Inspection Report

Sample Commercial

Property Address:
123 Entrepreneur Avenue
Charlotte NC

King Construction, Inc dba Inspector Paul

Paul King
PO Box 236 Fort Mill, SC 29716 704-INSPECT
NC-GC-52436, ASHI Certified-244121
Certified Master Inspector, AIAQC-2080, PAHI-President

1. Structural Components

		IN	NI	NP	RR
1.0	FOUNDATIONS (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	X			X
1.1	WALLS (Structural)	X			
1.2	COLUMNS OR PIERS	X			
1.3	FLOORS (Structural)	X			
1.4	CEILINGS (structural)	X			
1.5	ROOF STRUCTURE AND ATTIC	X			X

		IN	NI	NP	RR

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

Styles & Materials

FOUNDATION:
LIMITED ACCESS/LIMITED VISIBILITY
BRICK
POURED CONCRETE

METHOD USED TO OBSERVE CRAWLSPACE:
NO CRAWLSPACE

FLOOR STRUCTURE:
SLAB
LIMITED ACCESS/LIMITED VISIBILITY

WALL STRUCTURE:
LIMITED ACCESS/LIMITED VISIBILITY
WOOD

COLUMNS OR PIERS:
LIMITED VISIBILITY
SUPPORTING WALLS
VISIBLE SECTIONS OF EXTERIOR COLUMNS:
METAL

CEILING STRUCTURE:
LIMITED ACCESS/LIMITED VISIBILITY
4" OR BETTER

ROOF STRUCTURE:
ENGINERED WOOD TRUSS
PLYWOOD SHEATHING

ROOF-TYPE:
HIP

ATTIC ACCESS:
PULL DOWN STAIRS

Comments:

1.0 A bituminous coating was applied to the rear of the building near the right corner, evidence suggests this was done post construction to address a water intrusion issue. With out recent rains and personal past experience with the building we can not be sure if the corrective measures are successful. Recommend obtaining written documentation and disclosure from the owners including receipts, warranties, etc. or further evaluation and repair as needed by a qualified licensed general contractor.

1.0 Picture 1

1.1 Walls could not be fully inspected due to exterior veneer, finished coverings, cabinets, appliances, furnishings, limited access, etc. Wall framing was only visible in the attic

1.3 Floors could not be fully inspected due to furnishings, personal property, cabinets, appliances, finished coverings, limited access, etc.

1.4 Ceilings could not be fully inspected due to finished coverings, insulation, HVAC components, light framing members, limited access, etc

1.5 (1) The web members in the attic over the left and right end units had no permanent lateral and/or diagonal bracing. Detailed information on bracing is available at BCSI-Guide to good practice for handling, installing, restraining, & bracing of metal plate connected wood trusses The truss drawings should be carefully reviewed by the construction engineer of record, bracing should be installed in accordance with the truss drawings. You should ask for written verification that all required permanent bracing was properly installed or have the truss drawings reviewed for compliance by a licensed professional engineer.


1.5 Picture 1


1.5 Picture 2


1.5 Picture 3


1.5 Picture 4


1.5 Picture 5

(2) Roof structure and attic could not be fully inspected due to finished coverings, insulation, HVAC components, plumbing, unfloored areas, water heater, limited access, etc.

2. Exterior

		IN	NI	NP	RR
2.0	WALL CLADDING FLASHING AND TRIM	X			X
2.1	DOORS (Exterior)	X			
2.2	WINDOWS	X			
2.3	GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)			X	
2.4	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS	X			
2.5	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIOS, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)	X			X
2.6	EAVES, SOFFITS AND FASCIAS	X			X

IN NI NP RR

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Styles & Materials

SIDING STYLE:
BRICK

SIDING MATERIAL:
BRICK VENEER
TRIM:
WOOD LIKE

EXTERIOR ENTRY DOORS:
WOOD
STEEL
INSULATED GLASS

APPURTENANCE:
COVERED PORCH

AUTO OPENER MANUFACTURER:
N/A

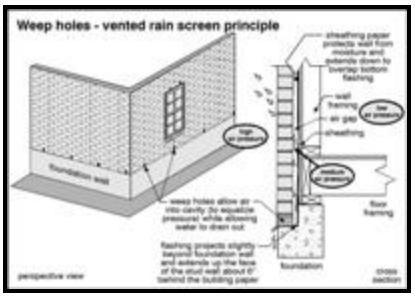
GARAGE DOOR MATERIAL:
N/A

GARAGE DOOR TYPE:
N/A

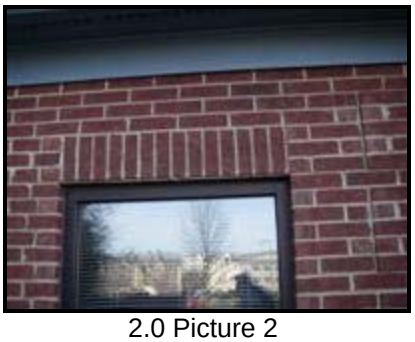
DRIVEWAY:
ASPHALT
PARKING LOT

Comments:

2.0 (1) Other than at the foundation line on the rear of the building, no weep holes were located in the first course of masonry above the flashing (foundation line and the lintels). These are typically spaced not more than 48 inches on center and not less than 3/16 inch in diameter. Opinions on installing post construction weep holes varies widely. It is not possible to verify proper through wall flashing with out being destructive. Recommend further evaluation and repair as needed by a qualified licensed general contractor.



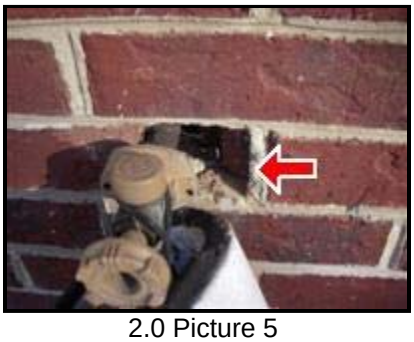
2.0 Picture 1


2.0 Picture 2


2.0 Picture 3


2.0 Picture 4 weep hole

(2) Large hole in the veneer around the rear hose bib should be professionally sealed to reduce water and pest intrusion. Recommend further evaluation and repair as needed by a qualified licensed general contractor.


2.0 Picture 5

2.4 (1) HVAC diffuser in the exterior front porch ceiling is not connected to anything (FYI).


2.4 Picture 1

(2) Concrete patio near the entrance door to unit 200 was repaired/worked on at some point (FYI).


2.4 Picture 2

2.5 Negative slope towards left side (facing front), right side, and rear. The slope in this area is not likely to drain water away from the building and no swale or alternative measures other than some catch basins in the rear and right yard were visible. Repairs are advised to keep water away from the foundation. Recommend further evaluation and repair as needed by a qualified licensed general contractor.


2.5 Picture 1


2.5 Picture 2


2.5 Picture 3


2.5 Picture 4


2.5 Picture 5

2.6 The eave visible from the attic has deterioration on the front of the building at the porch area and unit 100. Further deterioration is likely unless the water intrusion issues are corrected. Recommend further evaluation and repair as needed by a qualified licensed general contractor.


2.6 Picture 1


2.6 Picture 2


2.6 Picture 3

3. Roofing

		IN	NI	NP	RR
3.0	ROOF COVERINGS	X			X
3.1	FLASHINGS	X			
3.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS	X			
3.3	ROOFING DRAINAGE SYSTEMS	X			X

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Styles & Materials

ROOF COVERING:
3-TAB

VIEWED ROOF COVERING FROM:
GROUND
LADDER
WALKED PORTIONS

SKY LIGHT (S):
NONE

CHIMNEY (exterior):
N/A

Comments:

3.0 Roof shingles have been sealed with a elastomeric roof type sealant around the penetrations. These types of repairs should not be considered permanent or workmanlike. Recommend further evaluation and repair as needed by a qualified licensed roofing contractor.


3.0 Picture 1


3.0 Picture 2


3.0 Picture 3

3.1 Flashing blocked by siding and roof shingles could not be fully inspected (FYI).

3.3 Gutter(s) leaks at seams around the building. Gutters that drain poorly or clogged can lead to many costly problems such as deterioration of fascia, soffit or roof edge. It can also cause gutters to pull loose and lead to possible water intrusion. Recommend a qualified licensed general contractor inspect and repair as needed.


