

# Homespect LLC

## Commercial Inspection Report



600 Commercial Way, Your Town NJ  
Inspection prepared for: Commercial Client  
Inspection Date: 8-16-2010 Time: 10:00 AM Size: 42, 315 sf  
Weather: Cloudy, 90's

Inspector: James Levy  
NJ# 24GI00101400 / InterNACHI# NACHI08110602 / NiFast# 1145 / # IAC2-01-5545  
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**NOTICE TO THIRD PARTIES:** This report is the exclusive property of Homespect LLC and the Client(S) listed above and is neither transferable, nor should be relied upon by any third parties. Our inspection and this report have been performed with a written agreement that limits its scope and usefulness. Unauthorized recipients are therefore advised not to rely upon this report, but rather retain the services of an appropriately qualified inspector of their choice to provide them with their own inspection and report.

## 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](http://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.

## 6.5.1 Roof

### 6.5.1 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](http://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. Access and Inspection Method

Materials:

- Roof inspection was performed from the rooftop. Access was gained by the inspectors ladder on the outside of the building.

2. Roof Covering

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Major areas of deterioration are noted to the roof covering. The roof appears to be beyond its useful life. We recommend budgeting for replacement of the roof system



3. Presence of Exposed Membrane

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Severe "alligatoring" of the built up roofs asphalt "flood coat" has left exposed membrane. This condition will surely lead to leakage into the interior.



#### 4. Slopes

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- No major system safety or function concerns noted at time of inspection.
- The roof appears to have areas of sloped surface leading to the roof drains.

#### 5. Evidence of Ponding

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Ponding is evident in areas on the roof. This is normally caused by improper pitch or slope of the roofing materials or the roof deck. Recommend contacting a licensed roofing contractor to review repair options.

#### 6. Gutters

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

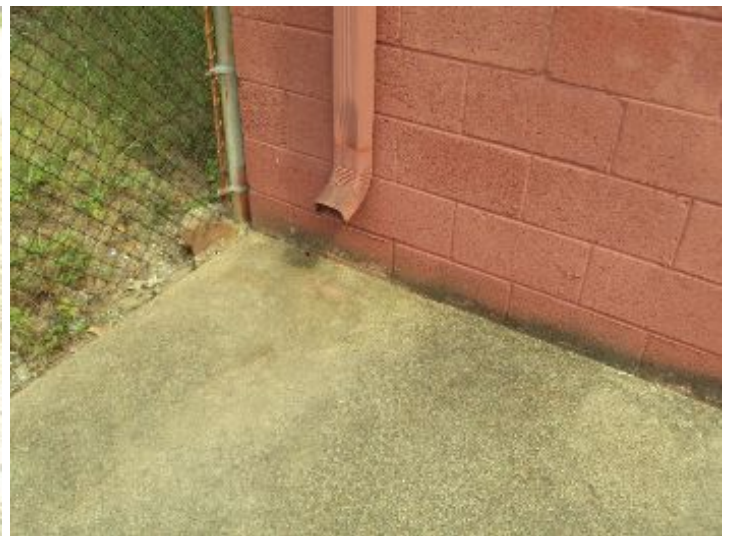
- There are no conventional gutters present on the building.

### 7. Downspouts

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- Roof drains observed.
- Roof scupper and downspout.
- Missing downspouts observed. Suggest downspouts be installed to ensure proper drainage away from the foundation.
- Downspout discharges water at foundation. Recommend installation of extension to ensure proper drainage away from foundation to prevent seepage.



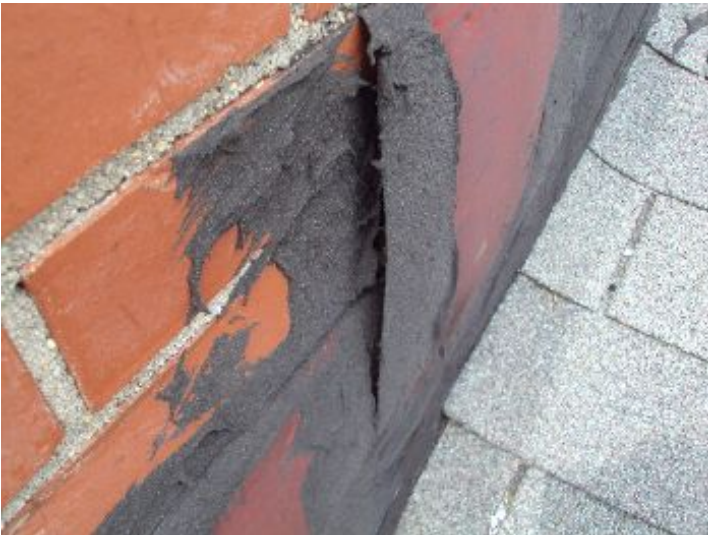
### 8. Vents, Flashings, Skylights, Chimney and other Roof Penetrations

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- Some of the roof top areas could not be inspected due to decaying roof decking creating an unsafe situation.
- Roof top A/C unit curbs noted.
- Pitch pocket noted.
- Many of the roofs penetrations have deteriorated to the point of being ineffective. We recommend repair or replacement by a qualified roofing contractor.





Pitch Pocket?

