

Reliable Home Inspections

Property Inspection Report



, TX
Inspection prepared for: Vet Office
Real Estate Agent: -

Date of Inspection: 6/3/2016 Time: 9:00 AM Size: 4500
Weather: Rain and 75 degrees
Order ID: 1405

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Report Summary

Roof		
Page 12 Item: 1	Roof	<p>The roof is ponding water. By definition, all properly designed and constructed roofs should have adequate and proper drainage. This means at least 0.25 inch per foot roof slope with proper grading and placement of drains or outlets. Roofing practice forbids, and roofing material manufacturers usually will not guarantee, any roof subject to prolonged ponding water.</p> <p>Ponding water is often defined as water that will not drain or dissipate from the roof surface within 48 hours after precipitation. Ponding water may also result from other water sources such as leaking cooler lines and pans, AC-condensate lines and pans, and similar sources. Water condensation, a cool weather problem, can also occur frequently in winter weather.</p> <p>Recommended Solutions</p> <p>Eliminate any water leaks coming from AC units, coolers, or drain lines. Check around drain areas for roof debris or roof patching materials that may be blocking drain exits and remove them. On granulated roofs, remove all loose mineral granules as they trap moisture.</p> <p>Refer all other ponding problems that you wish permanently fixed to a qualified roofing contractor. The contractor may suggest repitching the roof, installing crickets to redirect water, additional drains, the opening of existing drains, or other procedures. Professional solutions are always best.</p>



Roof is ponding water.



Ponding water.



Debris on roof.



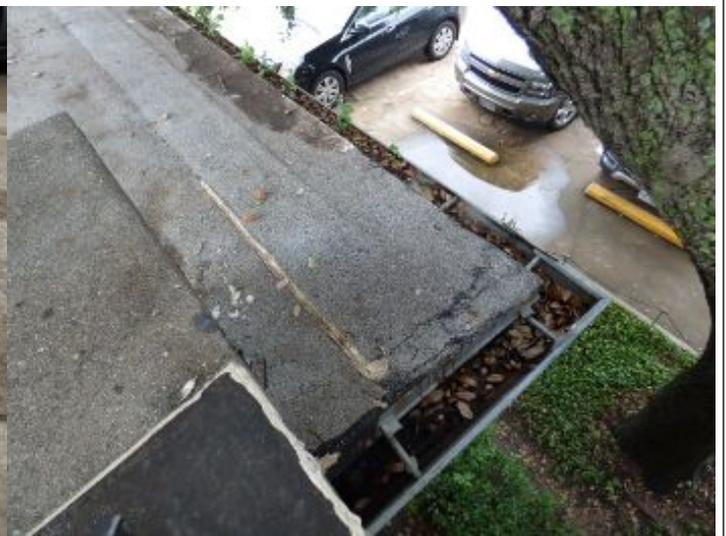
Previous roof repairs.

Exterior

<p>Page 16 Item: 1</p>	<p>Exterior Areas</p>	<p>The parking lot in not draining water properly. Ponding water was noted near the entry which has created a hazard. This needs to be corrected immediately.</p> <p>Grading and drainage are probably the most significant aspects of a property, simply because of the direct and indirect damage that moisture can have on structures. More damage has probably resulted from moisture and expansive soils than from most natural disasters. Also, there should be gutters and downspouts with splash blocks that discharge away from the building.</p> <p>The side gutter lacks downspouts. The main front gutter is growing plant material due to the lack of maintenance, and downspouts need to be redirected away from the foundations and the entry area. We recommend that downspouts do not terminate over paved areas such as walks or driveways, as they can contribute to icy slip and fall hazards in winter.</p> <p>Parking area and walkways are made of concrete with extensive damage (moderate cracking) and numerous potential trip hazards at driveway entrance area. There are also sunken areas in the parking lot where water may pond and freeze in the winter. Additionally, there appears to be potential trip hazards at the entry of the building.</p> <p>The parking lot in the front of the building needs to be resurfaced immediately.</p> <p>The wood siding and trim is water damaged due to the poor drainage of the property, over flowing gutters, and lack of maintenance. The siding should be repaired where necessary and painted in the immediate future to avoid water intrusion.</p> <p>The area at the entry and front walkway appears to have previous water concerns and has mastic attic to prevent water from entering the lower brick line. This is part of the necessary repairs to the grading and drainage of the roof and parking lot. Any previous repairs should be address immediately.</p>
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Front parking lot.



