



Davis Inspection Services, LLC  
2821 Palmerston  
Troy, MI 48084  
Ric Davis, Inspector  
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# CONFIDENTIAL INSPECTION REPORT



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Inspection Agreement

Inspector Name Richard Davis
Company Name Davis Inspection Services, LLC

Client Name:
Property Address:
City, State: ,

Davis Inspection Services, LLC agrees to conduct a visual inspection for the purpose of informing the client of major deficiencies in the condition of the property, subject to the UNCONDITIONAL RELEASE AND LIMITATION OF LIABILITY below. The inspection and report are performed and prepared for the sole, confidential and exclusive use and possession of the client. The written report will only include the following:

General structural condition, general electrical, general plumbing, hot water heater(s), kitchen(s), general interior, including ceilings, walls, windows, general exterior, including walkways, Parking lot(s), roof(s), gutters, drainage, and grading

It is understood and agreed that this inspection will be of readily accessible areas of the building and is limited to visual observations of apparent conditions existing at the time of the inspection. Latent and concealed defects and deficiencies are excluded from the inspection; equipment, items, and systems will not be dismantled. Vegetation, stored items and furniture will not be moved. Maintenance and other items may be discussed but they are not part of our inspection. The Inspector will not perform any destructive testing or dismantling and will not move any personal property or furnishings. The Inspection also does not include latent or concealed defects, the possible presence or danger from any potentially harmful substance or environmental hazard, including but not limited to radon gas, lead paint, mold, asbestos, urea formaldehyde, electromagnetic waves, fiberglass, toxic or flammable chemicals, odors (including pet odors), and water or airborne hazards. Insect damage (e.g. caused by termites, carpenter ants, etc.) is often concealed and difficult to detect even if the damage is extensive, and insect damage, whether obvious or concealed, is excluded from the Inspection. Because there is a variance in building codes among different municipalities and among different ages of homes, the Inspection does not address compliance with past or present governmental codes and regulations. The Inspection further does not include HVAC, Chillers, Refrigeration equipment, Manufacturing equipment, swimming pools, spas, saunas and hot tubs, including their structures, fixtures and equipment; wells, septic systems, public water and sewer systems, water softeners, and sprinkler systems; security systems, garage door safety mechanisms; central vacuum systems; underground or concealed plumbing and electrical systems; and, systems and components not listed in the Report; unless separately contracted and paid for by the Client.

The parties agree that Davis Inspection Services, LLC and it's agents and employees, assume no liability or responsibility for the cost of repairing or replacing any unreported defect or deficiency, either current or arising in the future, or any property damage, consequential damage or bodily injury in the future of any nature. THE INSPECTION AND REPORT ARE NOT INTENDED OR TO BE USED AS A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE ADEQUACY, PERFORMANCE OR CONDITION OF ANY INSPECTED STRUCTURE, ITEM OR SYSTEM. DAVIS INSPECTION SERVICES, LLC IS NOT AN INSURER OF ANY INSPECTED CONDITIONS. The client agrees that inspections may reduce the risk associated with purchasing real estate but can not eliminate those risks.

UNCONDITIONAL RELEASE AND LIMITATION OF LIABILITY

The client agrees that any dispute, controversy, interpretation or claim, including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to, this contract or arising out of, from or related to the inspection or inspection report shall be submitted to final and binding arbitration conducted by Construction Dispute Resolution Services, INC. The decision of the Arbitrator appointed there shall be final and binding and judgment on the award may be entered in any Court of competent jurisdiction. In the event that Davis Inspection Services, LLC and/or its agents or employees are found to be liable due to breach of contract, breach of warranty, negligence, negligent misrepresentation, negligent hiring or any other theory of liability, then the liability of Davis Inspection Services, LLC and/or its agents and/or employees shall be limited to a sum equal to the amount of twice the fee paid by the Client to Davis Inspection Services, LLC for the inspection and report.

Client and Davis Inspection Services, LLC agree that should a Court of competent jurisdiction determine and declare that any portion of this Agreement is void, voidable or unenforceable, the remaining provisions and portions shall remain in full force and effect. THE CLIENT AGREES THAT THEY HAVE THE RIGHT TO REVIEW THIS AGREEMENT WITH AN ATTORNEY BEFORE SIGNING. Acceptance and understanding of this agreement are hereby acknowledged:

Signature [Handwritten Signature] Date: 02/13/2019

## Inspection Agreement (Continued)

### General Information

This building is being visually inspected in accordance with NAHI National Association of Home Inspectors Standards of Practice. The inspector will follow these standards of practice and code of ethics while performing this inspection and delivering you a written report. You can view these NAHI Standards of Practice and Code of Ethics at:

<http://www.nahi.org/about-us/nahi-standards-of-practice-code-of-ethics/>

This inspection and report is for the purpose of identifying visible major defects and deficiencies which might affect your decision whether to purchase. Although minor problems may be mentioned, this report does not attempt to list them all. You are urged to accompany the inspector during the inspection. Many things can be pointed out to you as to where things are and how they work. This report is a summary of the inspection. Many things may be verbalized regarding defects and deficiencies that may not be listed in the report. It is important that you understand what a visual inspection can tell you about the building and what it can't. Some problems can only become evident once you are living in the home. There are limitations as to what an inspector can find in a visual inspection. Since this is a visual inspection, the inspection is limited to accessible areas only. The inspector can not see into walls or does not perform technically exhaustive tests on equipment. Furniture and stored items will not be moved. The inspector does not lift carpets or large rugs. The inspector does not remove panels or dismantle any items or equipment. If the utilities are shut off the inspector will not turn them on. The inspection of these items will be inconclusive. No inspection is made by Davis Inspection Services, LLC to detect past or present insect boring activity or rot. We recommend that you contact a qualified exterminator should you desire more information or a possible examination of the building and/or a warranty. Environmental issues will not be part of this inspection. Determining the presence or condition of buried oil tanks is not part of this inspection. It is recommended that a qualified professional further evaluate the property to determine the presence and condition of buried oil tanks.

Throughout your report where the age of mechanicals, roofs, etc. is stated, the age is approximate. It is not possible to be exact regarding age, but an effort is made to be as accurate as possible based on the visual evidence available at the time of the inspection. When any item is reported to be acceptable it means that it should give generally satisfactory service within the limits of its age. This report is not a guaranty or warranty. A visual inspection cannot eliminate all of the risk in purchasing. You can purchase warranty programs that can insure you against failure of some of the major systems of the building. Buyers may overlook important information and warnings that were pointed out during the inspection. This can result in failure of equipment or other damage which could have been prevented if the inspector's advice would have been followed.