3.3 Picture 1


3.3 Picture 2

4. Plumbing System

		IN	NI	NP	RR
4.0	INTERIOR DRAIN, WASTE AND VENT SYSTEMS	X			X
4.1	INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES	X			
4.2	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS	X			X
4.3	MAIN WATER SHUT-OFF DEVICE (Describe location)		X		
4.4	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)	X			X
4.5	SUMP PUMP			X	

IN NI NP RR

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Styles & Materials

PLUMBING SUPPLY:
NOT VISIBLE

PLUMBING DISTRIBUTION:
COPPER
INSULATED
NOT VISIBLE

PLUMBING WASTE:
NOT VISIBLE
PVC
CHROME PLATED

WASHER DRAIN SIZE:
NONE

WATER HEATER POWER SOURCE:
ELECTRIC

WATER HEATER LOCATION:
ATTIC

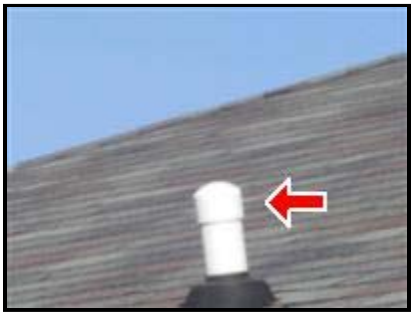
CAPACITY:
6 GALLON
4 UNITS
19.9 GALLON
2.5 GALLON

MANUFACTURER:
CRAFTMASTER
STATE

EST DATE OF MFG:
2002
1999

Comments:

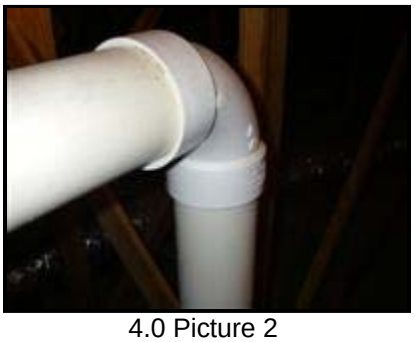
4.0 (1) Plumbing vent pipe nearest the right side of the building is capped, this can block/prevent proper venting and the exhaust of sewer gasses. Recommend further evaluation and repair as needed by a qualified licensed plumbing contractor.

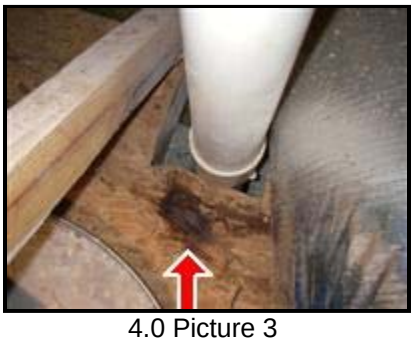


4.0 Picture 1

(2) Toilet is slightly loose at floor at unit C Bath. Repairs are needed to prevent the toilet from leaking, a new wax seal and/or flange may be needed. Recommend a qualified licensed plumber repair or correct as needed.

(3) Seams of the plumbing vent pipes in the attic above unit 300 were not glued together, the pipes can leak and/or separate if not corrected. Evidence of leaks under the non glued seams was present. Recommend further evaluation and repair as needed by a qualified licensed plumbing contractor.


4.0 Picture 2


4.0 Picture 3

(4) Toilet leaks at floor at unit 100. Repairs are needed to prevent the toilet from continued leaking, a new wax seal and/or flange may be needed. Recommend a qualified licensed plumber repair or correct as needed.


4.0 Picture 4

(5) Toilet leaks at tank mount at unit A men's and women's bath. Repairs are advised. Recommend a qualified licensed plumber repair or correct as needed.


4.0 Picture 5

4.2 (1) Water heaters above unit 200, unit 100, and unit A do not have standard working access/space. The base of the water heater is rusted over unit 100. Recommend further evaluation and repair as needed by a qualified licensed general contractor and plumbing contractor.


4.2 Picture 1


4.2 Picture 2

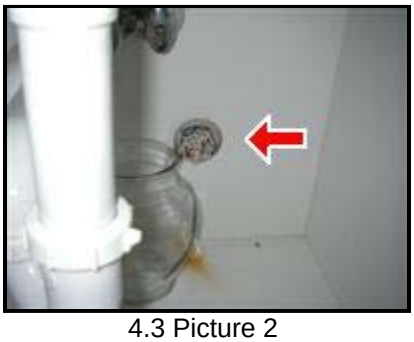

4.2 Picture 3

(2) There was no hot water in unit's B and A. Recommend further evaluation and repair as needed by a qualified licensed plumbing contractor.

4.2 Picture 4

4.3 The main shut off are the blue knobs located on the wall under the sink in the bathroom in unit 200, under the hall sink base cabinet in unit 100 under the men's toilet in unit A. This is for your information.