Gutters need to be cleaned.



The front entry shows previous water intrusion repair attempts.



The wood siding and trim is water damaged due to the poor drainage of the property, overflowing gutters, and lack of maintenance. The siding should be repaired where necessary and painted in the immediate future to avoid water intrusion.



Need downspouts extended away from the entry. Need downspouts extended away from the entry.



The area at the entry and front walkway appears to have previous water concerns and has mastic attic to prevent water from entering the lower brick line. This is part of the necessary repairs to the grading and drainage of the roof and parking lot. Any previous repairs should be address immediately.

Parking lot deterioration.

General Information

INTRODUCTION

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your emailed report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

PURPOSE AND SCOPE

This Inspection Report is supplemental to the Property Disclosure Statement.

This document was prepared as a report of all visual defects noted at the time and date of the inspection. It is not necessarily an all-inclusive summary, as additional testing or inspection information/processes and analysis may be pending. It is subject to all terms and conditions specified in the Inspection Agreement.

It should be noted that a standard pre-purchase inspection is a visual assessment of the condition of the structure at the time of inspection and is subject to day-to-day changes. The inspection and inspection report are offered as an opinion only, of items observed on the day of the inspection. Although every reasonable effort is made to discover and correctly interpret indications of previous or ongoing defects that may be present, it must be understood that no guarantee is expressed nor implied nor responsibility assumed by the inspector or inspection company for the actual condition of the building or property being examined.

This firm endeavors to perform all inspections in substantial compliance with the International Standards of Practice for Inspecting Commercial Properties (www.nachi.org/comsop). The scope of the inspection is outlined in the Inspection Agreement, agreed to and signed by the Client. Our inspectors inspect the readily accessible and installed components and systems of a property as follows: This report contains observations of those systems and components that are, in the professional opinion of the inspector authoring this report, significantly deficient in the areas of safety or function. When systems or components designated for inspection in the Standards are present but are not inspected, the reason the item was not inspected may be reported as well.

This report summarizes our inspection conducted on this date at the above address.

EXCLUSIONS AND LIMITATIONS

The inspection is supplemental to the Property Disclosure Statement. It is the responsibility of the Client to obtain any and all disclosure forms relative to this real estate transaction. The client should understand that this report is the assessment of a Property Inspection Consultant, not a professional engineer, and that, despite all efforts, there is no way we can provide any guaranty that the foundation, structure, and structural elements of the unit are sound. We suggest that if the client is at all uncomfortable with this condition or our assessment, a professional engineer be consulted to independently evaluate the condition, prior to making a final purchase decision.

This inspection is limited to any structure, exterior, landscape, roof, plumbing, electrical, heating, foundation, bathrooms, kitchen, bedrooms, hallway, and attic sections of the structure as requested,

where sections are clearly accessible, and where components are clearly visible. Inspection of these components is limited, and is also affected by the conditions apparent at the time of the inspection, and which may, in the sole opinion of the inspector, be hazardous to examine for reasons of personal or property safety. This inspection will exclude insulation ratings, hazardous materials, retaining walls, hidden defects, buried tanks of any type, areas not accessible or viewable, and all items as described in Sections 4 and 10 of the Inspection Agreement. As all buildings contain some level of mold, inspecting for the presence of mold on surfaces and in the air is not a part of the actual inspection, but is a value added service to help you, the client, minimize the risks and liabilities associated with Indoor Air Quality.

The International Standards of Practice for Inspecting Commercial Properties are applicable to all commercial properties. They are not technically exhaustive and do not identify concealed conditions or latent defects. Inspectors are not required to determine the condition of any system or component that is not readily accessible; the remaining service life of any system or component; determination of correct sizing of any system or component; the strength, adequacy, effectiveness or efficiency of any system or component; causes of any condition or deficiency; methods, materials or cost of corrections; future conditions including but not limited to failure of systems and components; the suitability of the property for any specialized use; compliance with regulatory codes, regulations, laws or ordinances; the market value of the property or its marketability; the advisability of the purchase of the property; the presence of potentially hazardous plants or animals including but not limited to wood destroying organisms or diseases harmful to humans; mold; mildew; the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances; the operating costs of any systems or components and the acoustical properties of any systems or components.