9. General Structure of the Roof

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Some areas of the roof could not be accessed due to safety concerns. The rotted roof decking below prevented a complete walk of the roof.
- Bar joist construction
- Metal decking noted.
- Wood roof joist construction noted.
- Plywood decking noted.
- Many areas of the roof decking system has been deteriorated by prior and current roof leaks. These damaged areas should be repaired prior to closing. We recommend having a qualified roofing contractor provide estimates for the necessary repairs.
- There are active roof leaks noted throughout the roof system. The roof appears to be at the end of its useful life. We recommend having a qualified roofing contractor provide estimates to replace the roof.
- Many areas of the roof decking system has been deteriorated by prior and current roof leaks. The water damage may have affected a couple of bar joists in the right side storage area. These damaged areas should be repaired prior to closing. We recommend having a structural engineer or a qualified contractor provide analysis and cost estimates for the necessary repairs.



Active leak



## 6.5.2 Exterior

### 6.5.2 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. Siding, Flashing and Trim

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Brick exterior noted.
- Concrete block exterior with paint finish noted.
- Step cracks and cracks at the window lintels are noted at the brick veneer. This is usually caused by uneven settlement in the veneer. Due to the exterior roof drainage problem, subsoil erosion is most likely the cause. We recommend having a qualified masonry contractor provide cost estimates and perform the necessary repairs.







2. Doors, Decks, Stoops, Steps, Stairs, Porches, Railings, Eaves, Soffits and Fascias

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Main Entry door is a wood door with a painted finish.
- Fascias are aluminum clad wood.
- All of the exterior hinged emergency egress doors are out of adjustment, rubbing, or have incomplete or damaged hardware items. We recommend having a qualified door contractor provide cost estimates and perform the necessary repairs.





### 3. Windows

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- Aluminum framed single hung windows with storm windows on the exterior are noted in the office area.
- Fixed and jalousie type aluminum windows are noted in the manufacturing area.
- The office area windows are sealed shut and inoperable. We suggest having a qualified contractor repair the windows for normal operation.

### 4. Vegetation

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- Vegetation observed to be too close to, touching, or growing on siding . Condition can promote excessive damage and deterioration by movement of branches, root growth and/or attachment, moisture retention, and can promote pest infestations. We recommend trimming away or removing the vegetation affecting the structure to preserve the life of the building.



### 5. Storm Water Drainage System

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- No major system safety or function concerns noted at time of inspection.

### 6. General Topography

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- No major system safety or function concerns noted at time of inspection.

### 7. Parking Areas

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The parking areas are a combination of improved asphalt, unimproved asphalt and un-maintained gravel parking areas. There is no lane or space striping present, nor are handicap parking places marked.
- Loading areas and loading docks are in disrepair at the exterior.







8. Sidewalks

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Concrete sidewalks are noted in the front of the building.
- No major system safety or function concerns noted at time of inspection.

9. Lighting

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The ornamental lighting in the front of the building did not operate with normal controls at the time of inspection. We recommend confirming their operation with the seller prior to closing.



10. Landscaping

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- No major system safety or function concerns noted at time of inspection.

11. 3 Foot Clearance Exists Around Circumference of Fire Hydrants

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- No major system safety or function concerns noted at time of inspection.

## 6.5.3 Wood Decks and Balconies

### 1. Location of Deck

Materials:

- Wood constructed, two level work/storage space in the production area.

### 2. Deck and Balcony Level Or Out Of Plumb

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- No major system safety or function concerns noted at time of inspection.

### 3. Decay

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Due to the prior and the on going roof leaks, the structure may be showing signs of decay on the upper level plywood floor. There are numerous damaged ceiling tiles on the lower level. We recommend having a qualified contractor perform a more invasive evaluation of the structure which is beyond the scope of this inspection.



## 6.5.4 Basement, Foundation and Crawlspace

### 6.5.4 Basement, foundation and crawlspace

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. Basement

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- No Basement level was present on this property.

2. Crawlspace

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- No crawlspace level was present on this property.

3. Foundation Observations

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials:

- Slab on grade type foundation is noted.

Observations:

- No major system safety or function concerns noted at time of inspection.

4. Visible Structural Components

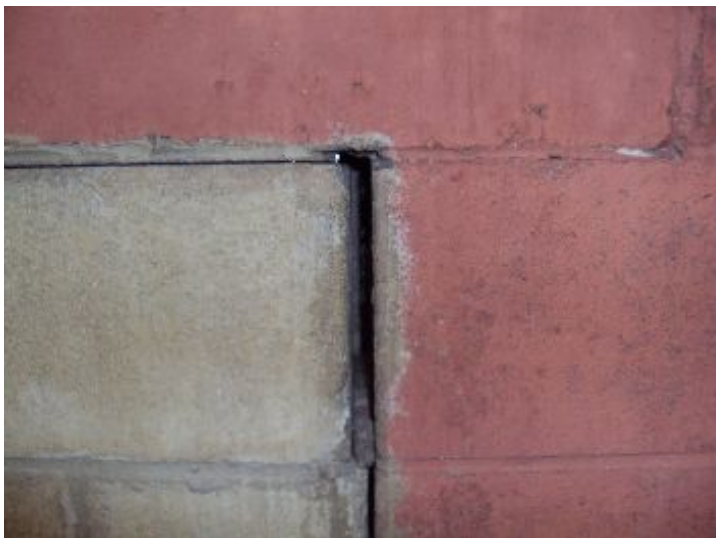
Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Steel support beams present
- Steel support columns observed
- Masonry block walls noted.
- Several corners of the building have larger than normal settlement cracks that may require the evaluation of and engineer or qualified contractor. This condition may be caused by a poor roof drainage system placing water at the foundation perimeter allowing for subsurface erosion to take place.
- The masonry block walls are spalled and deteriorated due to the roof drainage system placing water in this area. The block has deteriorated to the point that structural integrity appears to have been compromised. We recommend having a qualified contractor perform the necessary repairs to the structure and drainage system as soon as possible.
- One or more of the support columns in the manufacturing area show prior damage, possibly from lift trucks. They do not seem to be structurally compromised, but we do recommend monitoring these areas for future issues.
- The attached wood constructed accessory structures attached to the left side of the building are in disrepair dur to deferred maintenance and water damage. We recommend budgeting for replacement.