4.3 Picture 1



4.3 Picture 2

4.3 Picture 3

4.4 Gas was turned off at the 3 meters nearest the left side of the building, we will not be able to inspect the fuel storage and distribution systems or any gas components including furnaces in these units. Recommend a qualified professional from the gas company inspect when they turn the gas back on.

4.4 Picture 1

4.4 Picture 2

5. Electrical System

		IN	NI	NP	RR
5.0	SERVICE ENTRANCE CONDUCTORS	X			
5.1	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS	X			X
5.2	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	X			X
5.3	CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	X			
5.4	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE	X			
5.5	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)	X			
5.6	LOCATION OF MAIN AND DISTRIBUTION PANELS	X			
5.7	SMOKE DETECTORS	X			
		IN	**NI**	**NP**	**RR**

Styles & Materials

ELECTRICAL SERVICE CONDUCTORS:
BELOW GROUND
ALUMINUM

PANEL CAPACITY:
(2) 200 AMP SERVICE PANEL
(2) 150 AMP SERVICE PANEL

PANEL TYPE:
CIRCUIT BREAKERS

ELEC. PANEL MANUFACTURER:
CUTLER HAMMER

BRANCH WIRE 15 and 20 AMP:
COPPER

WIRING METHODS:
NM/ROMEX
CONDUIT
BX/ARMORED CABLE

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Comments:

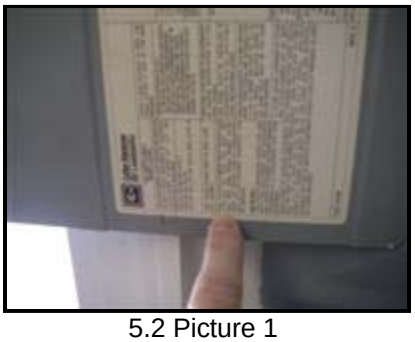
5.1 Power had to be turned off at the service disconnects to open the cover. We did not open the two center service disconnects, we did not want to turn off power to the current tenant. No visible issues were found, you may wish to have these two disconnects evaluated prior to closing at a time when it will not affect the tenant.

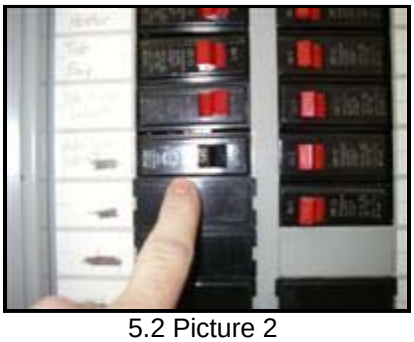
5.1 Picture 1


5.1 Picture 2


5.1 Picture 3

5.2 One circuit breaker in unit A panel is of a different brand than panel manufacturer. The manufacturer requires that in order for the panel to be safe, only Cutler-Hammer or Westinghouse brands are allowed to be used inside the panel. Even though these circuit breakers are all"UL approved," they are not approved to be used in panels of different manufacturers unless so indicated on the panel label. Recommend further evaluation and repair as needed by a qualified licensed electrical contractor.


5.2 Picture 1


5.2 Picture 2

5.6 Unit sub panel boxes are located at unit B bathroom, unit 200 hallway, unit 100 hall closet, unit A rear right

corner room. However, main disconnect (shut-offs) are outside at meter base panel (for your information).


5.6 Picture 1


5.6 Picture 2


5.6 Picture 3


5.6 Picture 4


5.6 Picture 5


5.6 Picture 6


5.6 Picture 7


5.6 Picture 8


5.6 Picture 9

5.7 You should consider installing a smoke detector in every unit and at least one carbon monoxide detector per unit.

6. Heating

		IN	NI	NP	RR
6.0	HEATING EQUIPMENT	X			X
6.1	NORMAL OPERATING CONTROLS	X			
6.2	AUTOMATIC SAFETY CONTROLS (OBSERVE)	X			
6.3	CHIMNEYS, FLUES AND VENTS	X			
6.4	SOLID FUEL HEATING DEVICES			X	
6.5	HEAT DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	X			
6.6	GAS/LP FIRELOGS AND FIREPLACES			X	
6.7	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	X			

	IN	NI	NP	RR

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Styles & Materials

HEAT TYPE:
FORCED AIR

ENERGY SOURCE:
GAS

NUMBER OF HEAT SYSTEMS (excluding wood):
THREE

HEAT SYSTEM BRAND:
RUUD

DUCTWORK:
INSULATED
And
NON-INSULATED

FILTER TYPE:
DISPOSABLE

TYPES OF FIREPLACES:
NONE

OPERABLE FIREPLACES:
NONE

Comments:

6.0 (1) Exhaust blower inside the furnace for unit 200 has a crack in the housing. Repairs are advised to prevent the loss of combustion gasses. Recommend further evaluation and repair as needed by a qualified licensed HVAC contractor.