Inspectors are not required to operate any system or component that is shut down or otherwise inoperable; any system or component which does not respond to normal operating controls or any shut off valves or switches. Inspectors are not required to offer or perform any act or service contrary to law; offer or perform engineering services or work in any trade or professional service. We do not offer or provide warranties or guarantees of any kind or for any purpose. Inspectors are not required to inspect, evaluate, or comment on any and all underground items including, but not limited to, septic or underground storage tanks or other underground indications of their presence, whether abandoned or active; systems or components that are not installed; decorative items; systems or components that are in areas not entered in accordance with the International Standards of Practice for Inspecting Commercial Properties; detached structures; common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

Inspectors are not required to enter into or onto any area or surface, or perform any procedure or operation which will, in the sole opinion of the inspector, likely be dangerous to the inspector or others or damage the property, its systems or components; nor are they required to move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice or debris or dismantle any system or component, or venture into confined spaces. Our inspectors are not required to enter crawlspaces or attics that are not readily accessible nor any area which has less than 36" clearance or a permanently installed walkway or which will, in the sole opinion of the inspector, likely to be dangerous, inaccessible, or partially inaccessible to the inspector or other persons, or where entry could possibly cause damage to the property or its systems or components. Inspector wants the Client to know that he is not a licensed Professional Engineer or Architect, and does not engage in the unlicensed practice of either discipline. Opinions contained herein are just that.

A WORD ABOUT RODENTS, VERMIN, AND PESTS

Vermin and other pests are part of the natural habitat, but they often invade buildings. Rats and mice have collapsible rib cages and can squeeze through even the tiniest crevices. And it is not uncommon for them to establish colonies within basements, crawlspaces, attics, closets, and even the space inside walls, where they can breed and become a health-hazard. Therefore, it would be

prudent to have an exterminator evaluate the structures to ensure that it is rodent-proof, and to periodically monitor those areas that are not readily accessible.

A WORD ABOUT CONTRACTORS AND 20-20 HINDSIGHT

A common source of dissatisfaction with inspectors sometimes comes as a result of off-the cuff comments made by contractors (made after-the-fact), which often differ from ours. Don't be surprised when someone says that something needed to be replaced when we said it needed to be repaired, replaced, upgraded, or monitored. Having something replaced may make more money for the contractor than just doing a repair. Contractors sometimes say, "I can't believe you had this building inspected and they didn't find this problem." There may be several reasons for these apparent oversights:

Conditions during inspection - It is difficult for clients to remember the circumstances in the subject property at the time of the inspection. Clients seldom remember that there was storage everywhere, making things inaccessible, or that the air conditioning could not be turned on because it was 60° outside. Contractors do not know what the circumstances were when the inspection was performed.

The wisdom of hindsight - When a problem occurs, it is very easy to have 20/20 hindsight. Anybody can say that the roof is leaking when it is raining outside and the roof is leaking. In the midst of a hot, dry, or windy condition, it is virtually impossible to determine if the roof will leak the next time it rains. Predicting problems is not an exact science and is not part of the inspection process. We are only documenting the condition of the property at the time of the inspection.

A destructive or invasive examination - The inspection process is non-destructive, and is generally noninvasive. It is performed in this manner because, at the time we inspected the subject property, the Client did not own, rent, or lease it. A Client cannot authorize the disassembly or destruction of what does not belong to them. Now, if we spent half an hour under a sink, twisting valves and pulling on piping, or an hour disassembling a furnace, we may indeed find additional problems. Of course, we could possibly CAUSE some problems in the process. And, therein lies the quandary. We want to set your expectations as to what an inspection is, and what it not.

We are generalists - We are not acting as specialists in any specific trade. The heating and cooling contractor may indeed have more heating expertise than we do. This is because heating and cooling is all he's expected to know. Inspectors are expected to know heating and cooling, plumbing, electricity, foundations, carpentry, roofing, appliances, etc. That's why we're generalists. We're looking at the forest, not the individual trees.