Poor workmanship



Masonry wall damage.



Accessory building



Accessory building



Accessory building



Accessory building



Accessory building



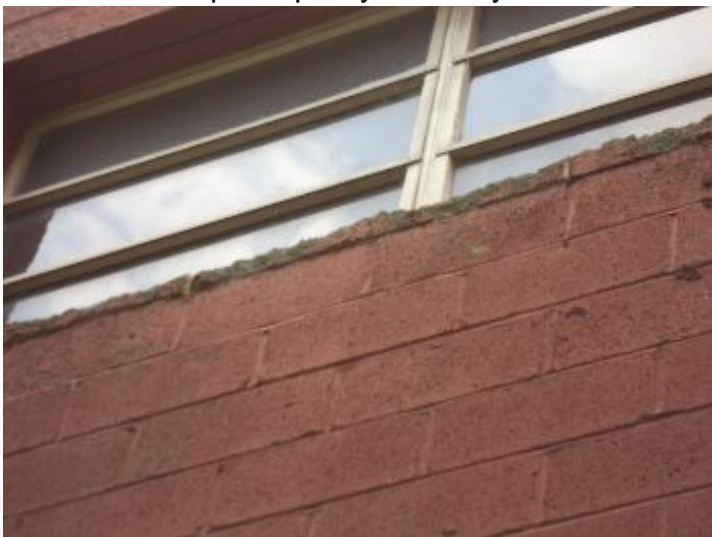
Severe spalling



poor quality masonry



Poor workmanship



Severe spalling





Spalling



5. Location Of Under-Floor Access Openings

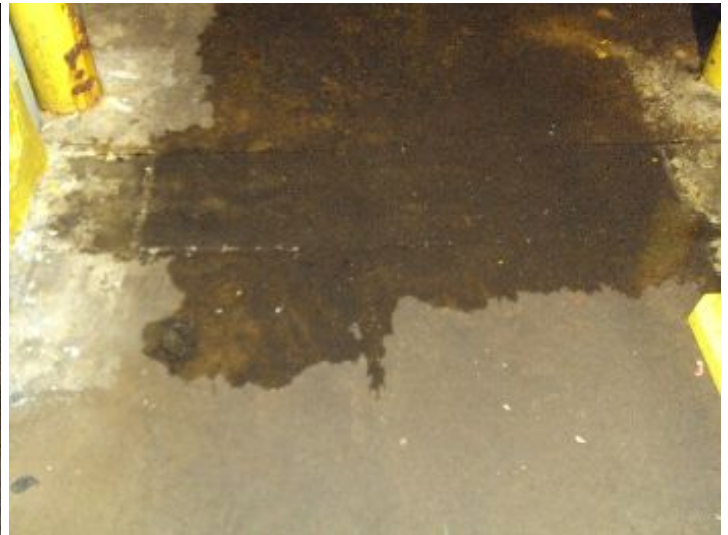
Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:  
• There are no under-floor access openings noted.

6. Present or Clear Indications Of Active Water Penetration Observed

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:  
• Efflorescence observed; this is a mineral deposit left behind from exterior water infiltration.  
• There is evidence of moisture penetration in the manufacturing area. We recommend having a qualified contractor repair as necessary.



7. Wood In Contact Or Near Soil

Good Fair Poor N/A None

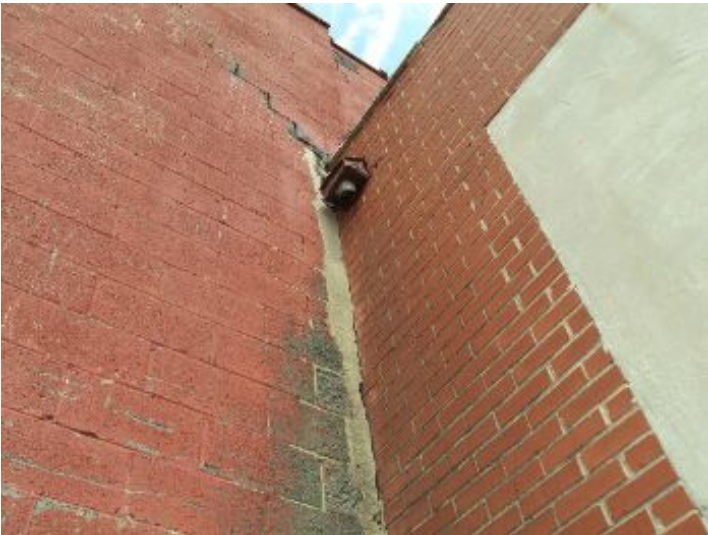
Observations:  
• No major system safety or function concerns noted at time of inspection.