6.0 Picture 1

(2) Furnaces couldn't be fully inspected or operated in unit 200, unit 100, and unit A, due to the gas being turned off. Recommend further evaluation and repair as needed by a qualified licensed HVAC contractor after gas service is restored

7. Central Air Conditioning

		IN	NI	NP	RR
7.0	COOLING AND AIR HANDLER EQUIPMENT	X			X
7.1	NORMAL OPERATING CONTROLS	X			
7.2	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	X			
7.3	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	X			

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Styles & Materials

COOLING EQUIPMENT TYPE:
AIR CONDITIONER UNIT

COOLING EQUIPMENT ENERGY SOURCE:
ELECTRICITY

CENTRAL AIR MANUFACTURER:
PAYNE
RUUD

NUMBER OF A/C UNITS:
FOUR

EST DATE OF MFG:
2005
1998
1997

EST TONNAGE:
3
3.5
4

Comments:

7.0 A/C, condensate drains, and related components were not tested for proper operation due to the outside air temperature is 65 degrees or less. We did not inspect the unit(s). You may want to have the unit checked by a qualified licensed HVAC contractors if future temperatures permit.

8. Interiors

		IN	NI	NP	RR
8.0	CEILINGS	X			X
8.1	WALLS	X			
8.2	FLOORS	X			X
8.3	STEPS, STAIRWAYS, BALCONIES AND RAILINGS			X	
8.4	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	X			
8.5	DOORS (REPRESENTATIVE NUMBER)	X			
8.6	WINDOWS (REPRESENTATIVE NUMBER)	X			X
		IN	NI	NP	RR

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Styles & Materials

CEILING MATERIALS:
SHEETROCK
SUSPENDED CEILING PANELS
CEILING ABOVE PORCH:
WOOD LIKE

WALL MATERIAL:
SHEETROCK
TILE
WALLPAPER

FLOOR COVERING(S):
CARPET
TILE
VINYL

INTERIOR DOORS:
HOLLOW CORE
WOOD
GLASS

WINDOW TYPES:
THERMAL/INSULATED

WINDOW MANUFACTURER:
UNKNOWN

CABINETRY:
LAMINATE

COUNTERTOP:
LAMINATE

Comments:

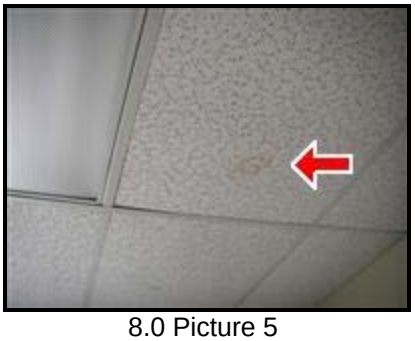
8.0 Stains were inspected on the ceilings in the bathroom of unit B, hallway in unit B, bathroom of unit 300, hallway of unit 300, rear office of unit 300, ceiling of unit 200, bathroom of unit 100. These could be the result of roof leaks, plumbing leaks, or HVAC related issues, they were all dry at the time of our inspection. Recommend further evaluation and repair as needed by a qualified licensed general contractor.

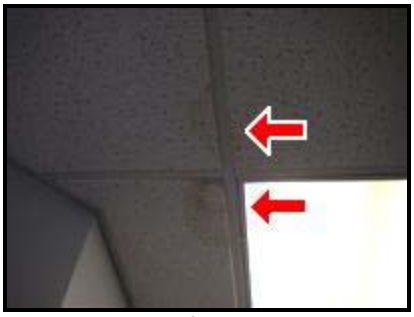

8.0 Picture 1


8.0 Picture 2


8.0 Picture 3


8.0 Picture 4


8.0 Picture 5


8.0 Picture 6

8.0 Picture 7

8.1 Walls and closets could not be fully inspected due to furniture, personal property, etc.

8.2 (1) Tile was cracked near the toilet in unit 300 bathroom. Recommend further evaluation and repair as needed by a qualified licensed general contractor.

8.2 Picture 1

(2) Floors could not be fully inspected due to floor coverings, personal property, appliances, etc.