1. Property Description

Good	Fair	Poor	N/A	None
	X			



Front parking lot.

Roof

- I. The inspector should inspect from ground level, or eaves or roof top (if a roof top access door exists):
 - A. The roof covering.
 - B. For presence of exposed membrane.
 - C. Slopes
 - D. For evidence of significant ponding.
 - E. The gutters
 - F. The downspouts.
 - G. The vents, flashings, skylights, chimney and other roof penetrations.
 - H. The general structure of the roof from the readily accessible panels, doors or stairs.
 - I. For the need for repairs.

As with all areas of the building, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties. Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof (see www.gaf.com for roof info). Always ask the seller about the age and history of the roof. On any building that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We certainly recommend this for any roof over 5 years of age. Metal roofs in snow areas often do not have gutters and downspouts, as there is a concern that snow or ice cascading off the roof may tear gutters from the building. Likewise, be advised that such cascading may cause personal injury or even death. If this building has a metal roof, consult with qualified roofers or contractors regarding the advisability of installing a damming feature which may limit the size and amount of snow / ice sliding from the roof.

It is impossible to determine the integrity of a roof, absent of performing an invasive inspection, and absent of obvious defects noted, especially if inspection had not taken place during or immediately after a sustained rainfall. Inspector makes no warranty as to the remaining life of this roof or related components.

Be advised that there are many different roof types, which we evaluate wherever and whenever possible. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof; only water-resistant.

However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service.

Even water stains on ceilings or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do.

We evaluate every roof conscientiously, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a structure will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your insurance policy, or that you obtain a roof certification from an established local roofing company. Additionally, the condition of a roof can change dramatically after a hard winter, so monitoring is always necessary.

Many composite tile roofs are among the most expensive and durable of all roofs, and can be warranted by the manufacturer to last for twenty-five years or more, but are usually only guaranteed

against leaks by the installer from three to five years. Again, industry experts agree that any roof over 3 years of age should be evaluated by a licensed roofing contractor before the close of escrow. Like other pitched roofs, they are not designed to be waterproof, only water resistant, and are dependant on the integrity of the waterproof membrane beneath them, which cannot be seen without removing the tiles, but which can be split by movement, or deteriorated through time. Significantly, although there is leeway in installation specifications, the type and quality of membranes that are installed can vary from one installer to another, and leaks do occur. The majority of leaks result when a roof has not been well maintained or kept clean, and we recommend servicing them annually.

1. Roof

Good	Fair	Poor	N/A	None
		X		

Observations:

The roof is ponding water. By definition, all properly designed and constructed roofs should have adequate and proper drainage. This means at least 0.25 inch per foot roof slope with proper grading and placement of drains or outlets. Roofing practice forbids, and roofing material manufacturers usually will not guarantee, any roof subject to prolonged ponding water.

Ponding water is often defined as water that will not drain or dissipate from the roof surface within 48 hours after precipitation. Ponding water may also result from other water sources such as leaking cooler lines and pans, AC-condensate lines and pans, and similar sources. Water condensation, a cool weather problem, can also occur frequently in winter weather.

Recommended Solutions

Eliminate any water leaks coming from AC units, coolers, or drain lines. Check around drain areas for roof debris or roof patching materials that may be blocking drain exits and remove them. On granulated roofs, remove all loose mineral granules as they trap moisture.

Refer all other ponding problems that you wish permanently fixed to a qualified roofing contractor. The contractor may suggest repitching the roof, installing crickets to redirect water, additional drains, the opening of existing drains, or other procedures. Professional solutions are always best.



Roof is ponding water.



Ponding water.



Previous repairs.



Possible hail damage.



Debris on roof.



Previous roof repairs.

Exterior

I. The inspector should inspect:

- A. The siding, flashing and trim.
- B. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias.
- C. And report as in need of repair any safety issues regarding intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings.
- D. A representative number of windows.
- E. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure.
- F. The exterior for accessibility barriers.
- G. The storm water drainage system.
- H. The general topography.
- I. The parking areas.
- J. The sidewalks.
- K. Exterior lighting.
- L. The landscaping.
- M. And determine that a 3-foot clear space exists around the circumference of fire hydrants.
- N. And describe the exterior wall covering.

