



Damage Assessment Report



Warm Mineral Springs Clubhouse 2

Address: 12200 San Servando Ave,
North Port, FL 34287

Coordinates: 27.059234, -82.260836

Warm Mineral Springs Clubhouse 2

Facility Description

Year Built:1960

Warm Mineral Springs Clubhouse 2

measures 100 feet in length by 70 feet in width and is approximately 7,000 square foot. The facility is used bath house after soaking in the spring water. The exterior and frame is comprised of CMU blocks, and a modified bitumen roof with a spray foam finish upon the Mod Bit roof. The interior consist of ceramic tile, wood paneling and plaster walls, ceramic tile and commercial carpet flooring, drywall and wood panel ceilings. The building suffered major damages due to flood waters, water intrusion, hurricane force winds, and flying debris. Mold is present in the facility and needs to be inspected by mold abatement specialist. Facility endured flood waters up to 16 inches.

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Damage Assessment Photos

Warm Mineral Springs Clubhouse 2

SITE INSPECTION REPORT

Kade Duakric
ROSTAN SOLUTIONS LLC.

COMMENTS: INSPECTION_COMPLETED

INTERIOR

Room #: Laundry Building

Room #: Main Area

Room Dimensions: 11' x 9' x 9'

Damaged Elements:

Ceiling, Wall, Electrical (receptacle photos for reference)

Damage Description:

270 SF drywall 5/8" (30' x 9')

270 SF batt insulation (30' x 9')

40 LF vinyl cove baseboard 4"

4EA ACT 2' x 4'

32 SF batt insulation 4" (8' x 4')

6 EA dual receptacles

48 LF metal conduit 1/2" and wiring

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INTERIOR Level: Laundry Building

Room #: Laundry Storage
Room Dimensions: 12' x 8' x 9'

Damaged Elements:

Ceiling, Wall, Electrical (receptacle photos for reference)

Damage Description:

171 SF drywall 5/8" (19' x 9')
171 SF batt insulation 4" (19' x 9')
4 EA ACT 2' x 4'
32 SF batt insulation 4" (8' x 4')
6 EA dual receptacles

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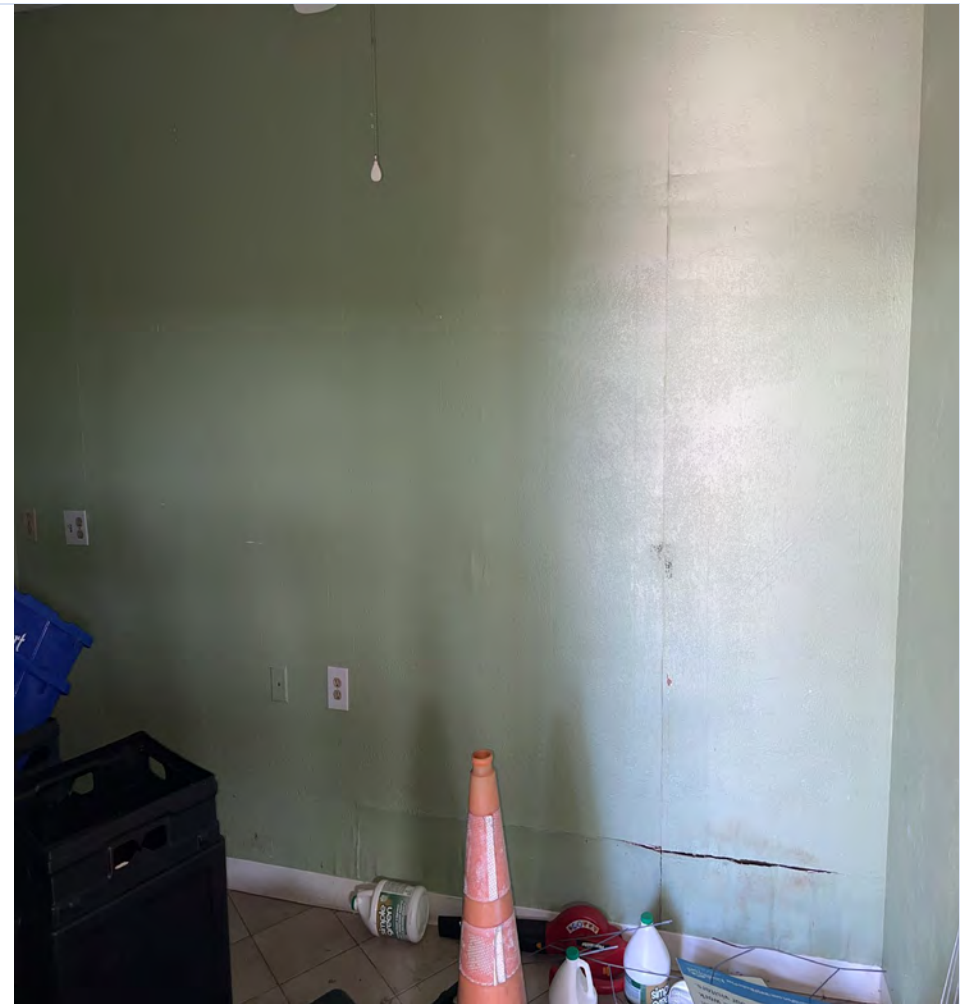
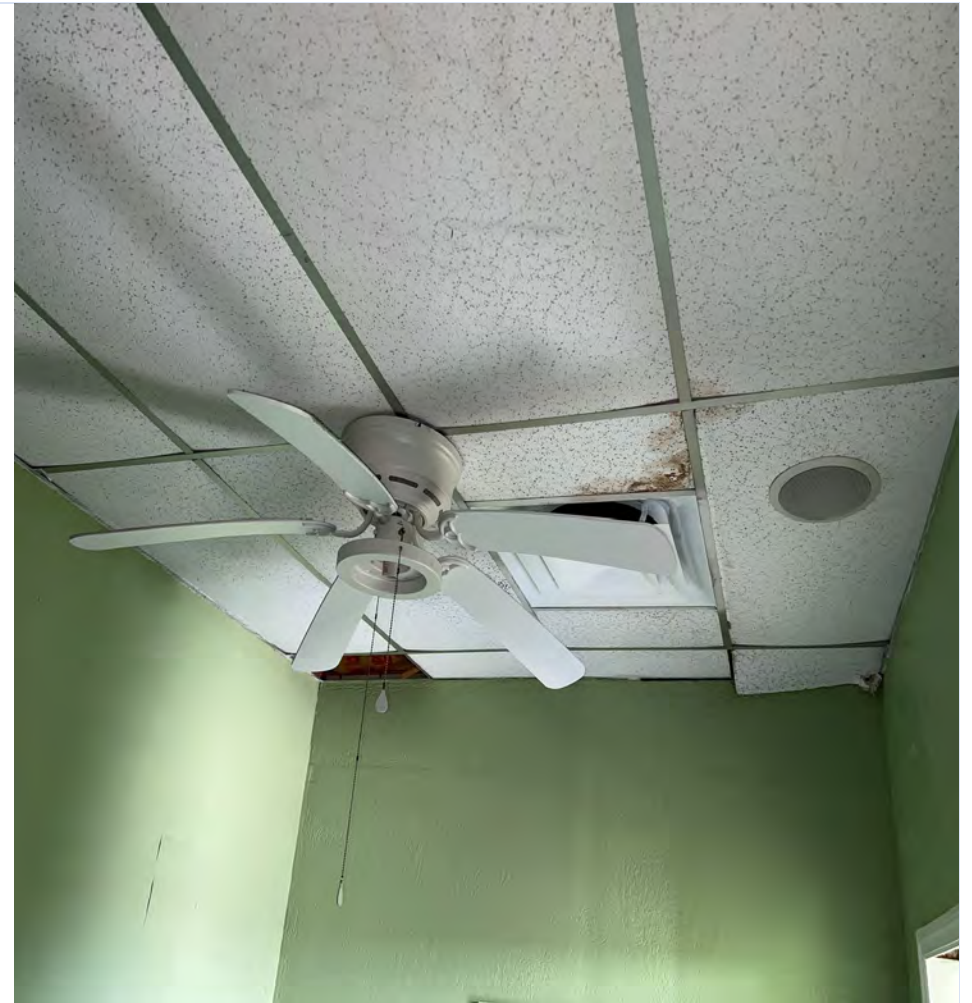