8. General Indications Of Foundation Movement

Good Fair Poor N/A None

Observations:  
• Step cracks in the corners of the foundation are present. This is an indication of irregular settlement and movement.





### 9. Cutting, Notching, And Boring Of Framing Members

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- No major system safety or function concerns noted at time of inspection.

## 6.5.5 Heating and Ventilation

I. The inspector should inspect:

- 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.
- The heating systems using normal operating controls and describe the energy source and heating method.
- And report as in need of repair heating systems which do not operate.
- And report if the heating systems are deemed inaccessible.
- 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.
- And verify the presence of level service platforms for appliances on roofs with a 25 percent slope or greater.
- And verify that a luminaire and a receptacle outlet are provided at or near the appliance.
- And verify that the system piping appears to be sloped to permit the system to be drained.
- For connectors, tubing and piping that might be installed in a way that exposes them to physical damage.
- Wood framing for cutting, notching and boring that might cause a structural or safety issue.
- Pipe penetrations in concrete and masonry building elements to verify that they are sleeved.
- Exposed gas piping for identification by a yellow label marked "Gas" in black letters occurring at intervals of 5 feet or less.
- And determine if any appliances or equipment with ignition sources are located in public, private, repair or parking garages or fuel-dispensing facilities.
- And verify that fuel-fired appliances are not located in or obtain combustion air from sleeping rooms, bathrooms, storage closets or surgical rooms.
- 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.
- 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.
- Outdoor exhaust outlets for the likelihood that they may cause a public nuisance or fire hazard due to smoke, grease, gases, vapors or odors.
- For the potential of flooding and evidence of past flooding that could cause mold in ductwork or plenums.

S. Condensate drains

1. Gas Meters

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- No major system safety or function concerns noted at time of inspection.



2. Heating Systems Operating Controls and Energy Source

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Office area:
  - Natural gas fired unit.
  - Remote thermostat
  - The heating system was operable at the time of inspection using normal operating controls.
- Manufacturing area:
  - Natural gas fired unit.
  - Fuel oil fired unit.
  - Remote thermostat
  - No thermostat noted.
  - The main oil-fired furnace in the manufacturing area runs without a thermostat. The method of turning the unit on and off is to use the circuit breaker that controls it. Circuit breakers are not intended to be used as on-off control switches. This will probably lead to failure of the breaker itself. We recommend having a qualified contractor install proper operating controls for the unit.



Storage areas thermostat

3. Heating Systems Operation

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- Some of the roof top heating and air conditioning systems were not inspected due to unsafe roof top conditions.

4. Heating Systems Accessibility

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- Some of the roof top heating and air conditioning systems were not inspected due to unsafe roof top conditions.

5. Permanent Means Of Roof Access

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- A permanent means of access with permanent ladders and/or catwalks is present for equipment and appliances on this roof which is higher than 16 feet.

6. Presence of Level Service Platforms

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Observations:

- No major system safety or function concerns noted at time of inspection.

7. Luminaire And Receptacle Outlet

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- No major system safety or function concerns noted at time of inspection.

8. System Piping Drainage

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- No major system safety or function concerns noted at time of inspection.

9. Connector Damage

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- No major system safety or function concerns noted at time of inspection.

10. Wood Framing Cutting, Notching, And Boring

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- No major system safety or function concerns noted at time of inspection.

11. Pipe Penetrations Sleeved

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Pipes penetrate through masonry walls in non-sleeved holes in the masonry. Recommend installing metal sleeves around the pipes and patching the masonry wall for fire resistance.

12. Gas Piping Marking

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Overhead gas piping is not identified by marking tape or streamers. Recommend as a safety requirement marking the gas piping with approved gas utility marking tape.



Scrape and paint gas piping at the roof

13. Location of Appliances with Ignition Sources are not in Public

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- No major system safety or function concerns noted at time of inspection.

14. Heating Equipment in or near Sleeping Areas

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- No major system safety or function concerns noted at time of inspection.

15. Location of Outdoor Exhaust Outlets

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- No major system safety or function concerns noted at time of inspection.

16. Condensate Drains

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- No major system safety or function concerns noted at time of inspection.
- Condensate pitched to roof drain

## 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. Central cooling equipment using normal operating controls

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The office area rooftop units were all operating using normal operating controls at the time of inspection.

### 2. Verify that a luminaire and receptacle outlet are at or near the appliance

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Some of the roof top HVAC units had service receptacles at or near the unit. None of the inspected roof top units had a service luminaire near the unit. At the time of installation, this may not have been a requirement.

### 3. Pipe Penetrations In Concrete And Masonry Building Elements Are Sleeved

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- No major system safety or function concerns noted at time of inspection.