6.5.3 Wood decks and balconies

I. The inspector should inspect:

- A. With naked eye, for deck and balcony members that are noticeably out of level or out of plumb.
- B. For visible decay.
- C. For paint failure and buckling.
- D. For nail pullout (nail pop).
- E. For fastener rust, iron stain, and corrosion.
- F. And verify that flashing was installed on the deck side of the ledger board.
- G. For vertical members (posts) that have exposed end grains.
- H. For obvious trip hazards.
- I. For non-graspable handrails.
- J. Railings for height less than the 36 inch minimum.*
- K. Guardrails and infill for openings that exceed the 4 inch maximum.*
- L. Open tread stairs for openings that exceed the 4 and 3/8 inch maximum.*
- M. Triangular area between guardrails and stairways for openings that exceed the 6 inch maximum.*
- N. Built-up and multi-ply beam spans for butt joints.
- O. For notches in the middle third of solid-sawn wood spans.
- P. For large splits longer than the depths of their solid-sawn wood members.
- Q. For building egresses blocked, covered, or hindered by deck construction.
- R. For the possibility of wetting from gutters, downspouts, or sprinklers.

Grading and drainage are probably the most significant aspects of a property, simply because of the direct and indirect damage that moisture can have on structures. More damage has probably resulted from moisture and expansive soils than from most natural disasters. Also, there should be gutters and downspouts with splash blocks that discharge away from the building. We have discovered evidence of moisture intrusion inside structures when it was raining that would not have been apparent otherwise. In addition, we recommend that downspouts do not terminate over paved areas such as walks or driveways, as they can contribute to icy slip and fall hazards in winter.

Minor settlement or "hairline" cracks in drives, walks or even foundations are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary.

Note that any siding, but especially composition or hardboard siding must be closely monitored. A classic example is the older style Louisiana Pacific siding, where the failure and deterioration provided grounds for a class action lawsuit. Even modern composition siding and, especially, trim, is particularly vulnerable to moisture damage. All seams must remain sealed and paint must be applied periodically (especially the lower courses at ground level). It is imperative that continued moisture be kept from it, especially from sprinklers, rain splash back or wet grass. Swelling and

deterioration may otherwise result.

Vegetation too close to the building can contribute to damage through root damage to the foundation, branches abrading the roof and siding, and leaves providing a pathway for moisture and insects into the building.

Although rails are not required around drop-offs less than 30", consider your own personal needs and those of your family and guests. By today's standards, spindles at decks and steps should be spaced no more than 4" apart for the safety of children.

Open window wells should have either grates or, preferably, a weatherproof shield installed over them. This will keep rain and snow from building up inside the well and possibly leaking into the structure, as well as minimizing your liability from children and non-residents falling inside them. An egress ladder should also be installed within the well, especially at below-grade bedrooms.

The client should understand that this is the assessment of an inspector, not a professional engineer, and that, despite all efforts, there is no way we can provide any guaranty that this foundation, and the overall structure and structural elements of the unit is sound. We suggest that if the client is at all uncomfortable with this condition or our assessment, a professional engineer be consulted to independently evaluate the condition, prior to making a final purchase decision. The inspection is supplemental to the Property Disclosure.

At least once a year, the client should carefully inspect the exterior walls, eaves, soffits or fascia, for signs of damage caused by machinery, weather, roof leaks, overfull gutters, trees or ice, and refasten or repair individual boards or panels as necessary. All trim around doors and windows should be carefully examined and then refastened, repaired or re-caulked. The paint should be examined for blisters or peeling that might indicate moisture problems within the walls and the property touched up or repainted as necessary. Finally, the foundation (interior elements and exterior elements) should be examined for signs of cracking, insect intrusion, moisture intrusion, or changes of any type (such as the appearance of cracks, or the widening or lengthening of existing cracks).

1. Exterior Areas

Good	Fair	Poor	N/A	None
		X		

Observations:

The rear parking lot is in good serviceable condition and no repairs are required at this time.

The parking lot is not draining water properly. Ponding water was noted near the entry which has created a hazard. This needs to be corrected immediately.