SWIMMING POOLS & POOL EQUIPMENT, JACUZZIS, HOT TUBS, SAUNAS, GREENHOUSES, DECORATING/COSMETICS, GENERATORS& SUPPLEMENTAL WIRING, DOCKS, SEAWALLS, INFESTATION OF ANIMALS & INSECTS, MOLD, LAWN SPRINKLER SYSTEMS, WELL AND PUMP, POOL HOUSE, EXTERIOR LIGHTING SYSTEMS, ENVIRONMENTAL ISSUES, OUTDOOR BARB-B-Q AND FUEL SUPPLY CONNECTIONS, FELINE AND OTHER PET URINE & OUT BUILDINGS/SHEDS ARE BEYOND THE SCOPE OF THIS INSPECTION AND THEREFORE NOT INSPECTED. HAVE THESE SPECIALTY ITEMS EVALUATED BY A QUALIFIED PROFESSIONAL.

This is our report of a visual inspection of the readily accessible areas of this building, in accordance with the terms and conditions contained in the PRE-INSPECTION AGREEMENT, which is part of this report and incorporated herein. Anything not listed in this report has not been inspected. This report is a summary of the more detailed report that was discussed with you at the inspection site. It is sometimes possible for clerical errors to occur. If this written report does not appear to coincide with the on site verbal report you received, or it appears to be significantly different in some areas please notify us. Prior to closing you should check any currently not visible areas for problems and address them at that time. Please read the REMARKS printed on each page and call us at (248) 646-5219 for an explanation of any part of this report which you do not fully understand. THANK YOU FOR USING OUR SERVICE!

### Client Information

Client Name

### Property Information

Property Address

City State

Date Of Inspection: 02/13/2019

### Inspection Company

Inspector Name Richard Davis

Company Name Davis Inspection Services, LLC

Address 2821 Palmerston

City Troy State MI Zip 48084

**General Information (Continued)**

Phone (248) 646-5219  
E-Mail DavisInsp@aol.com

**Conditions**

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Others Present Others Unknown To Inspector, Other inspector  
Property Occupied Yes  
Estimated Age 1990's  
Building Type Commercial  
Sewage Disposal Public How Verified Client  
Water Source Public How Verified Client  
Temperature 75-85 Degrees  
Weather Cloudy  
Soil Conditions Damp  
Gas/Oil On Yes  
Water On Yes  
Electric On Yes  
Start Time 10:00 AM End Time 4:00 PM

Receipt

Client Name  
Property Address  
City State MI

Date Of Service(s): 02/13/2019

Type Of Service(s) Provided: Visual commercial inspection

Payment Type: Check

Payment: \$4400

Balance Due: None

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***Thank You For Using Our Service!***

Definitions

The inspection and report are not intended to be used as a guarantee or warranty, expressed or implied, regarding the adequacy, performance or condition of any inspected structure, item or system. Davis Inspection Services, LLC is not an insurer of any inspected conditions. There are warranty programs which can be obtained from independent companies to insure you against failure of some of the major systems in the building. The report reflects the conditions and operations of items the day of the inspection only. Remember that all mechanical items are prone to unpredictable failures. We strongly recommend that you investigate any insurance claims that may have been made against this property. Claims made can reveal clues of past damage that has occurred to the property that have since been repaired or concealed that may affect the property or your ability to insure it.

**NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection**

- Acceptable**      **Functional with no obvious signs of defect.**
- Not Present**    **Item not present or not found.**
- Not Inspected** **Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection. The complete function or operation could not be determined. Inspection of these items should be considered incomplete.**
- Marginal**       **Item is not fully functional and requires repair or servicing. Item may be operational but is approaching or has reached life expectancy. Repairs or replacement should be expected.**
- Defective**       **Item needs immediate repair or replacement. The item is unable to perform its intended function, failing or presents a safety hazard. These items should not be ignored in that they can lead to more property damage and problems or life safety issues.**
- Not Applicable** **Does not apply**

Structure

The inspection of the structure will be of readily accessible areas of the building and is limited to visual observations of apparent conditions existing at the time of the inspection only. Latent and concealed defects and deficiencies are excluded from the inspection; equipment, items and systems will not be dismantled. The finished areas of the basement conceal the foundation walls and floor structure from evaluation.

Galvanized hangers/connectors/gusset plates in contact with treated wood may corrode and fail. It is recommended that additional testing by a qualified professional be done to determine structural integrity.

Structural defects and deficiencies can not always be determined in a one time visit to the building. Indications of structural defects and deficiencies, if present, can be concealed behind furniture, finished areas or storage. Any structural issues pointed out during this inspection should be further evaluated by a qualified professional to determine the extent and cost for repairs that may be required before completing the purchase.

Structure Type Combination Office and Warehouse

- Acceptable    **Overview:**
- Acceptable    **Differential Movement: Normal for age**
- Not Inspected **Foundation: Poured concrete    Stored contents restricted access to some areas, Finished floors cover slab and conceal from evaluation**
- Acceptable    **Roof Structure: Metal    Some areas not visible due to fire retardant application and ceiling installed**
- Acceptable    **Stairs/Handrails: Metal stairs with metal handrails**

## Roof

The roof inspection will be of readily accessible areas and is limited to visual observations of apparent conditions at the time of the inspection only. Latent and concealed defects and deficiencies are excluded from the inspection; equipment, items, and systems will not be dismantled.

Flat or low pitched roof leaks are common in this climate. Expect them. The inspector will make all attempts to walk the surface of the roof providing that is safe to do so. Steep pitch, snow, ice, frost, dew or water may prevent safe access to the roof surface. Lack of access to the roof surface may limit the complete evaluation of the roof. If the roof is not fully accessed the roof inspection should be considered not completed. It is strongly recommended that you get the roof further evaluated before closing. Some roofing materials may be damaged by surface walking and are only evaluated from the ground, from windows or with binoculars. If the roof has a gravel covering evaluation is limited. Leaking or potential to leak is difficult to detect unless the gravel is removed exposing the roofing material below. Roof penetrations and valleys are particularly vulnerable to leaks. Keep these areas properly sealed to reduce the risk of leaks. Flat capped chimneys have a history of problems. This type of chimney is prone to leak, expect it. The leaks can rot out a chase without any visible clues. It is important that you periodically have a qualified professional inspect these types of chimneys and take corrective actions as soon as leaks are detected.

When the report indicates that the roof is "acceptable", that means acceptable for its age and general usefulness. A roof which is stated to be acceptable may show evidence of past or present leaks or may soon develop leaks. However, such a roof can be repaired and give generally satisfactory service within the limits of its age.

Asphalt or fiberglass shingle roofs have a normal life of 15-20 Yrs. Rolled roofing may last only 5-10 Yrs. A built-up type roof normally lasts 15-20 years, if they drain properly. If there is standing water on the roof the rate of deterioration is doubled. Wood shingles and shakes can last up to 30-45 years if properly maintained. Slate roofs should last 30-75 years depending on the grade of slate. Metal roofs can last a very long time providing the surface is properly maintained. Clay tile roof should last 30-50 Yrs. Multiple layers can as much as double the deterioration rate. If no water and ice shield protection has been installed expect ice damming leaks and damage.