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INTERIOR Level: Laundry Building

Room #: Laundry Bathroom

Room Dimensions: 5' x 5' x 9'

Damaged Elements:

Ceiling, Wall

Damage Description:

24 SF drywall 5/8" (8' x 3')

24 SF batt insulation 4" (8' x 3')

20 LF vinyl cove baseboard 4"

1 EA ACT 2' x 4'

8 SF batt insulation 4" (4' x 2')

1 EA interior hollow core door 28" x 80"

17 LF wood door casing 2"

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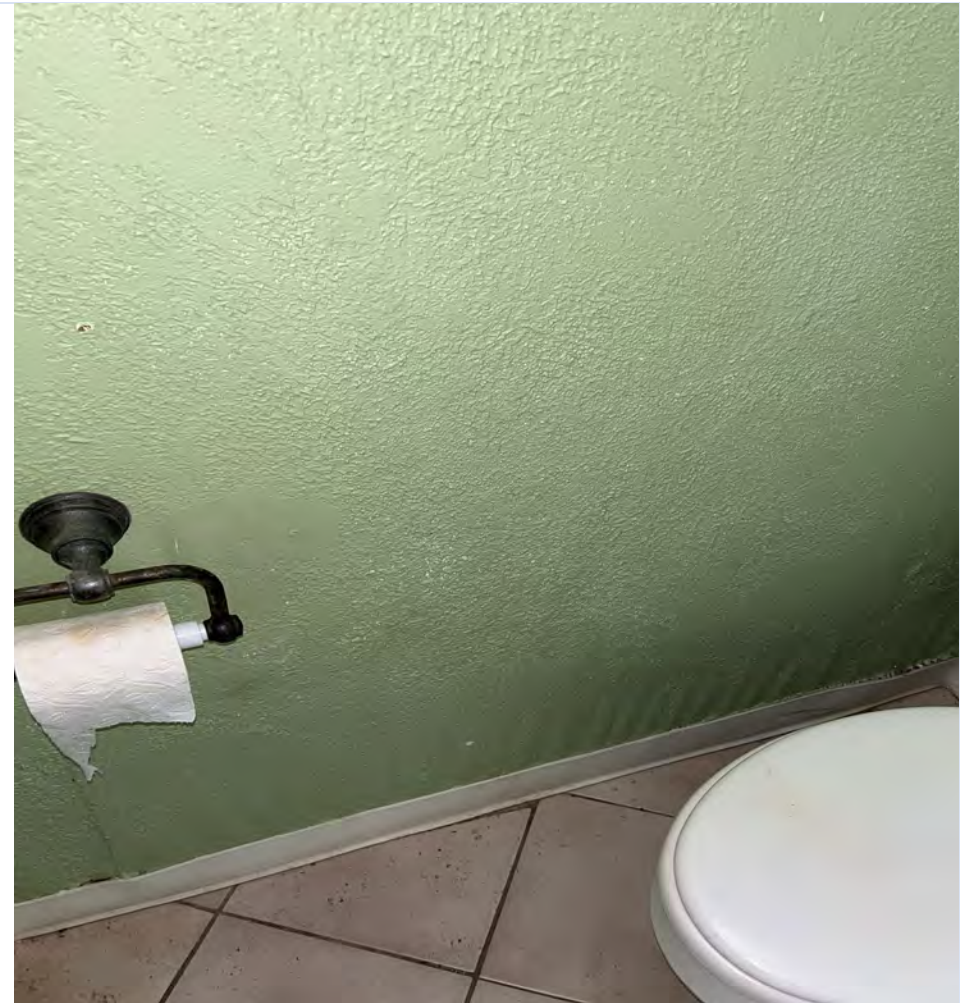


