

SITE REPORT · OCTOBER 2026

Riverview Business Center

St. Louis, Missouri

68,500 SF • Multi-Tenant Industrial / Flex

Inspection Date: October 26, 2026

Routine Monthly Site Visit



EXECUTIVE SUMMARY

AT A GLANCE

The property appears generally well maintained, consistent with the prior inspection. This month's visit documented two items requiring follow-up and confirmed completion of one previously reported repair. No urgent conditions were observed within the limited visual inspection scope.

3

Tracked Findings

2 active · 1 resolved

1

Action Needed

Drainage inlet

1

Monitor

East drive aisle

1

Resolved

Service door

KEY TAKEAWAYS

WHAT OWNERSHIP SHOULD KNOW



Overall exterior presentation remains strong

Grounds, loading areas and visible building exterior were generally satisfactory.



Drainage inlet should be cleared

Debris observed at the southeast stormwater inlet; see finding 01 on page 3.



Continue tracking pavement condition

East drive aisle cracking was documented for comparison during the next visit.



Previously reported door repair is complete

South service door damage documented in September is no longer visible.

Inspection approach Exterior visual review, agreed owner-specific checklist, photographs and follow-up tracking.

PROPERTY CONDITION CHECKLIST

TAILORED TO THIS PROPERTY

A consistent monthly review built around the property's physical characteristics, lease structure and ownership priorities. Statuses reflect conditions observable during this visit only.

01	SITE & GROUNDS	STATUS	INSPECTOR OBSERVATIONS
	Parking and drive aisles	Monitor	Cracking documented at east drive aisle.
	Drainage and stormwater	Action needed	Debris at southeast inlet; see finding 01.
	Landscaping and general grounds	Satisfactory	Maintained; no notable change observed.
	Exterior lighting	Satisfactory	Supplemental evening reference confirms operation.
02	BUILDING EXTERIOR	STATUS	INSPECTOR OBSERVATIONS
	Walls, façade and visible finishes	Satisfactory	No new visible damage observed.
	Roofline from ground level	Satisfactory	No visible concern from accessible areas.
	Exterior doors and hardware	Resolved	Prior south service door damage repaired.
	Signage and wayfinding	Satisfactory	Legible and in generally good condition.
03	LOADING & ACCESS	STATUS	INSPECTOR OBSERVATIONS
	Loading docks and aprons	Satisfactory	No new visible issues noted.
	Overhead door exteriors	Satisfactory	No external defects observed.
	Perimeter gates and access	Satisfactory	No obvious obstructions at time of visit.
	Truck circulation routes	Satisfactory	Accessible routes appeared clear.
04	OWNER-SPECIFIC ITEMS	STATUS	INSPECTOR OBSERVATIONS
	East drive aisle pavement	Monitor	Track cracking and photograph monthly.
	Southeast stormwater inlet	Action needed	Clear debris; confirm follow-up.
	Tenant exterior storage	Satisfactory	Observed within designated exterior areas.
	West retaining wall	Satisfactory	No visible change from prior photos.

STATUS KEY

Satisfactory

Monitor

Action needed

Not assessed

Resolved

Inspection limitations

Visual observations from accessible exterior locations. This report is not an engineering, environmental, code compliance or life-safety certification.

FINDINGS & RECOMMENDED ACTIONS

PHOTO-DOCUMENTED ITEMS

Three tracked findings are included below. Open issues carry forward each month until a resolution is confirmed or ownership closes the item.

01

Drainage inlet maintenance

Action needed

LOCATION

Southeast parking area

Debris and accumulated material were observed at the inlet grate. Drainage performance was not tested.

FOLLOW-UP

Request clearing of the inlet and confirm completion with a follow-up photograph.

First observed: October 2026



INLET OVERVIEW



DEBRIS DETAIL

02

East drive aisle pavement

Monitor

LOCATION

East circulation drive near loading approach

Cracking is visible along the drive aisle. No determination of underlying pavement condition was made.

FOLLOW-UP

Compare with baseline photographs next month; seek a contractor opinion if deterioration progresses.

First observed: October 2026



DRIVE AISLE



CRACK DETAIL

03

South service door repair

Resolved

LOCATION

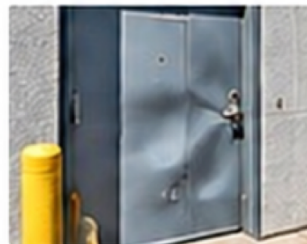
South service entrance

Previously documented panel damage is no longer visible following reported repairs.

RESOLUTION

Marked resolved for routine exterior tracking. Retain prior and current photographs for the property history.

First observed: September 2026 - Closed: October 2026



SEPTEMBER - BEFORE



OCTOBER - AFTER

Each finding is tied to a location, dated photo record and next action. Open items carry forward automatically in the full reporting workflow.

ADDITIONAL PROPERTY PHOTOS

REFERENCE LOCATIONS

Consistent reference views document the property month over month. Additional close-up images appear alongside the findings on page 3.



07 · Front elevation
No new visible concern



08 · Parking area
Striping and general condition



09 · Loading docks
No new visible concern



10 · Landscaping
Appears maintained



11 · Perimeter / side yard
Access and fence line



12 · Exterior lighting
Supplemental evening reference

OWNER ACTION REGISTER

RECOMMENDED NEXT STEPS

ITEM	RECOMMENDED NEXT STEP	STATUS
01 · Drainage inlet	Schedule cleaning and provide completion photo	Action needed
02 · Pavement cracking	Monitor at next visit; evaluate repair if progressing	Monitor
03 · South service door	Repair observed; retain documentation	Resolved
Next scheduled review November 2026 · Routine monthly exterior inspection		PREPARED BY BLUE STRIPE Owner-side property oversight

Demo report using fictional property details, illustrative photographs and sample findings. This is a presentation mockup, not an actual inspection or assessment.