TV ANTENNAS AND SOLAR COLLECTORS ARE BEYOND THE SCOPE OF THIS INSPECTION. HAVE THESE SPECIALTY ITEMS EVALUATED BY A QUALIFIED PROFESSIONAL IN THAT FIELD.

### All Areas Roof Surface

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Method of Inspection: Surface walk, Other roof

Type: Flat

Approximate Age: Approaching end of useful life

Marginal      **Roof Surface Gravel Covered Membrane**      Flat roofs prone to leak expect it, Approaching expected life, expect to replace. Evidence suggesting past leakage, Moss growth observed, Open and failing seams observed at limited areas of the roof, Seal these seams to reduce the risk of leakage, Remove vegetation growing on roof to reduce the risk of damage to the underlying membrane, The gravel guards are damaged and open at some locations allowing gravel to fall into the gutters, Several areas of the membrane are exposed where gravel is missing, The membrane will age more rapidly where exposed to UV light, A qualified roofing contractor is recommended to evaluate and estimate repair or replacement.

Marginal      **Flashing: Metal, Rubber, Tar**      Some rusting noted, Heavily tarred at some locations suggesting past leaks. Some areas are at risk for leaks. Secure and seal to reduce leak risk

Marginal      **Gutters: Aluminum**      Gutters have negative flow and are holding water, Correct the pitch to improve water control off the roof, Keep the sump drains clear to reduce risk of roof drainage issues, Monitor and repair or replace as needed.

### Roof Top Chimney

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Defective      **Chimney: Metal pipe**      Several rusted flue pipes noted, Expect to make repairs or replacements.

## Exterior

The inspection of the exterior surfaces and components will be of the readily accessible areas and is limited to visual observations of apparent conditions at the time of the inspection only. Latent and concealed defects and deficiencies are excluded from the inspection; equipment, items and systems will not be dismantled.

The installation and type of siding materials does not eliminate the risk of water intrusion. All sidings can leak if not properly maintained. Periodic maintenance may be required to reduce the risk of leaks which may include but not be limited to sealing all exterior siding penetrations or the siding material itself. All areas where joints are located should be caulked regularly to reduce the risk of water intrusion and damage. No siding material should be considered maintenance free. The inspector can not see inside walls to determine if water intrusion has occurred or if damage has resulted as a result of any intrusion. Exterior siding may be concealing defects not visible during a visual inspection.

Hardboard, Composite, Stucco and EIFS (exterior insulated foam siding) type sidings have proven to be disastrous as far as performance. These types of siding have a history of failures that can cause additional damage to other systems and structure of the building. These types of siding require that the siding is installed strictly to the manufacturers specifications. The maintenance must be strict and timely to reduce the risk of failures. Water and weather exposure will cause these products to fail. Class actions suits have been filed nationally but may not cover the costs associated with repairing or replacing the siding and the damages failure can cause. If this building has these type sidings a potentially costly deficiency may exist. It is strongly recommended that you get closure regarding this matter.

SWIMMING POOLS & POOL EQUIPMENT, JACCUZZIS, HOT TUBS, SAUNAS, GREENHOUSES, DECORATING/COSMETICS, GENERATORS& SUPPLEMENTAL WIRING, DOCKS, SEAWALLS, INFESTATION OF ANIMALS & INSECTS, MOLD, LAWN SPRINKLER SYSTEMS, WELL AND PUMP, POOL HOUSE, EXTERIOR LIGHTING SYSTEMS, ENVIRONMENTAL ISSUES, OUTDOOR BARB-B-Q AND FUEL SUPPLY CONNECTIONS, & OUT BUILDINGS/SHEDS ARE BEYOND THE SCOPE OF THIS INSPECTION AND THEREFORE NOT INSPECTED. HAVE THESE SPECIALTY ITEMS EVALUATED BY A QUALIFIED PROFESSIONAL.

Marginal	<b>Overview:</b> Areas open and vulnerable to water infiltration, Deteriorated and open mortar, Caulking defects, Damaged driver at the front signage awning, Dented metal siding, Rusting steel doors and jambs at some locations, Rusted lintels over doors, Damaged over head door (first one D side of building)
Marginal	<b>Vulnerable to Water Infiltration?</b> Yes, Seal all exterior areas vulnerable to water intrusion
Marginal	<b>Trim:</b> Metal Loose, Open areas vulnerable to water intrusion, Caulking defects, Monitor and repair as needed
Marginal	<b>Siding Block, Metal</b> Penetrations, Damaged, Areas vulnerable to water intrusion, Caulking defects that present opportunities for water intrusion, Deteriorated mortar, Step cracks, Shear cracking, Monitor and repair or replace as needed
Marginal	<b>Entry Doors:</b> Glass, Metal Worn, Peeling paint, Rusting doors and frames at some locations, Damaged overhead door, Some overhead doors not accessible for evaluation due to parked truck trailers, Loose or damaged gaskets, Caulking defects
Defective	<b>Windows:</b> Metal Loose, worn and damaged gaskets at some windows, Several Broken seals with windows that are fogging up, Expect to make repairs or replacements on windows
Marginal	<b>Exterior Lighting:</b> Surface mount, Parking lot Caulk round fixtures where attached to the building to reduce risk of water infiltration, Parking lot lights appear in service Le condition, operation not tested

## Lots and Grounds

The inspection of the lots and grounds will be of readily accessible areas and is limited to visual observations of apparent conditions existing at the time of the inspection only. Latent and concealed defects and deficiencies are excluded from the inspection. The presence of buried fuel storage tanks is beyond the scope of this inspection. A qualified professional should further evaluate the property for the presence of any buried fuel storage tanks. No equipment or measuring devices are used to determine water drainage from the property or the potential for drainage from adjacent property to this property. The geological characteristics of soil or potential environmental conditions on or affecting this property are beyond the scope of this inspection. The evaluation of the potential for flooding or a high water table on this property is beyond the scope of this inspection. If the grounds are snow covered the lots and grounds portion of this inspection should be considered incomplete.

Defects and deficiencies to the grade can cause water problems to to the building. Roof and surface water must be controlled to maintain a dry basement. Properly functioning gutters with extensions discharging water away from the building will help. A positive grade of approximately 1 inch per foot slope for at least 5 feet from the foundation wall is recommended. Any defects to the grade should be corrected to reduce the risk of water problems and damage.

Steps should have handrails and porches or decks should have railings to reduce safety risks. Deck or balcony joist/ledger connections in contact with treated wood may corrode and fail. The joist/ledger connections on all wood decks/balconies should be further evaluated and tested by a qualified professional to determine structural integrity.

DETERMINING THE PRESENCE OF BURIED FUEL STORAGE TANKS OR OTHER ENVIRONMENTAL ISSUES AND PROPERTY WATER DRAINAGE IS BEYOND THE SCOPE OF THIS INSPECTION AND THEREFORE NOT INSPECTED. HAVE THESE SPECIALTY ITEMS EVALUATED BY A QUALIFIED PROFESSIONAL IN THAT FIELD.