Grading and drainage are probably the most significant aspects of a property, simply because of the direct and indirect damage that moisture can have on structures. More damage has probably resulted from moisture and expansive soils than from most natural disasters. Also, there should be gutters and downspouts with splash blocks that discharge away from the building.

The side gutter lacks downspouts. The main front gutter is growing plant material due to the lack of maintenance, and downspouts need to be redirected away from the foundations and the entry area. We recommend that downspouts do not terminate over paved areas such as walks or driveways, as they can contribute to icy slip and fall hazards in winter.

Parking area and walkways are made of concrete with extensive damage (moderate cracking) and numerous potential trip hazards at driveway entrance area. There are also sunken areas in the parking lot where water may pond and freeze in the winter. Additionally, there appears to be potential trip hazards at the entry of the building.

The parking lot in the front of the building needs to be resurfaced immediately.

The wood siding and trim is water damaged due to the poor drainage of the property, overflowing gutters, and lack of maintenance. The siding should be repaired where necessary and painted in the immediate future to avoid water intrusion.

The area at the entry and front walkway appears to have previous water concerns and has mastic attic to prevent water from entering the lower brick line. This is part of the necessary repairs to the grading and drainage of the roof and parking lot. Any previous repairs should be addressed immediately.



Left view from parking lot on S Carrier



Right View from parking lot on S Carrier



Front entry parking area from S Carrier



Left view from parking lot



Front parking lot.



Deteriorating concrete.



Gutters need to be cleaned.



The front entry shows previous water intrusion repair attempts.



The wood siding and trim is water damaged due to the poor drainage of the properly, over flowing gutters, and lack of maintenance. The siding should be repaired where necessary and painted in the immediate future to avoid water intrusion.



Rear view.



Need downspouts extended away from the entry.



Need downspouts extended away from the entry.



The area at the entry and front walkway appears to have previous water concerns and has mastic attic to prevent water from entering the lower brick line. This is part of the necessary repairs to the grading and drainage of the roof and parking lot. Any previous repairs should be address immediately.

Parking lot deterioration.



Rear employee parking.



Overhangs added due to water entering the door during heavy rain.



Dumpster off property.

Foundation

I. The inspector should inspect:

- A. The basement.
- B. The foundation
- C. The crawlspace.
- D. The visible structural components.
- E. And report on the location of under-floor access openings.
- F. And report any present conditions or clear indications of active water penetration observed by the inspector.
- G. For wood in contact or near soil.
- H. and report any general indications of foundation movement that are observed by the inspector, such as but not limited to Sheetrock cracks, brick cracks, out-of-square door frames or floor slopes.
- I. And report on any cutting, notching and boring of framing members which may present a structural or safety concern.

1. Foundation

Good	Fair	Poor	N/A	None
X				

Observations:

The foundation is a slab on grade material. The foundation shows some movement with exterior wall cracks but is not in need of immediate or short term repairs.

Heating and Cooling

6.5.5 Heating and ventilation

I. The inspector should inspect:

- A. Multiple gas meter installations, such as a building with multiple tenant spaces, and verify that each meter is clearly and permanently identified with the respective space supplied.
 - B. The heating systems using normal operating controls and describe the energy source and heating method.
 - C. And report as in need of repair heating systems which do not operate.
 - D. And report if the heating systems are deemed inaccessible.
 - E. And verify that a permanent means of access with permanent ladders and/or catwalks is present for equipment and appliances on roofs higher than 16 feet.
 - F. And verify the presence of level service platforms for appliances on roofs with a 25 percent slope or greater.
 - G. And verify that a luminaire and a receptacle outlet are provided at or near the appliance.
 - H. And verify that the system piping appears to be sloped to permit the system to be drained.
 - I. For connectors, tubing and piping that might be installed in a way that exposes them to physical damage.
 - J. Wood framing for cutting, notching and boring that might cause a structural or safety issue.
 - K. Pipe penetrations in concrete and masonry building elements to verify that they are sleeved.
 - L. Exposed gas piping for identification by a yellow label marked "Gas" in black letters occurring at intervals of 5 feet or less.
 - M. And determine if any appliances or equipment with ignition sources are located in public, private, repair or parking garages or fuel-dispensing facilities.
 - N. And verify that fuel-fired appliances are not located in or obtain combustion air from sleeping rooms, bathrooms, storage closets or surgical rooms.
 - O. For the presence of exhaust systems in occupied areas where there is a likelihood of excess heat, odors, fumes, spray, gas, noxious gases or smoke.
 - P. And verify that outdoor air intake openings are located at least 10 feet from any hazardous or noxious contaminant sources such as vents, chimneys, plumbing vents, streets, alleys, parking lots or loading docks.
 - Q. Outdoor exhaust outlets for the likelihood that they may cause a public nuisance or fire hazard due to smoke, grease, gases, vapors or odors.
 - R. For the potential of flooding and evidence of past flooding that could cause mold in ductwork or plenums.
 - S. Condensate drains
-