8.4 Counters and cabinets could not be fully inspected due to stored items, etc.

8.6 Evidence of leaks were inspected on the window sill on the left side in unit 100. The area was dry at the time of the inspection. Recommend further evaluation and repair as needed by a qualified licensed general contractor.

8.6 Picture 1

9. Insulation and Ventilation

		IN	NI	NP	RR
9.0	INSULATION AND VAPOR RETARDERS (in unfinished spaces)	X			X
9.1	VENTILATION OF ATTIC AND FOUNDATION AREAS	X			X
9.2	VENTING SYSTEMS (Kitchens, baths and laundry)	X			X
9.3	VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)		X		X

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Styles & Materials

ATTIC INSULATION:
BATT
FIBERGLASS
NONE

R- VALUE:
APPROXIMATELY R-30
NONE

VENTILATION:
RIDGE VENTS
SOFFIT VENTS
TURBINES
Thermostatically controlled fan

EXHAUST FAN TYPES:
FAN
FAN WITH LIGHT

DRYER POWER SOURCE:
NONE

DRYER VENT:
NONE

Comments:

9.0 Large sections of the attic have no visible insulation. Recommend further evaluation and repair as needed by a qualified licensed general contractor.

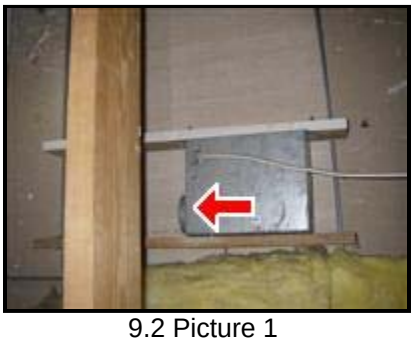

9.0 Picture 1


9.0 Picture 2

9.1 Turbine vent nearest the right side of the building is squeaking rather loudly. Recommend further evaluation and repair as needed by a qualified licensed general contractor.


9.1 Picture 1

9.2 Bathroom exhaust fans do not vent to the outside. Vent pipes that terminate in attic space can sometimes cause moisture that can lead to mold or cause condensation. Recommend a qualified licensed general contractor inspect and repair as needed.



9.2 Picture 1

9.3 Thermostatically controlled vent fan in attic turned freely with hand which indicates the unit may work, but due to the low temperature the unit would not come on at its lowest setting. We did not inspect this unit. . .

10. Built-In Kitchen Appliances

		IN	NI	NP	RR
10.0	DISHWASHER	X			
10.1	RANGES/OVENS/COOKTOPS			X	
10.2	RANGE HOOD			X	
10.3	TRASH COMPACTOR			X	
10.4	FOOD WASTE DISPOSER			X	
10.5	MICROWAVE COOKING EQUIPMENT			X	

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Styles & Materials

DISHWASHER:
HOTPOINT

DISPOSER:
NONE

EXHAUST/RANGE HOOD:
NONE

RANGE/OVEN:
NONE

BUILT-IN MICROWAVE:
NONE

TRASH COMPACTORS:
NONE

11. Signature

		IN	NI	NP	RR
11.0	INSPECTOR'S SIGNATURE		X		

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

Comments:

11.0 Inspector's Signature, NC General Contractor # 52436, ASHI Certified Member 244121, Certified Master Inspector, PAHI-President, Angie's List Super Service Award Winner 2009-2008-2007-2006.

11.0 Picture 1

Prepared Using HomeGauge http://www.HomeGauge.com : Licensed To King Construction, Inc dba Inspector Paul

General Summary

King Construction, Inc dba Inspector Paul

PO Box 236 Fort Mill, SC 29716 704-INSPECT
NC-GC-52436, ASHI Certified-244121
Certified Master Inspector, AIAQC-2080, PAHI-President

Customer
Sample Commercial

Address
123 Entrepreneur Avenue
Charlotte NC

The items or discoveries listed in the General Summary indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or appear to warrant further investigation by a specialist, or requires subsequent observation. UNLESS OTHERWISE NOTED, FURTHER EVALUATION, INSPECTION, AND REPAIR(S) OF ANY COMPONENTS NOTED ON THIS INSPECTION/REPORT SHOULD BE PERFORMED BY LICENSED GENERAL CONTRACTORS PRIOR TO THE CLOSE OF ESCROW. If any component that has two or more defects we strongly recommend that the entire system in question be evaluated, inspected, and repaired by the appropriate licensed contractor before the close of escrow. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function, efficiency, or safety of the property. **This Summary is not the entire report. The full report may include additional information of interest or concern to the client. It is strongly recommended that the client promptly read the complete report.** For information regarding the negotiability of any item in this report under a real estate purchase contract, contact your North Carolina real estate agent or an attorney. Unless otherwise noted, all directional information is from the front yard facing the building. ©