- Defective **Overview:** Poor exterior water control with areas of the walkways and parking lot that are pooling water, Overgrown shrubs restrict evaluation of some areas, Sidewalk has poor drainage, Trip hazards at sidewalk and parking lot, Broken and damaged curbs, Curbs elevated above the sidewalk presenting trip hazards, Broken, Damaged and heaved walkways and parking lot areas, Newer asphalt drive with some cracking and low areas pooling water, Areas of the fence are damaged and out out plumb and level, Gravel parking lot needs re-graveling and leveling
- Defective **Driveway:** Concrete Damaged or deteriorated, recommend estimate for repair or replacement by a licensed contractor, Heavy cracks in surface, Heaves in concrete causing trip hazard
- Defective **Parking Lot:** Asphalt, Concrete, Gravel Newer asphalt, Low areas pooling water, Some Cracking at areas of the newer asphalt, Damaged or deteriorated concrete parking lot, recommend estimate for repair or replacement by a licensed contractor, Trip hazards at concrete parking lot, Areas of deteriorated concrete parking lot that are pooling water, Gravel parking lot should be re-traveled and leveled, Damaged curbs, Curbs raised above sidewalks present trip hazards, Deteriorated and cracked curbs , Monitor and repair or replace as needed
- Defective **Walks:** Concrete Concrete pitted and chipped, Cracked, Damaged or deteriorated, recommend estimate for repair or replacement by a licensed contractor, Heaved, Trip hazard
- Marginal **Steps/Stoops:** Concrete, Metal, Rusting Metal hand railings and steps, Cracking noted
- Marginal **Grading:** Moderate slope Grading has negative slope and water is pooling against the foundation. Improper soil slope towards foundation, recommend the addition of fill dirt to improve grade
- Marginal **Vegetation:** Trees, Shrubs Trim overgrown shrubs away from building, Some areas restricted by overgrown vegetation
- Marginal **Fences:** Chain link Damaged, Out of plumb at some areas

## Electrical

The inspection of the electrical system will be of readily accessible areas and is limited to visual observations of apparent conditions at the time of the inspection only. Latent and concealed defects and deficiencies are excluded from the inspection; equipment, items and systems will not be dismantled. Some electrical information will be included in other sections of this report. Example: The exterior section will contain information about the electrical service cables, meter and outlets. Please read the entire report before coming to any conclusion regarding any one system.

Electrical wiring can not be checked inside walls, outlets, and switches unless dismantling or destructive means are employed, which is outside the scope of this visual inspection. Any lights on sensors are not checked. A discretionary safety upgrade would be GFCI outlets at all potentially wet areas, if not already installed. The GFCI outlets should be tested monthly to ensure they are functioning. Aluminum wiring used for 110 branch circuits is considered a safety risk. Painted outlets should be replaced. Loose outlets and switches should be corrected. Ungrounded and reversed polarity outlets are considered a safety risk. If the power is shut off to this building the inspection should be considered incomplete. It is strongly recommended that you get closure regarding this system. It is also very important that properly operating smoke and C.O. detectors are installed before the home is occupied.

Any electrical defects and deficiencies listed are considered a high priority item for repairs and replacement due to the potential for fires or electrocution. It is strongly recommended that if defects or deficiencies of any kind were found that you realize that it may be just the tip of the iceberg. Any amateur wiring may indicate that other problems may exist that are impossible to fully discover in a visual inspection. Every attempt will be made to find potential safety risks and list them in this report. You should have the electrical further evaluated by a qualified professional to more fully assess the system.

LOW VOLTAGE ELECTRICAL ITEMS, GENERATORS & SUPPLEMENTAL WIRING ARE BEYOND THE SCOPE OF THIS INSPECTION AND THEREFORE NOT INSPECTED. HAVE THESE SPECIALTY ITEMS EVALUATED BY A QUALIFIED PROFESSIONAL.

Service Size : 15,000 KBA  
Volts: 125-480 VAC 3 Phase  
Conductor Type: Aluminum

Marginal      **Overview:** Broken fixtures, Some lights not operational, Loose outlets found throughout building, Improper use of extension cords at several locations in the building. Some outlets had no power, Some breakers are shut off and some are not in use, Double taps noted at breakers, Recommend further evaluation by a licensed electrician to determine repairs, replacement and cost

Acceptable      Exterior electrical cables:  
Acceptable      Ground: Plumbing and rods in ground

## Kitchen

The inspection of the kitchen(s) will be of readily accessible areas and is limited to visual observations of apparent conditions at the time of inspection only. The appliances and their connections are beyond the scope of this inspection. Latent and concealed defects and deficiencies are excluded from the inspection; equipment, items and systems will not be dismantled.

If the utilities are shut off to this building the inspection of the Plumbing/gas and electrical systems should be considered incomplete. When utility services are shut off it is strongly recommended that you get closure regarding their condition and operation.

THE FUEL AND POWER SUPPLY CONNECTIONS TO THE APPLIANCES TYPICALLY ARE CONCEALED BEHIND OR BELOW INSTALLED APPLIANCES AND ARE BEYOND THE SCOPE OF THIS INSPECTION AND THEREFORE NOT INSPECTED. HAVE THESE SPECIALTY ITEMS EVALUATED BY A QUALIFIED PROFESSIONAL.

### Office space Kitchen

Marginal      **Overview:** Correct caulk at counter, Evidence suggesting past leaks under sink

Acceptable      Electrical:

Marginal      Counters/ Cabinets: Correct caulk at counter, Evidence suggesting a past leak under sink.

Marginal      Plumbing/Fixtures: Evidence suggesting past leaks under sink, Monitor and repair as needed.

Acceptable, Marginal Floor:

### Breakroom Kitchen

Marginal      **Overview:** Correct caulk at counter, Slow drains, Evidence suggesting past leaks under sink. Stained ceiling tiles.

Acceptable      Electrical:

### Kitchen (Continued)

- Marginal Counters/ Cabinets: Older worn counter expect to replace, Correct caulk at counter, Evidence suggesting a past leak under sink. Monitor and repair as needed.
- Marginal Plumbing/Fixtures: Evidence suggesting past leaks under sink, Slow drain, Monitor and repair as needed.
- Marginal Floor: Cracked tiles, Monitor and repair or replace as needed.

### Interior Space

The inspection of the interior space will be of readily accessible areas and is limited to visual observations of apparent conditions existing at the time of the inspection only. Latent and concealed defects and deficiencies are excluded from the inspection; equipment, items and systems will not be dismantled.

Furniture and personal belongings are not moved. Some areas may have restricted access and may not have been visible at the time of the inspection. Where carpeting has been installed, the materials and condition of the floor underneath cannot be determined. Prior to completing the purchase it would be to your advantage to see if any areas not accessible or visible at the time of the inspection have problems. Odors and stains are common in previously occupied buildings. These problems cannot be positively identified in a general visual inspection. Things like windows and outlets are randomly inspected and evaluated as a group rather than as individual items. Stress cracking and nail pops are typical and likely do not indicate any structural problems with the building. Please verify that all screens and/or storms not in place at the time of the inspection are present, in satisfactory condition and operable.