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INTERIOR Level: Laundry Building

Room #: Laundry Room
Room Dimensions: 12' x 8' x 9'

Damaged Elements:

Ceiling, Wall, Electrical (receptacle photos for reference)

Damage Description:

180 SF drywall 5/8" (20' x 9')
180 SF batt insulation 4" (20' x 9')
5 LF vinyl cove baseboard 4"
6 EA dual receptacles

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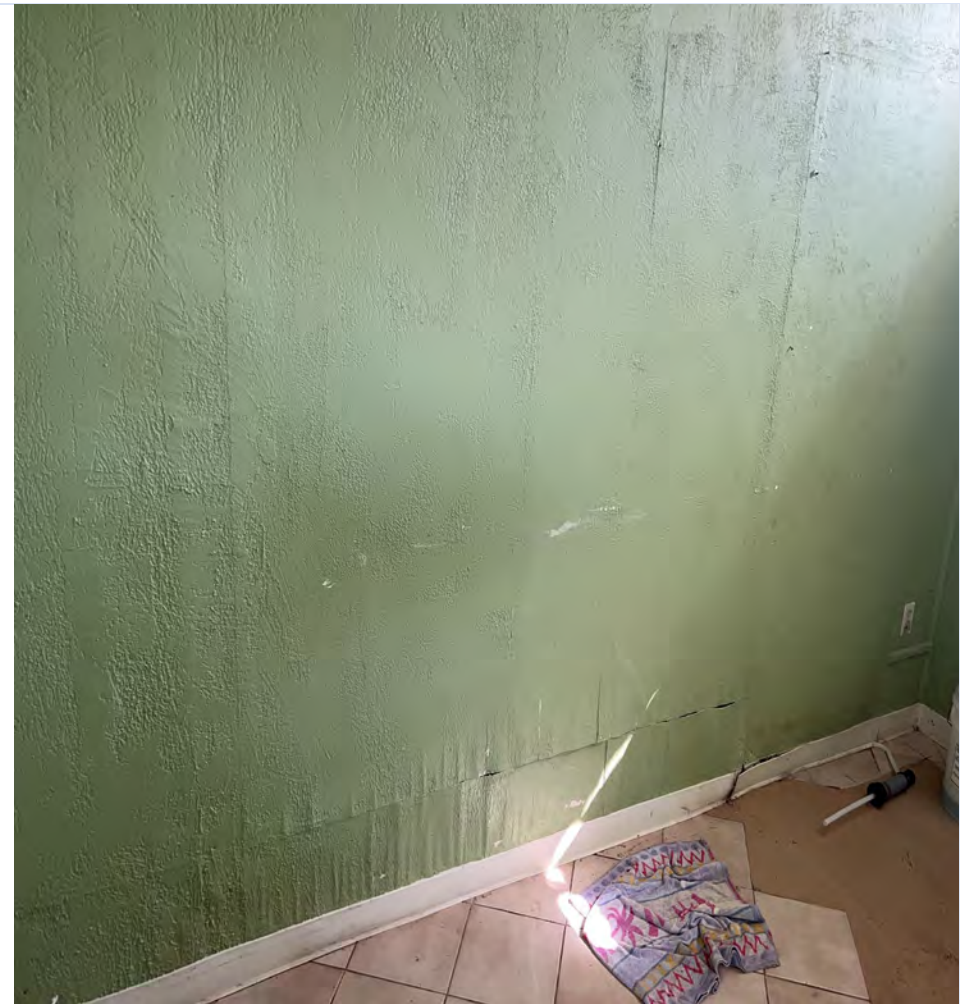
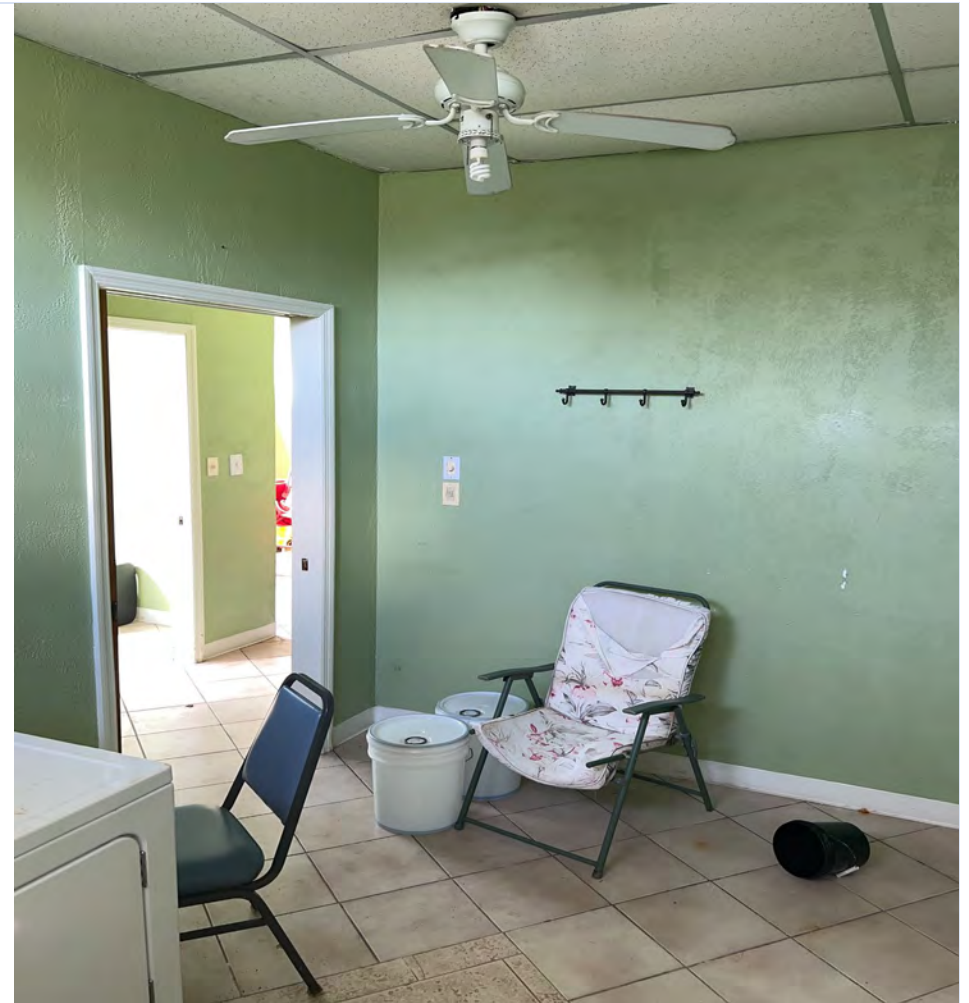