### 4. Verify adequacy of piping support

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

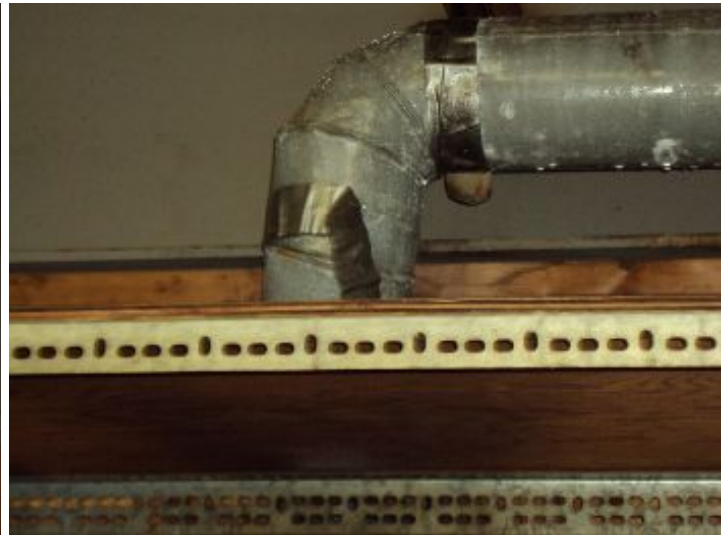
- No major system safety or function concerns noted at time of inspection.

### 5. Connectors, Tubing, And Piping Installed In A Way That Exposes Them To Physical Damage

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Much of the ductwork stemming from the roof top HVAC units is sealed at the connections with cloth backed duct tape. This tape is known to deteriorate and become ineffective over time. We recommend having a qualified HVAC contractor repair all joints in the ductwork that are affected by this tape with a duct sealing mastic.



6. Verify the potential of flooding or evidence of past flooding that could cause mold in ductwork and plenums

Good Fair Poor N/A None

Observations:

- No major system safety or function concerns noted at time of inspection.

7. Verify the installation of Condensate Drains

Good Fair Poor N/A None

Observations:

- Condensate pitched to roof drain

## 6.5.7 Plumbing

### 6.5.7 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. Main Shutoff

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The main water shutoff is located in the front of the office space.

2. Backflow Preventer

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- No major system safety or function concerns noted at time of inspection.

3. Water Heating Equipment

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The water heater is a 40 gallon electric model that is located in the mens locker room in the utility closet. The exact age could not be determined from the data plate. The unit although functioning as intended at the time of inspection however, shows the wear and tear that could be expected from a unit that has reached the end of its useful life expectancy. We recommend having a qualified plumbing contractor provide replacement options and cost estimates.
- The water heater that is located in the break room does not have the proper support under it. The cabinet that it sits in is deteriorating and failing.



Prior leaks and deterioration



Water heater support damaged.

#### 4. Toilets

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- No major system safety or function concerns noted at time of inspection.
- We recommend removing the beer can and all other debris from the toilet tanks in the Mens locker room prior to using the bathrooms.



#### 5. Toilet Partition Observations

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Materials:**

- Men's locker room.
- Women's locker room.
- Metal toilet partitions are noted.

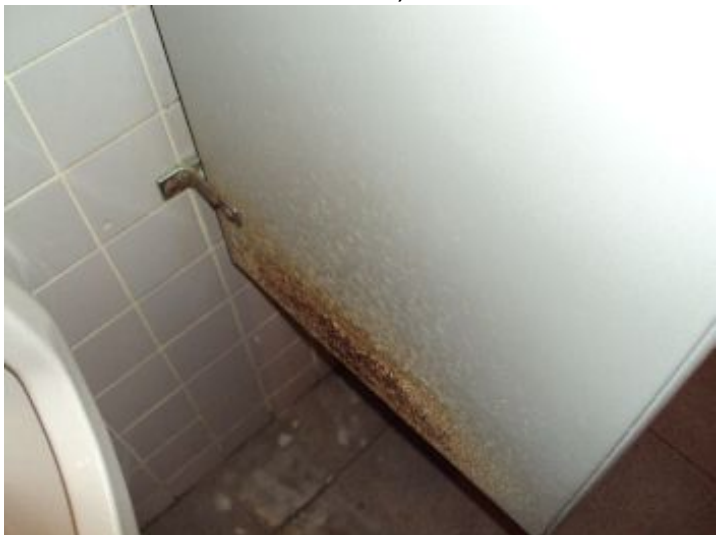
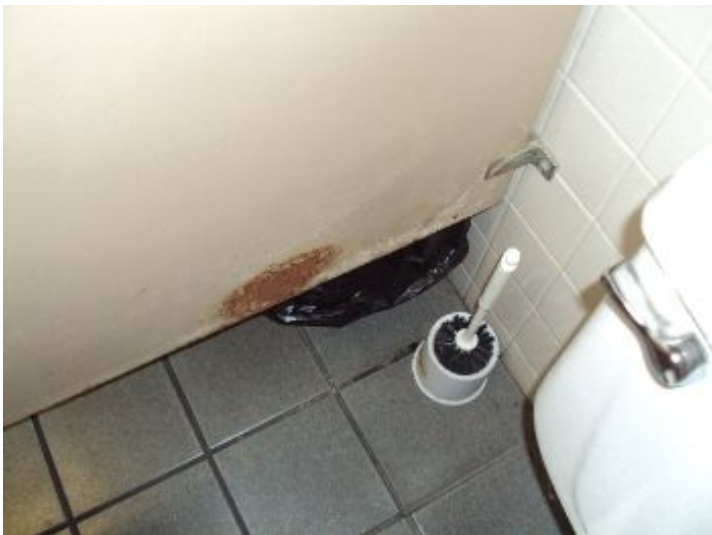
**Observations:**

- The toilet partition doors in the Mens Locker Room do not latch securely. One door has a broken strike plate and the other has a missing strike plate.
- Many of the toilet partitions in the Men's and Women's Locker Rooms are damaged by rust and corrosion. We recommend budgeting for replacement of these.