INTERCOMS, ALARM SYSTEMS, WINDOW TREATMENTS, ELEVATORS/ STAIR LIFTS, DECORATING/COSMETICS INFESTATION OF INSECTS/ANIMALS, ENVIRONMENTAL ISSUES AND CENTRAL VACUUM SYSTEMS ARE BEYOND THE SCOPE OF THIS INSPECTION AND THEREFORE NOT INSPECTED. HAVE THESE SPECIALTY ITEMS EVALUATED BY A QUALIFIED PROFESSIONAL.

### Interior Office Interior Space

- Marginal Overview: Mold found in the office areas, Water stained ceiling tiles and drywall suggest conditions conducive for other mold that is not visible, Air quality testing is recommended, Content storage blocked several areas from inspection, have evaluated once contents are removed. Evidence suggesting past roof leaks, Broken seals at windows several windows, Worn and stained carpets, Cracked tiles observed at several locations, The concrete bump guards for the steel column supports are cracked and damaged at several locations in the warehouse areas, Recommend further evaluation by a qualified contractor for repair and cost.
- Marginal Ceiling: Ceiling tiles, Drywall Water stained, Evidence suggesting past roof leakage, Monitor and correct as needed.
- Acceptable Walls: Drywall Typical for age
- Marginal Floors: Carpet, Tile Loose carpet, Carpet Stained/soiled, Cracked tiles. Monitor and correct as needed.
- Acceptable Doors: Wood, Hollow core, Metal Typical for age
- Marginal Windows: Metal Broken seals, Monitor and repair or replace as needed.

### Laundry Room/Area

The inspection of the Laundry room will be of the readily accessible areas and is limited to visual observations of apparent conditions existing at the time of the inspection only. The appliances are not considered part of this inspection and will not be included. Latent and concealed defects and deficiencies are excluded from the inspection; equipment, items, and systems will not be dismantled. If the water is shut off to this building, the inspection of the laundry room and it's components should be considered incomplete. It is strongly recommended that you get closure regarding the systems utilizing water if the water was shut off to this building.

### Warehouse Laundry Room/Area

- Defective Overview: Metal flex vent hose is a fire hazard replace for safety, Replace water supply hoses with metal braided hoses, Install a lint trap at drain discharge.
- Acceptable Powered By: Electric
- Defective Dryer Vent: Flex metal Flex pipe is a potential fire hazard if not cleaned regularly consider replacing with rigid metal for safety and clean with regularity.
- Marginal Washer Drain: Separate drain tube Install a lint trap at drain discharge.

**Bathroom(s)**

The inspection of the bathroom(s) will be of readily accessible areas and is limited to visual observations of apparent conditions at the time of the inspection only. Latent and concealed defects and deficiencies are excluded from the inspection; equipment, items and systems will not be dismantled.

Correct all caulk and grout defects and deficiencies as needed to reduce the risk of leaks. The life expectancy of bath fixtures is around 20 years. Any bath fixtures older than this would be considered logical upgrade considerations. Leaks at the shower pans and tubs can not be fully determined unless the fixtures are in use and have the added component of a persons weight. Shower pans should last 12-18 years with proper installation and care. All bathrooms should have proper ventilation and GFCI outlets.

SHOWER STEAMERS, TOWEL WARMERS AND WHIRLPOOL TUBS & THE CONNECTIONS TO THEM ARE BEYOND THE SCOPE OF THIS INSPECTION AND THEREFORE NOT INSPECTED. HAVE THESE SPECIALTY ITEMS EVALUATED BY A QUALIFIED PROFESSIONAL.

**Men's front office Bathroom**

- Marginal Overview: [Correct all caulk and grout defects.](#)
- Acceptable Electrical:
- Marginal Counters/ Cabinets: [Correct caulk at counter, Evidence suggesting a past leak under sink.](#)
- Marginal Plumbing/Fixtures: [Older fixtures, Evidence suggesting past leaks under sink, Monitor and correct as needed.](#)
- Acceptable Floor:
- Acceptable Ventilation:

**Women's Front Office Bathroom**

- Marginal Overview: [Slow sink drain, Evidence suggesting past leaks under sink.](#)
- Acceptable Electrical:
- Marginal Counters/ Cabinets: [Correct caulk at counter, Evidence suggesting a past leak under sink.](#)
- Marginal Plumbing/Fixtures: [Older fixtures, Evidence suggesting past leaks under sink.](#)
- Acceptable Floor:
- Acceptable Ventilation:

**Women's Off Lobby Bathroom**

- Marginal Overview: [Correct all caulk and grout defects, Evidence suggesting past leaks under sink](#)
- Acceptable Electrical:
- Marginal Counters/ Cabinets: [Correct caulk at counter.](#)
- Marginal Plumbing/Fixtures: [Older fixtures, Evidence suggesting past leaks under sink, Monitor and correct as needed.](#)
- Acceptable Floor:
- Acceptable Ventilation:

**Men's Off Lobby Bathroom**

- Marginal Overview: [Correct all caulk and grout defects, Evidence suggesting past leaks under sink, Mold and water damage noted. Damaged tiles.](#)
- Acceptable Electrical:
- Marginal Counters/ Cabinets: [Needs caulking, Monitor and repair as needed.](#)
- Marginal Plumbing/Fixtures: [Older fixtures, Evidence suggesting past leaks under sink.](#)
- Marginal Floor: [Damaged tiles on floor, Monitor and repair or replace as needed.](#)
- Acceptable Ventilation:

**Men's Warehouse Bathroom**

- Marginal Overview: [Correct all caulk and grout defects, Clogged toilet](#)
- Acceptable Electrical:
- Marginal Counters/ Cabinets: [Needs caulking, Evidence suggesting a past leak under sink, Monitor and repair as needed.](#)
- Marginal Plumbing/Fixtures: [Older fixtures, Evidence suggesting past leaks under sink, Monitor and correct as needed.](#)
- Acceptable Floor:
- Acceptable Ventilation:

**Women's Warehouse Bathroom**

- Marginal Overview: [Correct all caulk and grout defects, Damaged light fixture](#)
- Acceptable Electrical:
- Marginal Counters/ Cabinets: [Needs caulking, Evidence suggesting a past leak under sink, Monitor and repair as needed.](#)

**Bathroom(s) (Continued)**

Marginal Plumbing/Fixtures: Older fixtures, Evidence suggesting past leaks under sink, Monitor and correct as needed.

Acceptable Floor:

Acceptable Ventilation:

**Women's Off Breakroom Bathroom**

Marginal Overview: Active leaks, Correct all caulk and grout defects, Rodent activity, Insect activity

Acceptable Electrical:

Marginal Counters/ Cabinets: Needs caulking, Evidence suggesting a past leak under sink, Monitor and repair as needed.