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INTERIOR Level: Laundry Building

Room #: Skin Care Building Room 1

Room Dimensions: 14' x 9' x 12'

Damaged Elements:

Wall, Electrical (receptacle photos for reference)

Damage Description:

210 SF painted beadboard paneling (35' x 6')

46 LF vinyl cove baseboard 4"

1 EA interior hollow core door 32" x 76"

16 LF wood door casing 2"

8 EA dual receptacles

64 LF metal conduit 1/2" and wiring

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INTERIOR Level: Laundry Building

Room #: Skin Care Building Room 2

Room Dimensions: 13' x 10' x 12'

Damaged Elements:

Wall, Electrical (receptacle photos for reference)

Damage Description:

216 SF painted beadboard paneling (27' x 8')

1 EA interior hollow core door 32" x 76"

16 LF wood door casing 2"

5 EA dual receptacles

40 LF metal conduit 1/2" and wiring

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INTERIOR Level: Laundry Building

Room #: Skin Care Building Room 3
Room Dimensions: 10' x 7' x 12'

Damaged Elements:

Wall, Electrical (receptacle photos for reference)

Damage Description:

72 SF painted beadboard paneling (12' x 6')
1 EA interior hollow core door 32" x 76"
16 LF wood door casing 2"
6 EA dual receptacles
48 LF metal conduit 1/2" and wiring

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INTERIOR Level: Laundry Building

Room #: Skin Care Room 4

Room Dimensions: 11' x 9' x 12'

Damaged Elements:

Wall, Electrical (receptacle photos for reference)

Damage Description:

42 SF painted beadboard paneling (7' x 6')

1 EA interior hollow core door 32" x 76"

16 LF wood door casing 2"

6 EA dual receptacles

48 LF metal conduit 1/2" and wiring

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INTERIOR Level: Laundry Building

Room #: Skin Care Main Room

Room Dimensions: 20' x 10' x 12'

Damaged Elements:

Wall, Flooring, Electrical (receptacle photos for reference)

Damage Description:

66 SF painted beadboard paneling (11' x 6')

56 SF drywall 5/8" (8' x 7')

56 SF batt insulation 4" (8' x 7')

200 SF ceramic floor tile 16" x 16" (20' x 10')

5 EA dual receptacles

60 LF metal conduit 1/2" and wiring

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INTERIOR Level: Laundry Building

Room #: Skin Care Building Bathroom

Room Dimensions: 7' x 9' x 12'

Damaged Elements:

Wall

Damage Description:

72 SF drywall 5/8" (12' x 6')

72 SF batt insulation 4" (12' x 6')

1 EA interior hollow core door 32" x 76"

16 LF wood door casing 2"

1 EA bathroom vanity 32" x 13" x 16"

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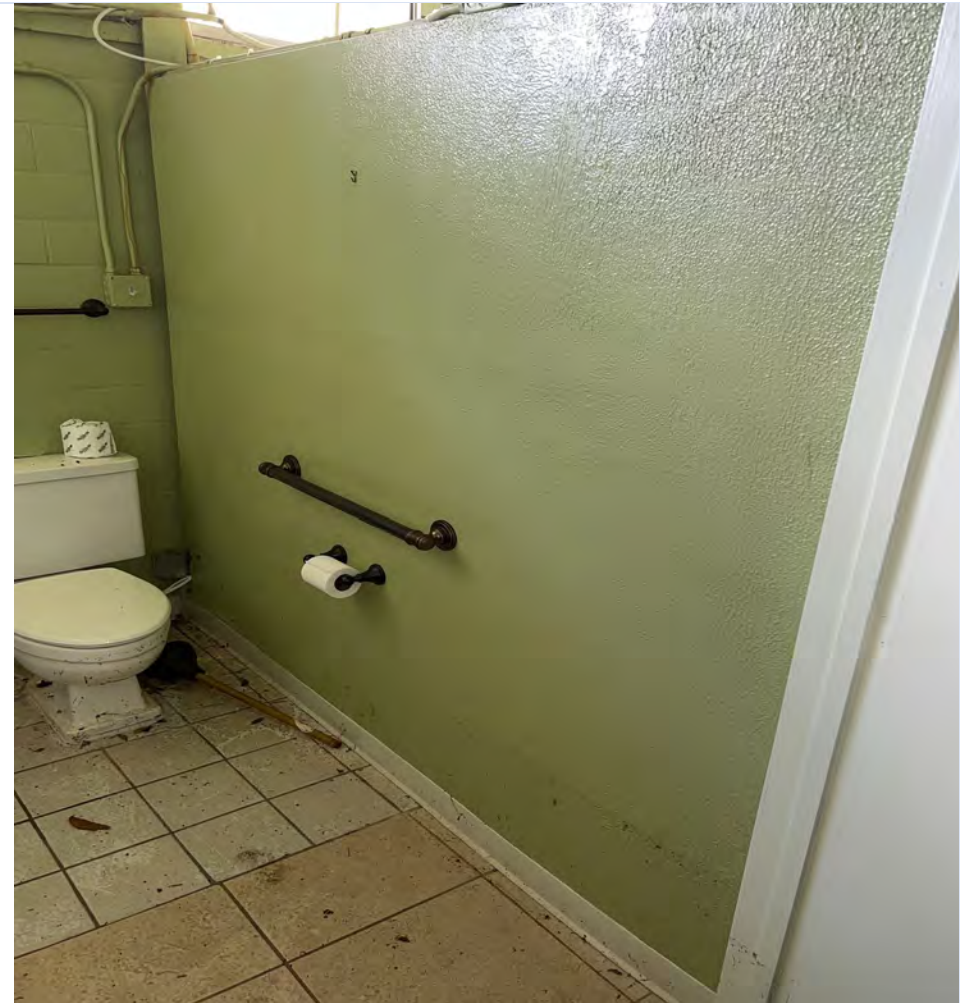


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INTERIOR Level: Laundry Building

Room #: Womens Lockerroom

Room Dimensions: 24' x 30' x 12'

Damaged Elements:

Ceiling, Wall

Damage Description:

1 EA interior hollow core door 32" x 76"

16 LF wood door casing 2"

720 SF ceramic tile 16" x 16" (30' x 24')

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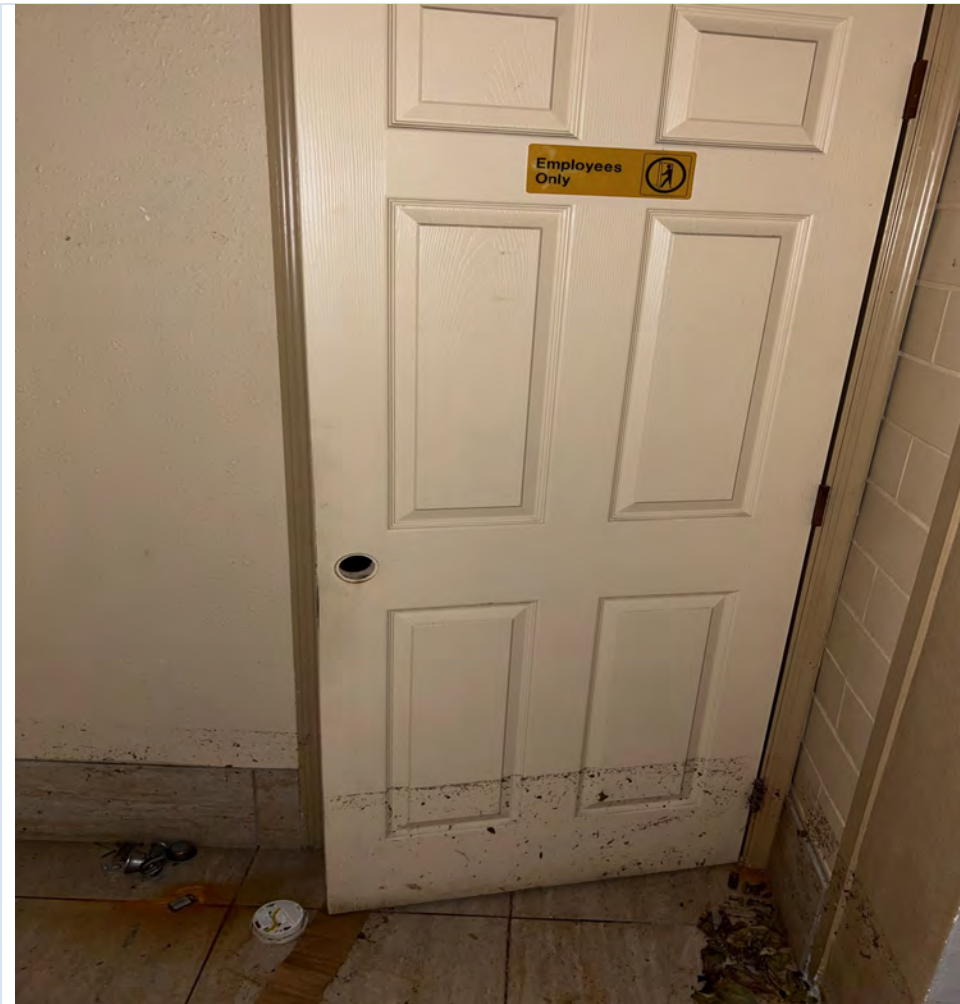


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INTERIOR

Level: Laundry Building

Room #: Men's Locker room
Room Dimensions: 30' x 24' x 12'

Damaged Elements:

NVD

Damage Description:

NVD

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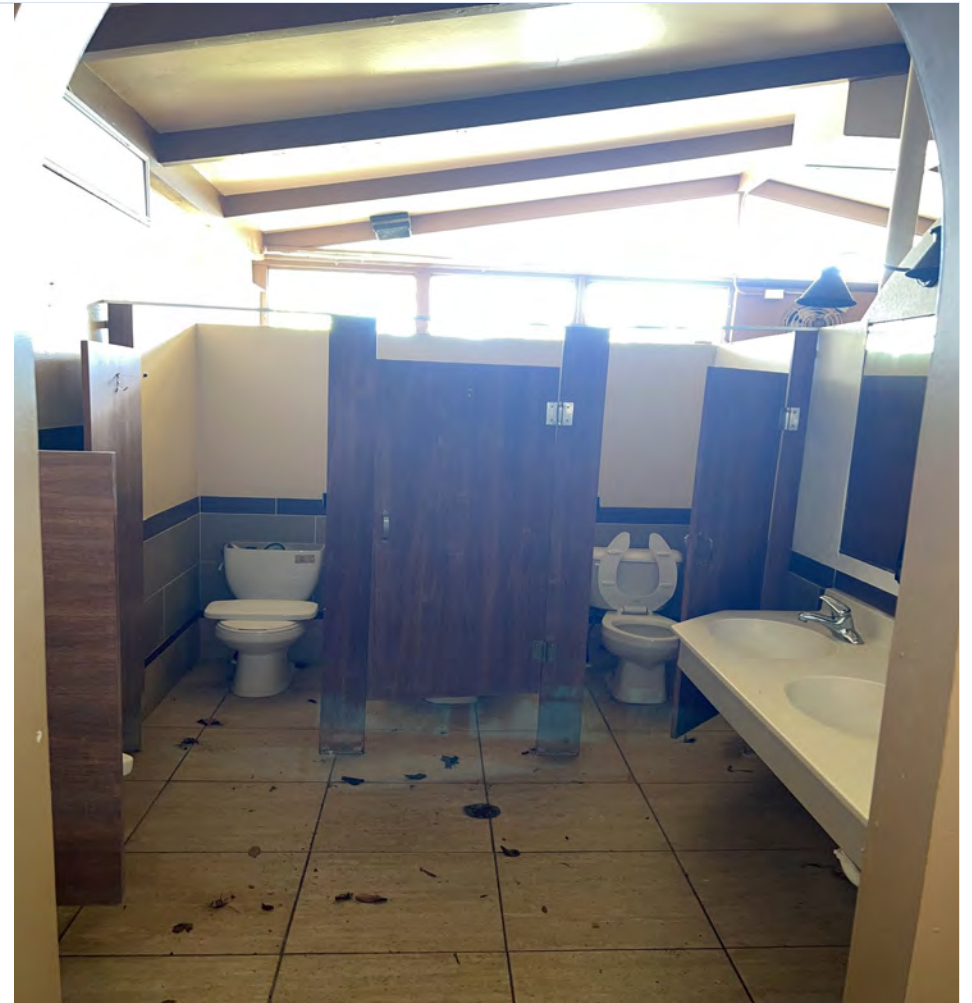


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INTERIOR Level: 1

Room #: Meeting Training Room
Room Dimensions: 24' x 20' x 12'

Damaged Elements:

Wall, Electrical (receptacle photos for reference)

Damage Description:

590 SF drywall 5/8" (59' x 10')
590 SF batt insulation 4" (59' x 10')
1 EA interior hollow core door 32" x 76"
16 LF wood door casing 2"
480 SF commercial carpet (24' x 20')
5 EA dual receptacles
45 LF metal conduit 1/2" and wiring

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INTERIOR Level: 1

Room #: Old Cafe

Room Dimensions: 30' x 35' x 9'

Damaged Elements:

Electrical (receptacle photos for reference)

Damage Description:

6 EA dual receptacles

46 LF metal conduit 1/2" and wiring

27 SF plywood countertop 3/4"

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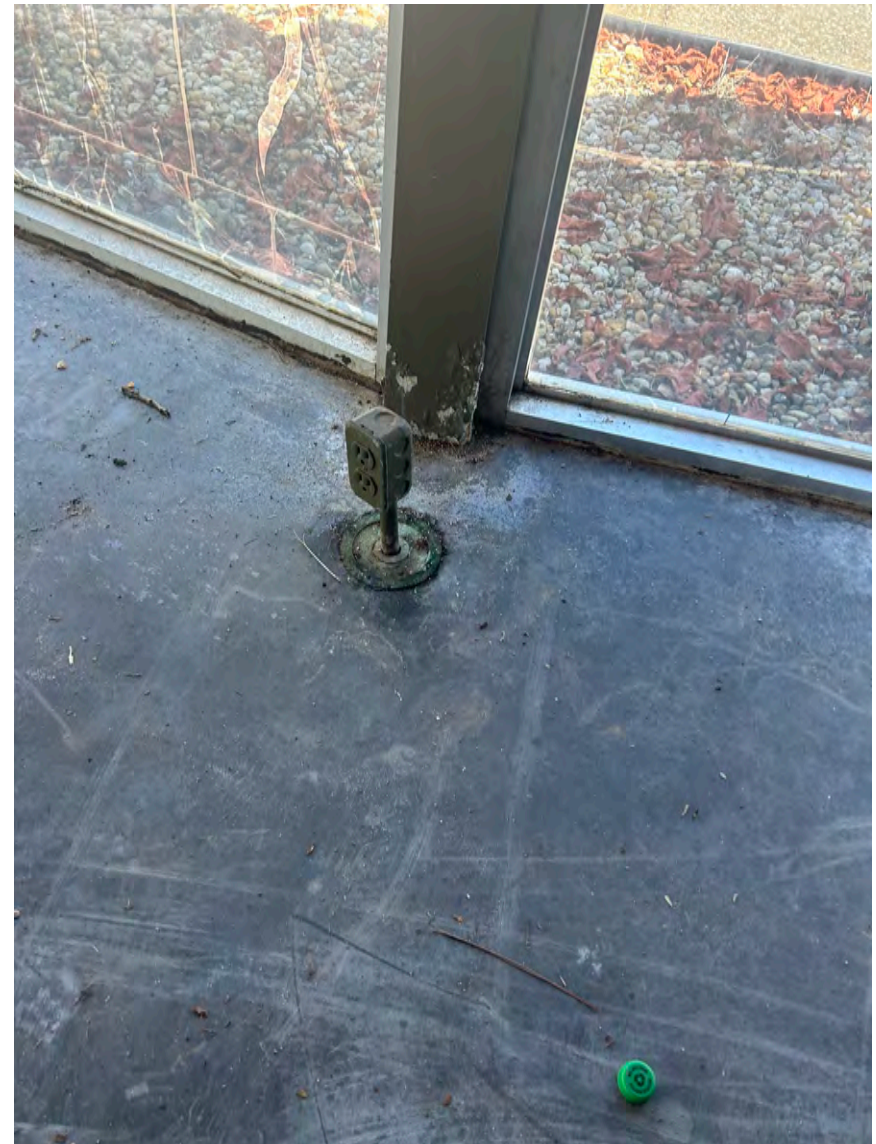