Toilet partition door doesn't latch (Mens Locker Room)



Toilet partition damage

6. Sinks, Tubs, Showers

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The wash basin in the Mens Locker Room was not operational at the time of inspection. We recommend confirming proper operation prior to closing.
- The break room sink has an improper air admittance vent installed. There is no air admittance valve installed (AAV). We recommend having a qualified plumbing contractor install the proper AAV to prevent sewer gas from entering the room.
- The break room sink does not demonstrate the proper expected functional draining.



Evidence of a prior repair (Mens Locker Room)



Backsplash water damaged and coming loose



Air admittance vent. No AAV installed.



Sink drains poorly.



Stopper does not work

7. Water Supply

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- No major system safety or function concerns noted at time of inspection with the functional flow.

8. Drain, Waste, Vent

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- No major system safety or function concerns noted at time of inspection.

9. Fuel Storage

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Above ground fuel oil storage tank in the loading dock area.
- No major system safety or function concerns noted at time of inspection.



10. Sump Pumps

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- No major system safety or function concerns noted at time of inspection.

11. Water Supply Shut-Offs

Good Fair Poor N/A None

Observations:

- No major system safety or function concerns noted at time of inspection.

12. Public or Private Water

Good Fair Poor N/A None

Observations:

- The water supply is public as stated by the facilities manager on site.
- No major system safety or function concerns noted at time of inspection.

13. Flow

Good Fair Poor N/A None

Observations:

- No major system safety or function concerns noted at time of inspection.

14. Hot and Cold Identification

Good Fair Poor N/A None

Observations:

- No major system safety or function concerns noted at time of inspection.

15. Commodes

Good Fair Poor N/A None

Observations:

- There is a leaking fill valve in the Presidents office private bathroom. We recommend having a qualified plumbing contractor replace the valve.
- The Womens Locker Room toilet has a missing flush handle. Have a qualified plumbing contractor replace as necessary.
- We recommend removing the beer can and all other debris from the toilet tanks in the Mens locker room prior to using the bathrooms.



## 6.5.8 Electrical

### 6.5.8 Electrical

I. The inspector should inspect:

- The service drop/lateral.
- The meter socket enclosures.
- The service entrance conductors and report on any noted conductor insulation or cable sheath deterioration.
- The means for disconnecting the service main.
- 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. Service Drop/Lateral

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- There is a single service drop from the street to the exterior transformer pad.

2. Meter Enclosures

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Single meter enclosure is located inside the manufacturing area, adjacent to the switch gear.

3. Service Conductors

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Service conductors are encased in rigid conduit

4. Main Disconnect

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The main disconnects for the service panels in the manufacturing area are attached to an overhead bus duct used for power distribution.
- There are two 300 amp circuit breakers located at the main switch gear that are not in service. These breakers, if not being used should have lock-out devices installed so they cannot be accidentally energized.



Bus duct with panel disconnects



There are two 300 amp circuit breakers located at the main switch gear that are not in service. These breakers, if not being used should have lock-out devices installed so they cannot be accidentally energized.



There are two 300 amp circuit breakers located at the main switch gear that are not in service. These breakers, if not being used should have lock-out devices installed so they cannot be accidentally energized.

5. Service Entrance Equipment

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Switch gear present
- Ct cabinet present
- Switch gear cabinet does not have a lock on it. Due to the excessively high voltage in these cabinets, a lock is necessary as a safety precaution. Recommend locking the cabinet as soon as possible.



6. Amperage Rating

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

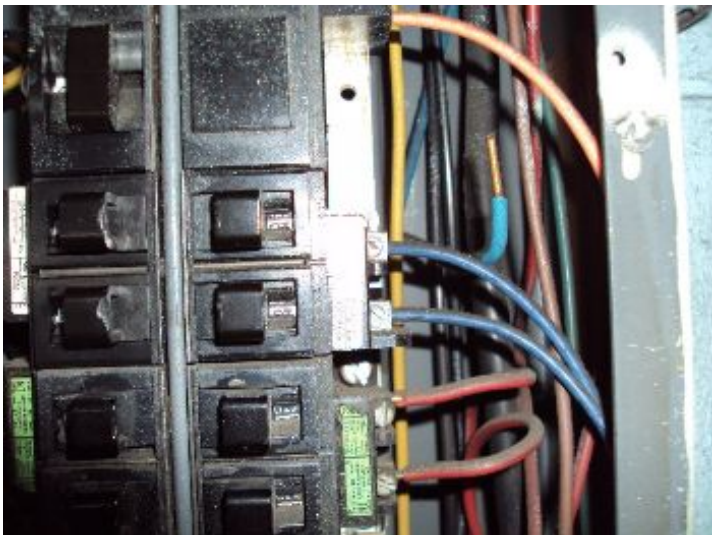
- 1200 amp switch gear noted.

7. Panelboards

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Several of the electric panels are missing screws for the front cover. We recommend installing the proper screws in these locations.



Stray, Unidentified wire in panel (B)



Panel cover screws missing



Double tapped breaker noted.

### 8. Panel Openings

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- The electric panel back box has open knock out holes which need the appropriate knock out seals put in them at panels A&B



### 9. Labeling

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- Most of the panels are poorly or incorrectly labeled. We recommend having a licensed electrician trace all circuits and properly label all panels.