Marginal Plumbing/Fixtures: Older fixtures, Leaking noted at toilet, Evidence suggesting past leaks under sink, Monitor and correct as needed.

Acceptable Floor:

Acceptable Ventilation:

**Men's Off Breakroom Bathroom**

Acceptable Overview:

Acceptable Electrical:

Acceptable Counters/ Cabinets:

Acceptable Plumbing/Fixtures:

Acceptable Floor:

Acceptable Ventilation:

**Unisex Off Retail Bathroom**

Acceptable Overview:

Acceptable Electrical:

Acceptable Counters/ Cabinets:

Acceptable Plumbing/Fixtures:

Acceptable Floor:

Acceptable Ventilation:

**Unisex Warehouse Bathroom**

Acceptable Overview:

Acceptable Electrical:

Acceptable Counters/ Cabinets:

Acceptable Plumbing/Fixtures:

Acceptable Floor:

Acceptable Ventilation:

**Maintenance**

Although we all have heard it many times, nothing could be more true than the old cliché "an ounce of prevention is worth a pound of cure." Preventative maintenance is the best way to protect your comfort level and resale value. Maintenance reduces the risk and occurrence of unexpected repairs.

**Upon Taking Ownership**

After taking possession of this building, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you organize and take care of some important items:

Change the locks on all exterior entrances, for improved security.

Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given to a security system.

Install smoke detectors on each level of the building. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.

Create a plan of action in the event of a fire in your building. Ensure that there is an operable window or door in every room of the building.

Consult with your local fire department regarding fire safety issues and what to do in the event of fire.

Examine driveways and walkways for trip hazards. Undertake repairs where necessary.

Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.

Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.

Review your inspection report for any items that require immediate improvement or further investigation. Address these areas as required.

## Maintenance (Continued)

Install rain caps and vermin screens on all chimney flues, as necessary.  
Investigate the location of the main shutoffs for the plumbing, heating and electrical systems. If you attended the inspection, these items would have been pointed out to you.

### **Regular Maintenance Every Month**

Check that fire extinguisher(s) are fully charged. Re-charge if necessary. Examine heating/cooling air filters and replace or clean as necessary.  
Inspect and clean humidifiers and electronic air cleaners.  
If the building has hot water heating, bleed radiator valves.  
Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells.  
Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.  
Repair or replace leaking faucets or shower heads.  
Secure loose toilets, or repair flush mechanisms that become troublesome.

### **Regular Maintenance Spring and Fall**

Replace smoke detector batteries.  
Have the heating, cooling and water heater systems cleaned and serviced.  
Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.  
Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky.  
If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tank inspected (and pumped as needed).  
If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed specialist. Preventative treatments may be recommended in some cases.

### **Regular Maintenance Annually**

Examine the roof for evidence of damage to roof coverings, flashing and chimneys.  
Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.  
Trim back tree branches and shrubs to ensure that they are not in contact with the building.  
Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.  
Survey the basement and/or crawl space walls for evidence of moisture seepage.  
Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.  
Ensure that the grade of the land around the building encourages water to flow away from the foundation.  
Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.  
Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair window sills and frames as necessary.  
Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.  
Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.  
Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the building.  
Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.  
Replace or clean exhaust hood filters.  
Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

## What To Do Now That You Have Read The Report

First and foremost, if there is anything that you do not understand in this report call our office immediately. We will be happy to answer your questions and explain the findings reported.

What if the inspection and report reveal problems? If there are problems found during the inspection, it is up to you to make the decision of whether or not you want to buy the property.

Problems found during an inspection do not necessarily mean you shouldn't buy the home. By having the inspection you will know in advance what type of repairs to anticipate. A seller may even be willing to make repairs of the significant problems discovered during the inspection.

Almost all properties have some flaws, and it doesn't matter how well maintained the property may be. Flaws should not affect a buyer's purchase decision. If major defects are revealed, such as the structure, mold, water leaks, rot, etc., you may decide to re-negotiate your offer. If your budget is tight, or if you do not wish to become involved in future repair work, you may decide that this is not the property for you. The choice is yours. It is possible that remodeling is not the route you may want to go. In this case, find something that doesn't require as much work.

Minor repairs are to be expected and can be addressed after closing. Major problems can cause a negotiation of the asking price between the buyer and seller. If the seller is not willing to change the asking price, then you can request that the problems be repaired. If the problems are costly and the seller refuses to work with you, it may be in your best interest to walk away. Remember it's always your decision.

You have at least 4 options after the inspection has been completed. Your attorney or Realtor may be able to suggest more. Your attorney should be consulted for any legal advice regarding your decisions.

1. If you feel there are too many items identified that need repairing and it is too costly to address these issues, then walk away, as it is your right to do so. Both parties will sign a Mutual Release and You receive your deposit money back, in full.
2. A second option, if you feel the remedies are too costly and are unexpected, is to submit an Amendment asking the Sellers for a reasonable price reduction to compensate you for the deficiencies identified that require immediate repair.
3. A third option, and one which I don't normally recommend, is for you to request the Seller to remedy the deficiencies found. This can lead to difficulties, as one person's meaning of "workmanlike manner" does not necessarily have the same meaning as the others. The work could be hastily done, and done incorrectly, causing you problems in the future.
4. The fourth option, You may be happy with the report and decide to proceed ahead with your purchase!!

Just remember, there is no such thing as a perfect home. All property inspections will reveal some small items that will need attention, now or in the future. These typically are issues that do not lead to a decision to walk away from the home. The purpose of the inspection is to look for major problems such as structural defaults, cracks in the foundation, shingles in dire need of replacing, a furnace is on it last leg, etc. Small items such as a leaky faucet or an outlet that doesn't work are not reasons to back out of a deal. Also included in your inspection and report are items that should be maintained and monitored over the course of the next several year.

YOU SHOULD SEEK THE ADVICE OF AN ATTORNEY REGARDING LEGAL QUESTIONS YOU MAY HAVE

**I would like to thank you for using our service and invite you to call with any questions regarding the maintenance, repair or replacement of any items.**

## Reference Links

Listed below are some web site links that you may find helpful as a homeowner. We are constantly looking to add more. If you there is a web site that you feel may be helpful to others please call us and we will be happy to add it. Thank You

Recalls Related to Building Products From Fiscal Year 2000 to Date  
<http://www.cpsc.gov/cpsc/pub/prerel/category/household.html>

Vermiculite Insulation  
<http://www.epa.gov/asbestos/pubs/verm.html>

Radon  
<http://www.epa.gov/radon/>

Mold  
<http://www.epa.gov/mold/moldguide.html>

Lead Paint  
<http://www.epa.gov/lead/>

Asbestos  
<http://www.epa.gov/asbestos/>

Asbestos:  
<http://www.cpsc.gov/cpsc/pub/pubs/453.html>

Child Safety  
<http://www.safetyathome.com/>

Indoor Air Quality  
<http://www.epa.gov/iaq/>

Vinyl Siding Installation Guide  
<http://chicagohomeprimer.com/editable/uploads/File/Vinyl%20Siding%20Installation%20Manual.pdf>