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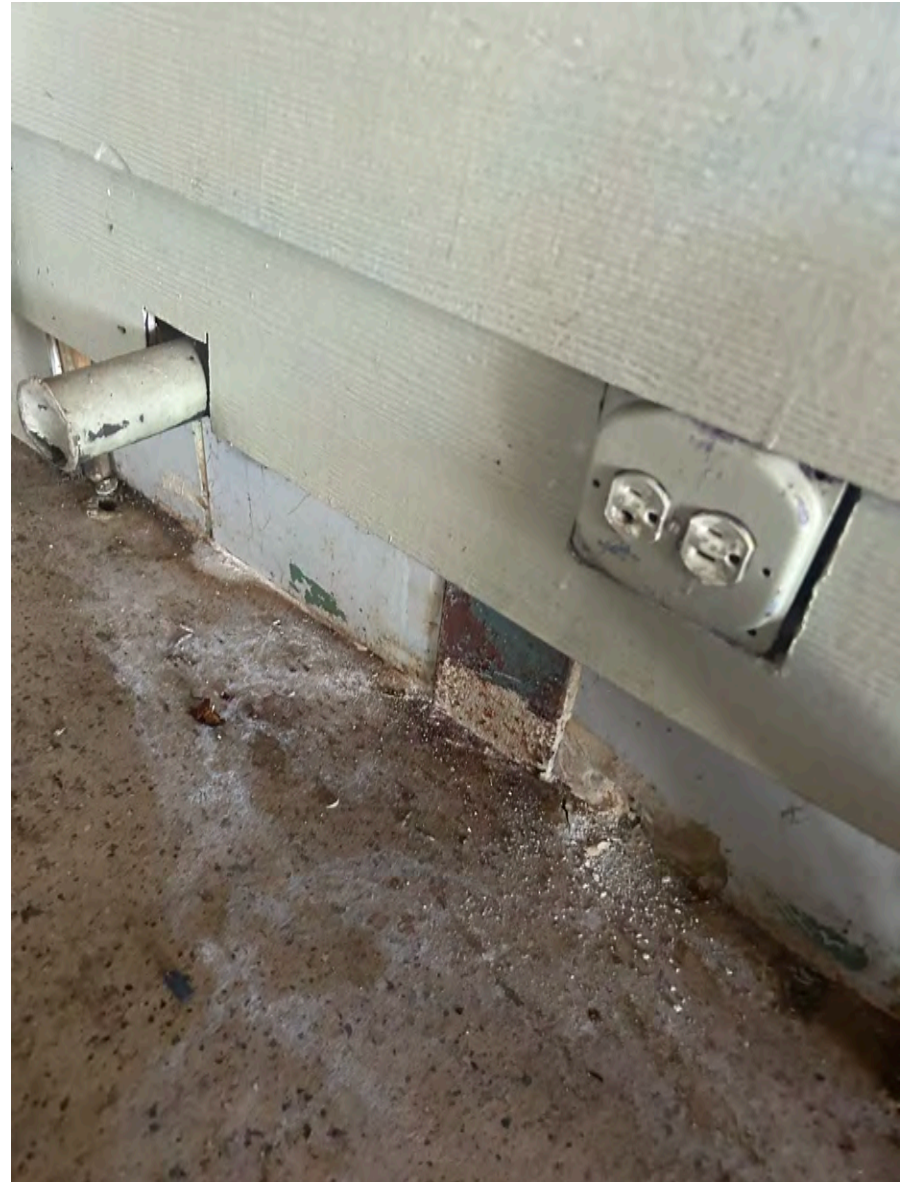


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INTERIOR Level: 1

Room #: Spa Waiting Room

Room Dimensions: 22' x 10' x 9'