6.5.6 Cooling

I. The inspector should inspect:

- A. Multiple air conditioning compressor installations, such as a building with multiple tenant spaces, and verify that each compressor is clearly and permanently identified with the respective space supplied.
- B. The central cooling equipment using normal operating controls.
- C. And verify that a luminaire and a receptacle outlet are provided at or near the appliance.
- D. And verify that a permanent means of access with permanent ladders and/or catwalks is present for equipment and appliances on roofs higher than 16 feet.
- E. And verify the presence of level service platforms for appliances on roofs with a 25 percent slope or greater.
- F. Wood framing for cutting, notching and boring that might cause a structural or safety issue.
- G. Pipe penetrations in concrete and masonry building elements to verify that they are sleeved.
- H. Piping support.
- I. For connectors, tubing and piping that might be installed in a way that exposes them to physical damage.
- J. For the potential of flooding and evidence of past flooding that could cause mold in ductwork or plenums.
- K. Condensate drains.

1. Heating and Ventilation

Good	Fair	Poor	N/A	None
X				

Observations:

The HVAC system lack some maintenance, but they are owned by the tenants of this property and are not tested. The heating, ventilation, air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality and ventilation while keeping maintenance costs at a minimum. The HVAC system is powered by electricity and natural gas. The inspector does not test the heating and air conditioner using the thermostat or other controls. A more thorough investigation of the system, including the heat ("firebox") exchanger, should be conducted by a licensed HVAC service person.



5 ton roof mounted HVAC.



5 ton roof mounted HVAC MFG 2013.



5 ton roof mounted HVAC.



5 ton MFG 2010.



4 ton roof mounted heat and air package.



MFG 2001; 4 ton roof mounted heat and air package.



Label

2. Cooling

Good	Fair	Poor	N/A	None
X				

Observations: Roof mounted units: 4 ton heat pump (Gas/electric); 2-5 ton heat pumps (Gas/Electric); and one 3 ton condenser/compressor.



3 ton Condenser/Compressor MFG 2010.

Plumbing

- I. The inspector should inspect:
 - A. And verify the presence of and identify the location of the main water shutoff valve to each building.
 - B. And verify the presence of a backflow prevention device if, in the inspector's opinion, a cross connection could occur between water distribution system and nonpotable water or private source.
 - C. The water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves.
 - D. And flush a representative number of toilets.
 - E. And run water in a representative number of sinks, tubs, and showers.
 - F. And verify that hinged shower doors open outward from the shower and have safety glass conformance stickers or indicators.
 - G. The interior water supply including a representative number of fixtures and faucets.
 - H. The drain, waste and vent systems, including a representative number of fixtures.
 - I. And describe any visible fuel storage systems.
 - J. The drainage sump pumps and test pumps with accessible floats.
 - K. And describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves.
 - L. And determine if the water supply is public or private.
 - M. The water supply by viewing the functional flow in several fixtures operated simultaneously and report any deficiencies as in need of repair.
 - N. And report as in need of repair deficiencies in installation and identification of hot and cold faucets.
 - O. And report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs.
 - P. And report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.
 - Q. Piping support.

1. Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

Many portions of the drain, waste, and vent system were hidden from view. Observable portions appeared to consist of copper supply and plastic drain lines. The main plumbing clean out covers are found near the front entry. The main sewer system is in the adjoining parking lot.

