TRUEGALE

TECHNOLOGIES

PROPERTY TECHNOLOGY ASSESSMENT

Maple Ridge Apartments

1200 Maple Ridge Drive, Anytown, USA

PREPARED FOR	Northgate Residential Partners
ASSESSMENT DATE	November 18, 2026
ASSESSOR	Troy White, Truegale Technologies

Sample report. Property, client, findings and costs are fictional.

SECTION 1

Executive summary

OVERALL RATING

Needs attention



Operational today, with two high-risk systems that should be addressed at or soon after closing.

The property runs today, but one internet outage would take down the office, cameras and door access at once, and nearly half the cameras are already offline.

Key findings

- **No backup internet.** A single cable line feeds the leasing office, cameras, door access and clubhouse Wi-Fi. When it drops, everything drops.
- **6 of 14 cameras are offline** and the recorder is full, overwriting footage after about 4 days. Incidents may not be recoverable.
- **Network equipment is 8+ years old and undocumented.** Unmanaged switches, no labels, no diagram, and no one on site knows the admin passwords.
- **Wi-Fi gaps in the clubhouse and fitness center**, where residents and staff use it most.
- **Door access works**, but everyone shares one admin login, so there is no record of who changed what.

Estimated capital needed

TIMING	WHAT IT COVERS	ESTIMATED RANGE
Fix now	Before closing through the first 90 days: credentials, cameras, backup internet, core network	**$9,500 – $16,000**
Plan	Within 12–24 months: common-area Wi-Fi, building network refresh, parking cameras	**$14,000 – $24,000**
Total		**$23,500 – $40,000**

Negotiation note: the fix-now items are known defects the current owner has not addressed. They are reasonable to raise as a price adjustment or seller credit.

SECTION 2

Findings at a glance

Two systems are rated red, three yellow and one green.

SYSTEM	STATUS	WHAT WE FOUND	RECOMMENDATION	EST. COST
Internet / ISP	RED	Single cable line, no failover. Office, cameras and doors all depend on it.	Second provider + automatic-failover gateway	$1,500 – $3,000 + ~$150/mo
Cameras	RED	6 of 14 offline. Recorder full, about 4 days of footage.	Repair/replace cameras, new recorder with 30-day retention	$4,000 – $7,000
Network core & closets	YELLOW	Unmanaged switches 8+ years old. No labels, diagram or known passwords.	Replace core switch and gateway; label and document	$3,000 – $5,000
Accounts & access	YELLOW	Factory passwords on network gear. One shared door-system admin login.	Reset credentials, individual accounts, formal handoff	$1,000
Wi-Fi (common areas)	YELLOW	Dead spots in clubhouse and fitness center.	Add 2–3 access points and retune	$3,000 – $5,000
Door access	GREEN	Working and supported. Only the shared-login issue above.	No hardware action needed	—

Building-level switches and Wi-Fi in the six residential buildings work but are near end of life. Their refresh ($8,000 – $14,000) and parking-lot camera coverage ($3,000 – $5,000) are in the 24-month plan.

RED — High risk. Address before closing or immediately after.

YELLOW — Needs attention within 90 days to 2 years.

GREEN — Acceptable. Monitor.

SECTION 3

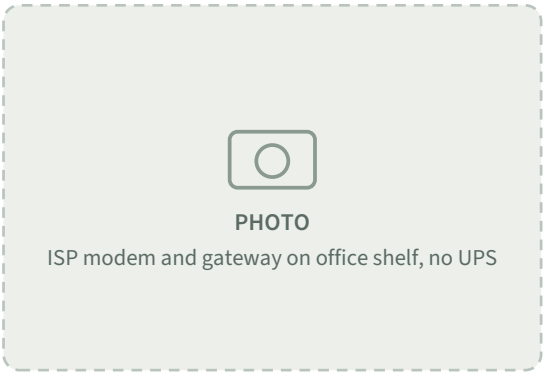
Detailed findings

Internet / ISP

RED

One cable connection enters the leasing office and serves the entire property. There is no second provider and no failover, so a single outage stops leasing, cameras, door access and clubhouse Wi-Fi together. The provider's modem and the property's gateway sit on an open shelf with no battery backup.

Recommendation. Add a second provider on a different medium (fiber or fixed wireless), a gateway that fails over automatically, and a small battery backup.