### 10. Grounding

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- There are isolated ground receptacles present on the interior of the building. We cannot determine within the scope of this inspection where the isolated ground connection is. If you intend on using sensitive electronic devices and an isolated ground is necessary, we recommend contacting a licensed electrician to determine the continuity of the isolated ground system.
- Water pipe ground noted.
- There is typically an encased underground grounding electrode below grade for a service of this size. We cannot determine the presence of this. We recommend consulting the power utility company or the original construction drawings for confirmation of the encased electrode.

### 11. Switches and Lights

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- A large portion of the lighting in both the office area and the manufacturing area are not working , or in some state of disrepair. We recommend having a licensed electrician repair and or replace as necessary.



Improper wiring



### 12. Outlets and Wiring

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- There are a number of outlets noted that are inoperable at the time of inspection. We recommend having a licensed electrical contractor either remove these or repair as necessary to make them operational.
- There are a number of switches and or outlets noted that are not properly secured or fastened at the time of inspection. This is a safety hazard and should be corrected. We recommend having a licensed electrical contractor either remove these or repair as necessary to reduce the danger of an electrical shock.



Dread outlets



Unsecured switch



Unsecured outlet



Dead outlet

### 13. Missing Covers

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

• Outlets in both the office and the manufacturing space are missing cover plates. This is a potential safety hazard. We recommend replacing the outlet covers.



Missing cover in office space

### 14. Open Splices

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

• Open "live" junction and device boxes noted at the time of inspection. This is a safety hazard and should be corrected ASAP by a licensed electrical contractor.



15. Painted Outlets

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

• There are outlets noted that are painted over and are still operational. This is not an accepted practice and should be replaced by a licensed electrical contractor.



16. GFCI

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

• The receptacle in the Presidents bathroom is a non-GFCI outlet. We recommend replacing the outlet with a GFCI as an upgrade.

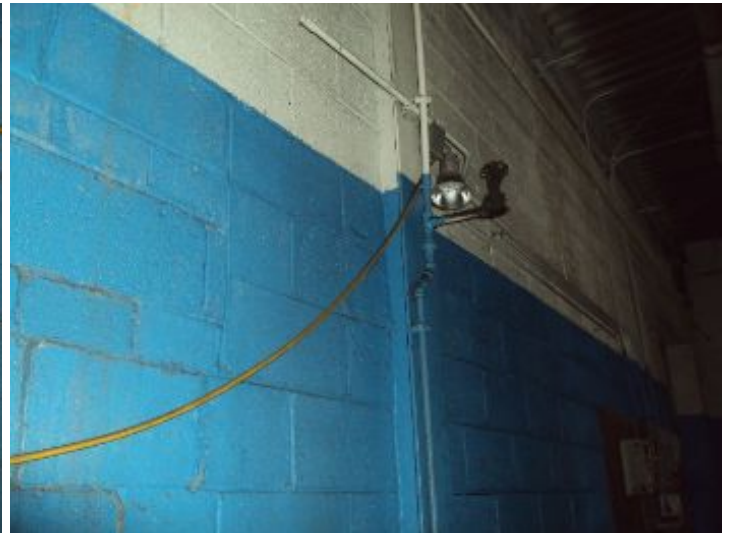


17. Flexible Cords

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- A flexible cord connected security light was noted at the time of inspection. This is an improper wiring method used for this type of fixture and should be removed.
- There is a water heater in the break room that is improperly plug and cord connected. This is an improper installation as this appliance should be hard wired. The wire used is not rated for plug and cord connectivity. This is a safety hazard and should be corrected as soon as possible. We recommend having a licensed electrical contractor repair as necessary.





Cord connected water heater.

## 6.5.10 Attic Ventilation and Insulation

### 6.5.10 Attic ventilation and insulation

- 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. Unfinished spaces

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- No major system safety or function concerns noted at time of inspection.

#### 2. Ventilation of attic

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- No major system safety or function concerns noted at time of inspection.

#### 3. Mechanical Ventilation Systems

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations:

- No major system safety or function concerns noted at time of inspection.

## 6.5.11 Doors, Windows and 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 and Windows

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Men's room door does not close properly