1. Structural Components

1.0 FOUNDATIONS (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Inspected, Repair or Replace

A bituminous coating was applied to the rear of the building near the right corner, evidence suggests this was done post construction to address a water intrusion issue. With out recent rains and personal past experience with the building we can not be sure if the corrective measures are successful. Recommend obtaining written documentation and disclosure from the owners including receipts, warranties, etc. or further evaluation and repair as needed by a qualified licensed general contractor.

1.5 ROOF STRUCTURE AND ATTIC

Inspected, Repair or Replace

(1) The web members in the attic over the left and right end units had no permanent lateral and/or diagonal bracing. Detailed information on bracing is available at BCSI-Guide to good practice for handling, installing, restraining, & bracing of metal plate connected wood trusses The truss drawings

1. Structural Components

should be carefully reviewed by the construction engineer of record, bracing should be installed in accordance with the truss drawings. You should ask for written verification that all required permanent bracing was properly installed or have the truss drawings reviewed for compliance by a licensed professional engineer.

2. Exterior

2.0 WALL CLADDING FLASHING AND TRIM

Inspected, Repair or Replace

(1) Other than at the foundation line on the rear of the building, no weep holes were located in the first course of masonry above the flashing (foundation line and the lintels). These are typically spaced not more than 48 inches on center and not less than 3/16 inch in diameter. Opinions on installing post construction weep holes varies widely. It is not possible to verify proper through wall flashing with out being destructive. Recommend further evaluation and repair as needed by a qualified licensed general contractor.

(2) Large hole in the veneer around the rear hose bib should be professionally sealed to reduce water and pest intrusion. Recommend further evaluation and repair as needed by a qualified licensed general contractor.

2.5 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIOS, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Inspected, Repair or Replace

Negative slope towards left side (facing front), right side, and rear. The slope in this area is not likely to drain water away from the building and no swale or alternative measures other than some catch basins in the rear and right yard were visible. Repairs are advised to keep water away from the foundation. Recommend further evaluation and repair as needed by a qualified licensed general contractor.

2.6 EAVES, SOFFITS AND FASCIAS

Inspected, Repair or Replace

The eave visible from the attic has deterioration on the front of the building at the porch area and unit 100. Further deterioration is likely unless the water intrusion issues are corrected. Recommend further evaluation and repair as needed by a qualified licensed general contractor.

3. Roofing

3.0 ROOF COVERINGS

Inspected, Repair or Replace

Roof shingles have been sealed with a elastomeric roof type sealant around the penetrations. These types of repairs should not be considered permanent or workmanlike. Recommend further evaluation and repair as needed by a qualified licensed roofing contractor.

3.3 ROOFING DRAINAGE SYSTEMS

Inspected, Repair or Replace

Gutter(s) leaks at seams around the building. Gutters that drain poorly or clogged can lead to many costly problems such as deterioration of fascia, soffit or roof edge. It can also cause gutters to pull loose and lead to possible water intrusion. Recommend a qualified licensed general contractor inspect and repair as needed.

4. Plumbing System

4.0 INTERIOR DRAIN, WASTE AND VENT SYSTEMS

4. Plumbing System

Inspected, Repair or Replace

(1) Plumbing vent pipe nearest the right side of the building is capped, this can block/prevent proper venting and the exhaust of sewer gasses. Recommend further evaluation and repair as needed by a qualified licensed plumbing contractor.

(2) Toilet is slightly loose at floor at unit C Bath. Repairs are needed to prevent the toilet from leaking, a new wax seal and/or flange may be needed. Recommend a qualified licensed plumber repair or correct as needed.

(3) Seams of the plumbing vent pipes in the attic above unit 300 were not glued together, the pipes can leak and/or separate if not corrected. Evidence of leaks under the non glued seams was present. Recommend further evaluation and repair as needed by a qualified licensed plumbing contractor.

(4) Toilet leaks at floor at unit 100. Repairs are needed to prevent the toilet from continued leaking, a new wax seal and/or flange may be needed. Recommend a qualified licensed plumber repair or correct as needed.