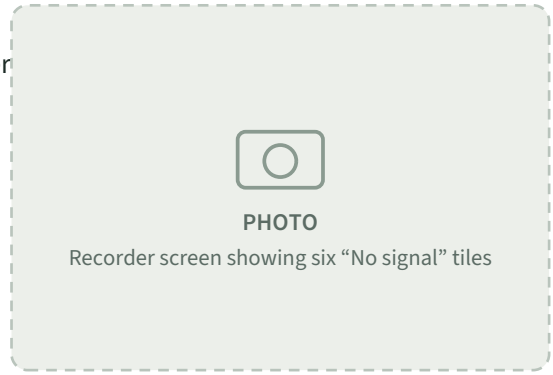


Cameras

RED

6 of 14 cameras show no image, including both pool cameras and the main entrance. The recorder's drive is full and overwriting after about 4 days, well below the 30 days most insurers and property managers expect.

Recommendation. Repair or replace the failed cameras, replace the recorder with one sized for 30-day retention, and set up offline alerts so failures are noticed.

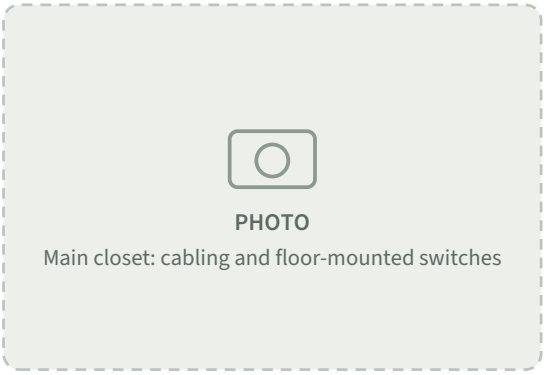


Network core & closets

YELLOW

The main closet holds unmanaged switches roughly 8–10 years old, with unlabeled cables and no diagram. No one on site knows the admin passwords, and two switches sit on the floor. It works today, but any fault will be slow and costly to trace.

Recommendation. Replace the core switch and gateway, mount everything in a rack, label every cable and leave a one-page network diagram.



Accounts & access control

YELLOW

Network equipment still uses factory passwords, and staff share a single admin login for the door-access system. There is no record of who has access, so former staff and vendors may still be able to get in.

Recommendation. Reset every credential at closing, issue individual accounts and hand the new owner a sealed credential record.

Wi-Fi (office & common areas)

YELLOW

Office coverage is fine. The clubhouse lounge and fitness center have dead spots, below usable signal in about a third of each space, which is where residents complain most.

Recommendation. Add 2–3 access points and retune channels.

PHOTO
Signal heat map: clubhouse and fitness center

Door access

GREEN

The system is current and supported by its manufacturer, and every tested door responded correctly. The only issue is the shared admin account covered above.

Recommendation. No hardware action needed; resolve with the account changes above.

SECTION 4

Prioritized action plan

Do the first two items before or at closing. Together they remove the evidence gap and the biggest security exposure.

Before closing / day 1	Subtotal $5,000 – $8,000
☐ Reset all credentials; individual door-system accounts; sealed credential handoff	**$1,000**
☐ Repair or replace failed cameras; new recorder with 30-day retention	**$4,000 – $7,000**

First 90 days	Subtotal $4,500 – $8,000
☐ Second internet provider with automatic failover and battery backup	**$1,500 – $3,000 + ~$150/mo**
☐ Replace core switch and gateway; rack, label and diagram the main closet	**$3,000 – $5,000**

Within 12–24 months	Subtotal $14,000 – $24,000
☐ Add 2–3 access points in clubhouse and fitness center	**$3,000 – $5,000**
☐ Refresh switches and Wi-Fi in the six residential buildings	**$8,000 – $14,000**
☐ Add camera coverage for parking areas	**$3,000 – $5,000**

SECTION 5

Scope and limitations

This is a visual, point-in-time assessment of the property's technology systems on the date shown.

- **Included:** internet service, network equipment and closets, Wi-Fi in the office and common areas, cameras and recorder, door access, and administrative accounts on those systems.
- **Not included:** resident units, building electrical, fire and life-safety systems, phone systems, software licensing, or penetration testing.
- No equipment was opened, reconfigured or stress-tested. Findings reflect what was observable and reported by on-site staff.
- Cost figures are planning ranges based on typical market pricing, not quotes. Actual costs depend on the vendor, scope and timing chosen.
- This report does not warrant the condition or future performance of any system and is provided for the client's use in evaluating the property.

About Truegale Technologies

Independent technology assessments for property buyers, owners and managers. We don't sell equipment or ongoing service, so our recommendations reflect what the property needs, not what we can install.

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