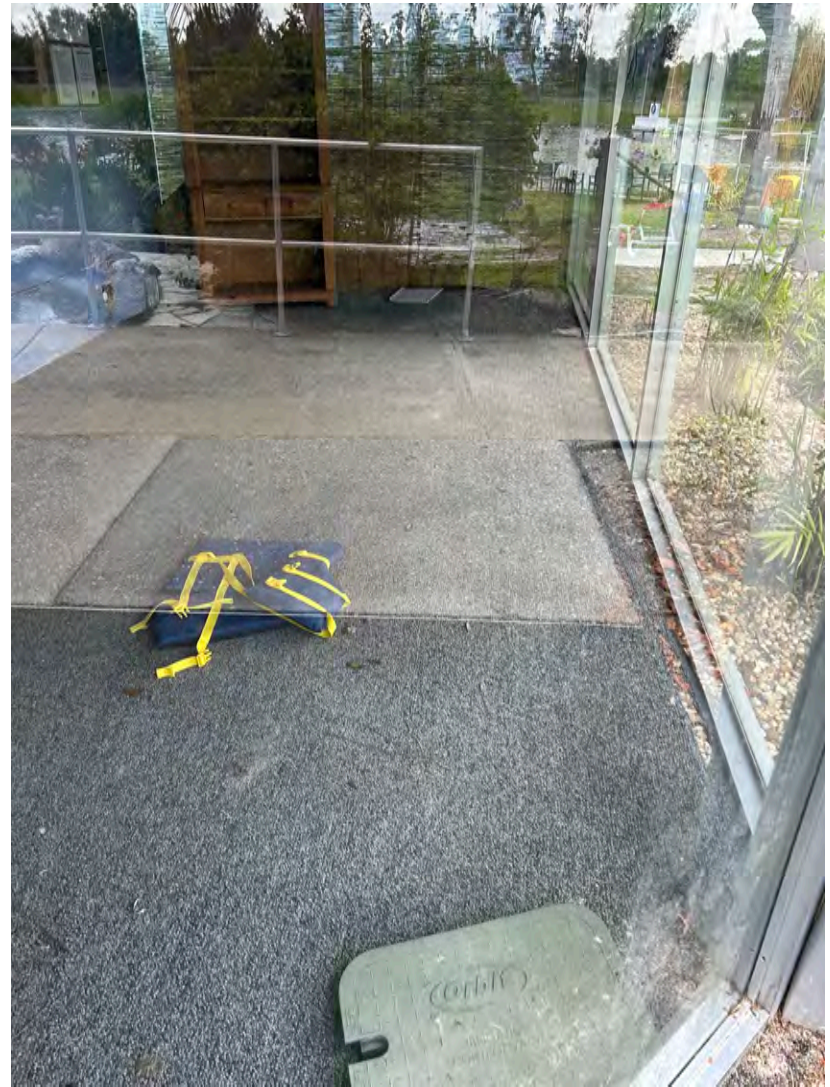
Damaged Elements:

Flooring

Damage Description:

220 SF commercial grade carpet (22' x 10')

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Warm Mineral Springs - Clubhouse 2 Summary

	INTERIOR DAMAGES
Main Area	270 SF drywall 5/8" (30' x 9') 270 SF batt insulation 4" (30' x 9') 40 LF vinyl cove baseboard 4" 4 EA ACT 2' x 4' 32 SF batt insulation 4" (8' x 4') 6 EA dual receptacles 48 LF metal conduit 1/2" and wiring
Laundry Storage	171 SF drywall 5/8" (19' x 9') 171 SF batt insulation 4" (19' x 9') 4 EA ACT 2' x 4' 32 SF batt insulation 4" (8' x 4') 6 EA dual receptacles
Laundry Bathroom	24 SF drywall 5/8" (8' x 3') 24 SF batt insulation 4" (8' x 3') 20 LF vinyl cove baseboard 4" 1 EA ACT 2' x 4' 8 SF batt insulation 4" (4' x 2') 1 EA interior hollow core door 28" x 80" 17 LF wood door casing 2"
Laundry Room	180 SF drywall 5/8" (20' x 9') 180 SF batt insulation 4" (20' x 9') 5 LF vinyl cove baseboard 4" 6 EA dual receptacles
Skin Care Building Room 1	210 SF painted beadboard paneling (35' x 6') 46 LF vinyl cove baseboard 4" 1 EA interior hollow core door 32" x 76" 16 LF wood door casing 2" 6 EA dual receptacles 64 LF metal conduit 1/2" and wiring
Skin Care Building Room 2	216 SF painted beadboard paneling (27' x 8') 1 EA interior hollow core door 32" x 76" 16 LF wood door casing 2" 5 EA dual receptacles 40 LF metal conduit 1/2" and wiring

Skin Care Building Room 3	72 SF painted beadboard paneling (12' x 6') 1 EA interior hollow core door 32" x 76" 16 LF wood door casing 2" 6 EA dual receptacles 48 LF metal conduit 1/2" and wiring
Skin Care Building Room 4	42 SF painted beadboard paneling (7' x 6') 1 EA interior hollow core door 32" x 76" 16 LF wood door casing 6 EA dual receptacles 48 LF metal conduit 1/2" and wiring
Skin Care Main Room	66 SF painted beadboard paneling (11' x 6') 56 SF drywall 5/8" (8' x 7') 56 SF batt insulation 4" (8' x 7') 200 SF ceramic floor tile 16"x16" (20' x 10') 5 EA dual receptacles 60 LF conduit 1/2" and wiring
Skin Care Building Bathroom	72 SF drywall 5/8" (12' x 6') 72 SF batt insulation 4" (12' x 6') 1 EA interior hollow core door 32" x 76" 16 LF wood door casing 2" 1 EA bathroom vanity 32" x 13" x 16"
Womens Lockerroom	1 EA interior hollow core door 32" x 76" 16 LF wood door casing 2" 720 SF ceramic tile 16" x 16" (30' x 24')
Men's Lockerroom	NVD
Meeting Training Room	590 SF drywall 5/8" (59' x 10') 590 SF batt insulation 4" (59' x 10') 1 EA interior hollow core door 32" x 76" 16 LF wood door casing 2" 480 SF commercial carpet (24' x 20') 5 EA dual receptacles 45 LF conduit 1/2" and wiring

Old Cafe	6 EA dual receptacles 46 LF metal conduit 1/2" and wiring 27 SF plywood countertop 3/4"
Spa Waiting Room	220 SF commercial grade carpet (22' x 10')