(5) Toilet leaks at tank mount at unit A men's and women's bath. Repairs are advised. Recommend a qualified licensed plumber repair or correct as needed.

4.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Inspected, Repair or Replace

(1) Water heaters above unit 200, unit 100, and unit A do not have standard working access/space. The base of the water heater is rusted over unit 100. Recommend further evaluation and repair as needed by a qualified licensed general contractor and plumbing contractor.

(2) There was no hot water in unit's B and A. Recommend further evaluation and repair as needed by a qualified licensed plumbing contractor.

4.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Inspected, Repair or Replace

Gas was turned off at the 3 meters nearest the left side of the building, we will not be able to inspect the fuel storage and distribution systems or any gas components including furnaces in these units. Recommend a qualified professional from the gas company inspect when they turn the gas back on.

5. Electrical System

5.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Inspected, Repair or Replace

Power had to be turned off at the service disconnects to open the cover. We did not open the two center service disconnects, we did not want to turn off power to the current tenant. No visible issues were found, you may wish to have these two disconnects evaluated prior to closing at a time when it will not affect the tenant.

5.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Inspected, Repair or Replace

One circuit breaker in unit A panel is of a different brand than panel manufacturer. The manufacturer requires that in order for the panel to be safe, only Cutler-Hammer or Westinghouse brands are allowed to be used inside the panel. Even though these circuit breakers are all"UL approved," they are not approved to be used in panels of different manufacturers unless so indicated on the panel label. Recommend further evaluation and repair as needed by a qualified licensed electrical contractor.

6. Heating

6.0 HEATING EQUIPMENT

6. Heating

Inspected, Repair or Replace

(1) Exhaust blower inside the furnace for unit 200 has a crack in the housing. Repairs are advised to prevent the loss of combustion gasses. Recommend further evaluation and repair as needed by a qualified licensed HVAC contractor.

(2) Furnaces couldn't be fully inspected or operated in unit 200, unit 100, and unit A, due to the gas being turned off. Recommend further evaluation and repair as needed by a qualified licensed HVAC contractor after gas service is restored

7. Central Air Conditioning

7.0 COOLING AND AIR HANDLER EQUIPMENT

Inspected, Repair or Replace

A/C, condensate drains, and related components were not tested for proper operation due to the outside air temperature is 65 degrees or less. We did not inspect the unit(s). You may want to have the unit checked by a qualified licensed HVAC contractors if future temperatures permit.

8. Interiors

8.0 CEILINGS

Inspected, Repair or Replace

Stains were inspected on the ceilings in the bathroom of unit B, hallway in unit B, bathroom of unit 300, hallway of unit 300, rear office of unit 300, ceiling of unit 200, bathroom of unit 100. These could be the result of roof leaks, plumbing leaks, or HVAC related issues, they were all dry at the time of our inspection. Recommend further evaluation and repair as needed by a qualified licensed general contractor.

8.2 FLOORS

Inspected, Repair or Replace

(1) Tile was cracked near the toilet in unit 300 bathroom. Recommend further evaluation and repair as needed by a qualified licensed general contractor.

8.6 WINDOWS (REPRESENTATIVE NUMBER)

Inspected, Repair or Replace

Evidence of leaks were inspected on the window sill on the left side in unit 100. The area was dry at the time of the inspection. Recommend further evaluation and repair as needed by a qualified licensed general contractor.

9. Insulation and Ventilation

9.0 INSULATION AND VAPOR RETARDERS (in unfinished spaces)

Inspected, Repair or Replace

Large sections of the attic have no visible insulation. Recommend further evaluation and repair as needed by a qualified licensed general contractor.

9.1 VENTILATION OF ATTIC AND FOUNDATION AREAS

Inspected, Repair or Replace

Turbine vent nearest the right side of the building is squeaking rather loudly. Recommend further evaluation and repair as needed by a qualified licensed general contractor.

9.2 VENTING SYSTEMS (Kitchens, baths and laundry)

9. Insulation and Ventilation

Inspected, Repair or Replace

Bathroom exhaust fans do not vent to the outside. Vent pipes that terminate in attic space can sometimes cause moisture that can lead to mold or cause condensation. Recommend a qualified licensed general contractor inspect and repair as needed.

9.3 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

Not Inspected, Repair or Replace

Thermostatically controlled vent fan in attic turned freely with hand which indicates the unit may work, but due to the low temperature the unit would not come on at its lowest setting. We did not inspect this unit. . .

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