Building Improvement Cost Estimates  
<http://www.carsondunlop.com/pdf/CDACosts.pdf>

Moisture Management  
<http://www.certainteed.com/BuildingScience/Moisture-Management>

Energy Efficiency  
<http://www.certainteed.com/BuildingScience/Energy-Efficiency>

Shingle Installation Specifications  
[http://www.sindely.cz/doc/3-Tab\\_SindelyNavod.pdf](http://www.sindely.cz/doc/3-Tab_SindelyNavod.pdf)

Hardboard Siding Installation Specifications  
<http://www.plusoneinspection.com/pdf/201lap.pdf>

## Reference Links (Continued)

Installation Guide for Adhered Concrete Masonry Veneer

[http://www.masonryveneer.org/pdf/MVMA%20Installation%20Guide\\_3rd%20Edition\\_Final.pdf](http://www.masonryveneer.org/pdf/MVMA%20Installation%20Guide_3rd%20Edition_Final.pdf)

Masonry A Best Practices Guide

<http://www.boralna.com/bricks/pdf/install-best-practices.pdf>

Solving Basement Water Problems

<http://pepin.uwex.edu/files/2010/10/waterbasement2004.pdf>

Principles of Attic Ventilation

<http://www.airvent.com/pdf/literature/PAVbooklet.pdf>

Federal Pacific Panel Boxes

<http://www.xmarks.com/site/www.inspect-ny.com/fpe/fpepanel.htm>

Deck Ledger Board Flashing Details

<http://www.engr.psu.edu/phrc/Conference/2010%20Conference/Housing/MFortney%20Presentation%202010/Residential%20Decks%20-%20%20Fortney.pdf>

Site and Foundation Water Control

[http://www.epa.gov/indoorairplus/technical/moisture/1\\_1.html](http://www.epa.gov/indoorairplus/technical/moisture/1_1.html)

Wall and Roof Flashing

[http://www.epa.gov/indoorairplus/technical/moisture/1\\_8.html](http://www.epa.gov/indoorairplus/technical/moisture/1_8.html)

Moisture Control in Basements and Crawl Spaces

[http://www.epa.gov/indoorairplus/technical/moisture/1\\_4.html](http://www.epa.gov/indoorairplus/technical/moisture/1_4.html)

PEX Plumbing Installation Guide

<http://0323c7c.netsolhost.com/docs/PEXDesApplGuide.pdf>

Guide to Insulating

<http://www.owenscorning.com/around/insulation/fallpromo/HomeownersGuideToInsulating.pdf>

Home Fire Prevention and Safety Tips

[http://www.usfa.fema.gov/citizens/home\\_fire\\_prev/](http://www.usfa.fema.gov/citizens/home_fire_prev/)

Building Owners Resources USA.Gov

[http://www.usa.gov/Citizen/Topics/Family/Homeowners.shtml#Construction\\_and\\_Renovation](http://www.usa.gov/Citizen/Topics/Family/Homeowners.shtml#Construction_and_Renovation)

A Consumer's Guide to Building Insurance

[http://www.naic.org/documents/consumer\\_guide\\_home.pdf](http://www.naic.org/documents/consumer_guide_home.pdf)

Should You Have The Air Ducts Cleaned

[www.epa.gov/iaq/pdfs/airducts.pdf](http://www.epa.gov/iaq/pdfs/airducts.pdf)

Home Tips

<http://www.hometips.com/>

## Not Inspected Summary

The items listed on this summary were not inspected. there may have been various reasons for not inspecting these items such as but not limited to blocked accessibility, dangerous, locked doors, no power or fuel supply, weather, snow coverage or utilities off at time of inspection. It is strongly recommended that these items be inspected to determine condition and function.

### Structure

Foundation: Poured concrete evaluation      Stored contents restricted access to some areas, Finished floors cover slab and conceal from

## Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

### Roof

All Areas Roof Surface Roof Surface Gravel Covered Membrane Flat roofs prone to leak expect it, Approaching expected life, expect to replace. Evidence suggesting past leakage, Moss growth observed, Open and failing seams observed at limited areas of the roof, Seal these seams to reduce the risk of leakage, Remove vegetation growing on roof to reduce the risk of damage to the underlying membrane, The gravel guards are damaged and open at some locations allowing gravel to fall into the gutters, Several areas of the membrane are exposed where gravel is missing, The membrane will age more rapidly where exposed to UV light, A qualified roofing contractor is recommended to evaluate and estimate repair or replacement.

All Areas Roof Surface Flashing: Metal, Rubber, Tar Some rusting noted, Heavily tarred at some locations suggesting past leaks. Some areas are at risk for leaks. Secure and seal to reduce leak risk

All Areas Roof Surface Gutters: Aluminum Gutters have negative flow and are holding water, Correct the pitch to improve water control off the roof, Keep the sump drains clear to reduce risk of roof drainage issues, Monitor and repair or replace as needed.

### Exterior

Overview: Areas open and vulnerable to water infiltration, Deteriorated and open mortar, Caulking defects, Damaged driver at the front signage awning, Dented metal siding, Rusting steel doors and jambs at some locations, Rusted lintels over doors, Damaged over head door (first one D side of building)

Vulnerable to Water Infiltration? Yes, Seal all exterior areas vulnerable to water intrusion

Trim: Metal Loose, Open areas vulnerable to water intrusion, Caulking defects, Monitor and repair as needed

Siding Block, Metal Penetrations, Damaged, Areas vulnerable to water intrusion, Caulking defects that present opportunities for water intrusion, Deteriorated mortar, Step cracks, Shear cracking, Monitor and repair or replace as needed

Entry Doors: Glass, Metal Worn, Peeling paint, Rusting doors and frames at some locations, Damaged overhead door, Some overhead doors not accessible for evaluation due to parked truck trailers, Loose or damaged gaskets, Caulking defects

Exterior Lighting: Surface mount, Parking lot Caulk round fixtures where attached to the building to reduce risk of water infiltration, Parking lot lights appear in service Le condition, operation not tested

### Lots and Grounds

Steps/Stoops: Concrete, Metal, Rusting Metal hand railings and steps, Cracking noted

Grading: Moderate slope Grading has negative slope and water is pooling against the foundation. Improper soil slope towards foundation, recommend the addition of fill dirt to improve grade

Vegetation: Trees, Shrubs Trim overgrown shrubs away from building, Some areas restricted by overgrown vegetation

Fences: Chain link Damaged, Out of plumb at some areas

### Electrical

Overview: Broken fixtures, Some lights not operational, Loose outlets found throughout building, Improper use of extension cords at several locations in the building. Some outlets had no power, Some breakers are shut off and some are not in use, Double taps noted at breakers, Recommend further evaluation by a licensed electrician to determine repairs, replacement and cost

### Kitchen

Office space Kitchen Overview: Correct caulk at counter, Evidence suggesting past leaks under sink

Office space Kitchen Counters/ Cabinets: Correct caulk at counter, Evidence suggesting a past leak under sink.