An approximately 70 gallon HOYT electric water heater is installed in the utility closet. The unit was in operating condition at the time of the inspection and the unit was newly installed in May 2016.



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Main sewer drain at parking lot.

Electrical

- I. The inspector should inspect:
 - A. The service drop/lateral.
 - B. The meter socket enclosures.
 - C. The service entrance conductors and report on any noted conductor insulation or cable sheath deterioration.
 - D. The means for disconnecting the service main.
 - E. The service entrance equipment and report on any noted physical damage, overheating, or corrosion.
 - F. And determine the rating of the service amperage.
 - G. Panelboards and overcurrent devices and report on any noted physical damage, overheating, corrosion, or lack of accessibility or working space (minimum 30 inches wide, 36 inches deep, 78 inches high in front of panel) that would hamper safe operation, maintenance or inspection.
 - H. And report on any unused circuit breaker panel openings that are not filled.
 - I. And report on absent or poor labeling.
 - J. The service grounding and bonding.
 - K. A representative number of switches, receptacles, lighting fixtures and AFCI protected receptacles. Although a visual inspection, the removal of faceplates or other covers or luminaires (fixtures) to identify suspected hazards is permitted.
 - L. And report on any noted missing or damaged faceplates or box covers.
 - M. And report on any noted open junction boxes or open wiring splices.
 - N. And report on any noted switches and receptacles that are painted.
 - O. And test a representative sample of Ground Fault Circuit Interrupter (GFCI) devices and GFCI circuit breakers observed and deemed to be GFCI's during the inspection using a GFCI tester.
 - P. And report the presence of solid conductor aluminum branch circuit wiring if readily visible.
 - Q. And report on any tested GFCI receptacles in which power was not present, polarity is incorrect, the cover is not in place, the ground fault circuit interrupter devices are not installed properly or do not operate properly, any evidence of arcing or excessive heat, or where the receptacle is not grounded or is not secured to the wall.
 - R. And report the absence of smoke detectors.
 - S. And report on the presence of flexible cords being improperly used as substitutes for the fixed wiring of a structure or running through walls, ceilings, floors, doorways, windows, or under carpets.

1. Electrical

Good	Fair	Poor	N/A	None
X				

Observations: Service to the unit is delivered via overhead service lateral. Electrical panel is installed at interior wall. Service is rated 200 amperes, four phase, and 120/240 volts of alternating current. Main disconnect at panel box was inside a kennel area but easily accessible.



Service meter.



Sub panel.



Attic

- I. The inspector should inspect:
 - A. The insulation in unfinished spaces.
 - B. The ventilation of attic spaces.
 - C. Mechanical ventilation systems.
 - D. And report on the general absence or lack of insulation.

1. Attic

Good	Fair	Poor	N/A	None
X				

Observations: The attic is a truss system under the flat section. Rafter system was supporting the sloped roof. No physical access to the attic. The utilities in the attic are above the drop down ceiling.

Doors, Windows & Interior

6.5.11 Doors, windows and interior

I. The inspector should:

- A. Open and close a representative number of doors and windows.
- B. Inspect the walls, ceilings, steps, stairways, and railings.
- C. Inspect garage doors and garage door openers.
- D. Inspect interior steps, stairs, and railings.
- E. Inspect all loading docks.
- F. Ride all elevators and escalators.
- G. And report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

1. Doors

Good	Fair	Poor	N/A	None
X				

Observations: Exterior metal doors were found to be serviceable.



Entry door area.



Entry area.

2. Windows

Good	Fair	Poor	N/A	None
X				

Observations: All windows to the exterior were found in serviceable condition.

3. Interior

Good	Fair	Poor	N/A	None
X				

Observations: The interior of the structure was examined for moisture intrusion and wood destroying insects. No visual evidence of active moisture or wood destroying insects were noted. , Be aware that if the subject property is furnished, there are limitations to what we may be able to inspect during the engagement. In accordance with industry standards, we only inspect those surfaces that are exposed and readily accessible. We do not move furniture, lift carpets, move or remove stored items, clear clutter or knickknacks, nor do we remove or rearrange items within closets and cabinets.



Customer bathroom.