area	0.20 acres
Segments Needing Attention	0 (score ≤ 69)

Condition Breakdown

- Excellent: 5 segments (56%)
 - Good: 4 segments (44%)
- ✓ All segments in this zone are in good condition (score > 69)

LANDSCAPING CONDITION - DETAILED VIEW

Worst Area: Segment #35 | Condition Score: 44.4 (Poor)