Office space Kitchen Plumbing/Fixtures: Evidence suggesting past leaks under sink, Monitor and repair as needed.

Office space Kitchen Floor:

Breakroom Kitchen Overview: Correct caulk at counter, Slow drains, Evidence suggesting past leaks under sink. Stained ceiling tiles.

Marginal Summary (Continued)

Breakroom Kitchen Counters/ Cabinets: Older worn counter expect to replace, Correct caulk at counter, Evidence suggesting a past leak under sink. Monitor and repair as needed.

Breakroom Kitchen Plumbing/Fixtures: Evidence suggesting past leaks under sink, Slow drain, Monitor and repair as needed.

Breakroom Kitchen Floor: Cracked tiles, Monitor and repair or replace as needed.

Interior Space

Interior Office Interior Space Overview: Mold found in the office areas, Water stained ceiling tiles and drywall suggest conditions conducive for other mold that is not visible, Air quality testing is recommended, Content storage blocked several areas from inspection, have evaluated once contents are removed. Evidence suggesting past roof leaks, Broken seals at windows several windows, Worn and stained carpets, Cracked tiles observed at several locations, The concrete bump guards for the steel column supports are cracked and damaged at several locations in the warehouse areas, Recommend further evaluation by a qualified contractor for repair and cost.

Interior Office Interior Space Ceiling: Ceiling tiles, Drywall Water stained, Evidence suggesting past roof leakage, Monitor and correct as needed.

Interior Office Interior Space Floors: Carpet, Tile Loose carpet, Carpet Stained/soiled, Cracked tiles. Monitor and correct as needed.

Interior Office Interior Space Windows: Metal Broken seals, Monitor and repair or replace as needed.

Laundry Room/Area

Warehouse Laundry Room/Area Washer Drain: Separate drain tube Install a lint trap at drain discharge.

Bathroom(s)

Men's front office Bathroom Overview: Correct all caulk and grout defects.

Men's front office Bathroom Counters/ Cabinets: Correct caulk at counter, Evidence suggesting a past leak under sink.

Men's front office Bathroom Plumbing/Fixtures: Older fixtures, Evidence suggesting past leaks under sink, Monitor and correct as needed.

Women's Front Office Bathroom Overview: Slow sink drain, Evidence suggesting past leaks under sink.

Women's Front Office Bathroom Counters/ Cabinets: Correct caulk at counter, Evidence suggesting a past leak under sink.

Women's Front Office Bathroom Plumbing/Fixtures: Older fixtures, Evidence suggesting past leaks under sink.

Women's Off Lobby Bathroom Overview: Correct all caulk and grout defects, Evidence suggesting past leaks under sink

Women's Off Lobby Bathroom Counters/ Cabinets: Correct caulk at counter.

Women's Off Lobby Bathroom Plumbing/Fixtures: Older fixtures, Evidence suggesting past leaks under sink, Monitor and correct as needed.

Men's Off Lobby Bathroom Overview: Correct all caulk and grout defects, Evidence suggesting past leaks under sink, Mold and water damage noted. Damaged tiles.

Men's Off Lobby Bathroom Counters/ Cabinets: Needs caulking, Monitor and repair as needed.

Men's Off Lobby Bathroom Plumbing/Fixtures: Older fixtures, Evidence suggesting past leaks under sink.

Men's Off Lobby Bathroom Floor: Damaged tiles on floor, Monitor and repair or replace as needed.

Men's Warehouse Bathroom Overview: Correct all caulk and grout defects, Clogged toilet

Men's Warehouse Bathroom Counters/ Cabinets: Needs caulking, Evidence suggesting a past leak under sink, Monitor and repair as needed.

Men's Warehouse Bathroom Plumbing/Fixtures: Older fixtures, Evidence suggesting past leaks under sink, Monitor and correct as needed.

Women's Warehouse Bathroom Overview: Correct all caulk and grout defects, Damaged light fixture

Women's Warehouse Bathroom Counters/ Cabinets: Needs caulking, Evidence suggesting a past leak under sink, Monitor and repair as needed.

Women's Warehouse Bathroom Plumbing/Fixtures: Older fixtures, Evidence suggesting past leaks under sink, Monitor and correct as needed.

Women's Off Breakroom Bathroom Overview: Active leaks, Correct all caulk and grout defects, Rodent activity, Insect activity

**Marginal Summary (Continued)**

Women's Off Breakroom Bathroom Counters/ Cabinets: Needs caulking, Evidence suggesting a past leak under sink, Monitor and repair as needed.

Women's Off Breakroom Bathroom Plumbing/Fixtures: Older fixtures, Leaking noted at toilet, Evidence suggesting past leaks under sink, Monitor and correct as needed.

## Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

### Roof

Roof Top Chimney Chimney: Metal pipe    Several rusted flue pipes noted, Expect to make repairs or replacements.

### Exterior

Windows: Metal    Loose, worn and damaged gaskets at some windows, Several Broken seals with windows that are fogging up, Expect to make repairs or replacements on windows

### Lots and Grounds

**Overview:** Poor exterior water control with areas of the walkways and parking lot that are pooling water, Overgrown shrubs restrict evaluation of some areas, Sidewalk has poor drainage, Trip hazards at sidewalk and parking lot, Broken and damaged curbs, Curbs elevated above the sidewalk presenting trip hazards, Broken, Damaged and heaved walkways and parking lot areas, Newer asphalt drive with some cracking and low areas pooling water, Areas of the fence are damaged and out out plumb and level, Gravel parking lot needs re-graveling and leveling

**Driveway:** Concrete    Damaged or deteriorated, recommend estimate for repair or replacement by a licensed contractor, Heavy cracks in surface, Heaves in concrete causing trip hazard

**Parking Lot:** Asphalt, Concrete, Gravel    Newer asphalt, Low areas pooling water, Some Cracking at areas of the newer asphalt, Damaged or deteriorated concrete parking lot, recommend estimate for repair or replacement by a licensed contractor, Trip hazards at concrete parking lot, Areas of deteriorated concrete parking lot that are pooling water, Gravel parking lot should be re-traveled and leveled, Damaged curbs, Curbs raised above sidewalks present trip hazards, Deteriorated and cracked curbs , Monitor and repair or replace as needed

**Walks:** Concrete    Concrete pitted and chipped, Cracked, Damaged or deteriorated, recommend estimate for repair or replacement by a licensed contractor, Heaved, Trip hazard

### Laundry Room/Area

**Warehouse Laundry Room/Area Overview:** Metal flex vent hose is a fire hazard replace for safety, Replace water supply hoses with metal braided hoses, Install a lint trap at drain discharge.

**Warehouse Laundry Room/Area Dryer Vent:** Flex metal    Flex pipe is a potential fire hazard if not cleaned regularly consider replacing with rigid metal for safety and clean with regularity.