Damage to ceramic tile from door closer arm



Door stop in womens room crushed and ineffective



Mens Locker Room door





Decayed door frame



Door out of alignment

2. Interior

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

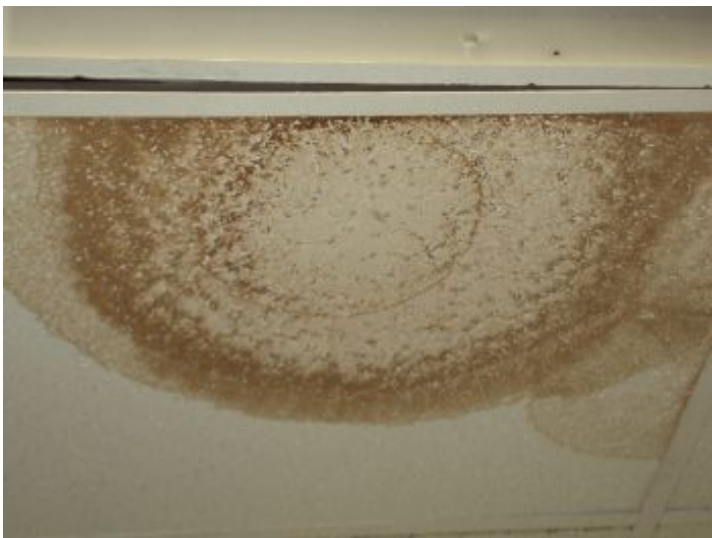
- There are many numerous areas of the office area ceilings that have water damaged tiles in them. This is due to both prior and active leaks in the roof system. We recommend having a qualified contractor repair the damaged tile and grid as necessary. There should also be an above ceiling invasive evaluation performed to see if this water damage has affected any of the above ceiling systems.
- There are many numerous areas of the office area walls that have water stains on them these areas tested dry at the time of inspection. This is due to both prior and active leaks in the roof system. We recommend having a qualified contractor repair the damaged drywall and paint as necessary. There should also be an above ceiling invasive evaluation performed to see if this water damage has affected any of the in wall systems.
- The wood protective "Wainscot" on the exterior walls in the manufacturing area have been water damaged and are deteriorating. There is evidence of an organic substance consistent with mold in some areas. We recommend removing the wainscot and performing a mold test if necessary to confirm the presence of mold.
- The walls and ceilings in the receiving office show the signs of severe water damage and are deteriorated. There is evidence of an organic substance consistent with mold in some areas. We recommend removing the wall and ceiling finishes in the room and performing a mold test if necessary to confirm the presence of mold. Remediation options can then be determined.





Ceramic tile missing from women's room wall.







The wood protective "Wainscot" on the exterior walls in the manufacturing area have been water damaged and are deteriorating. There is evidence of an organic substance consistent with mold in some areas. We recommend removing the wainscot and performing a mold test if necessary to confirm the presence of mold.

### 3. Garage Doors and Openers

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

• The loading dock garage doors did not work smoothly and required a great deal of force to operate. Broken hardware is noted on one door. We recommend having these doors serviced by a qualified overhead door contractor to bring them back into working order.



### 4. Interior Stairs

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- The stairs leading to the storage loft space in the warehouse area has a stringer spacing of more than 16". The risers and treads are constructed of a nominal 1" thick material which should have a support spacing of no more than 16". We recommend having a qualified contractor provide repair options.
- The stairs leading to the storage loft space in the warehouse area has an open sided staircase without balusters on the open side of the stair. The open stair should have a graspable handrail system with balusters spaced with no more than 4" between them. We recommend having a qualified contractor provide repair options.



### 5. Loading Docks

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**

- The loading dock levelers did not operate using normal controls at the time of inspection. We recommend having these levelers serviced by a qualified contractor, or confirm their proper operation with the seller prior to closing.



Dock leveler controls





Photos



Ventilation fans not tested



Abandoned electric in closed box



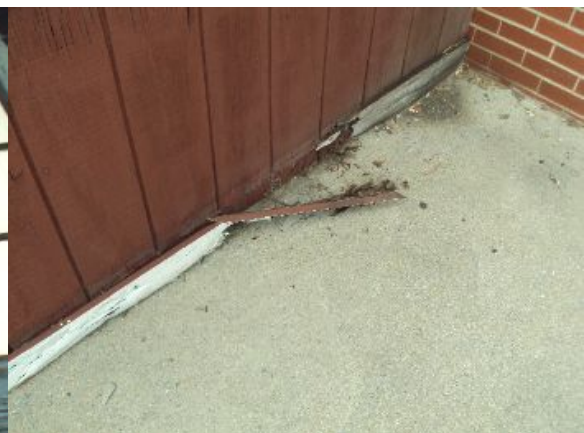
Baler controls not energized at the time of inspection



Termite shelter tubes in receiving office.



Exhaust fans not tested



Accessory building





Accessory building



Accessory building



Accessory building

Broken fencing



Not inspected

## Report Summary

6.5.1 Roof		
Page 5 Item: 2	Roof Covering	<ul style="list-style-type: none"> <li>Major areas of deterioration are noted to the roof covering. The roof appears to be beyond its useful life. We recommend budgeting for replacement of the roof system</li> </ul>
Page 6 Item: 3	Presence of Exposed Membrane	<ul style="list-style-type: none"> <li>Severe "alligating" of the built up roofs asphalt "flood coat" has left exposed membrane. This condition will surely lead to leakage into the interior.</li> </ul>
Page 6 Item: 5	Evidence of Ponding	<ul style="list-style-type: none"> <li>Ponding is evident in areas on the roof. This is normally caused by improper pitch or slope of the roofing materials or the roof deck. Recommend contacting a licensed roofing contractor to review repair options.</li> </ul>
Page 7 Item: 7	Downspouts	<ul style="list-style-type: none"> <li>Missing downspouts observed. Suggest downspouts be installed to ensure proper drainage away from the foundation.</li> <li>Downspout discharges water at foundation. Recommend installation of extension to ensure proper drainage away from foundation to prevent seepage.</li> </ul>
Page 8 Item: 8	Vents, Flashings, Skylights, Chimney and other Roof Penetrations	<ul style="list-style-type: none"> <li>Many of the roofs penetrations have deteriorated to the point of being ineffective. We recommend repair or replacement by a qualified roofing contractor.</li> </ul>
Page 9 Item: 9	General Structure of the Roof	<ul style="list-style-type: none"> <li>Many areas of the roof decking system has been deteriorated by prior and current roof leaks. These damaged areas should be repaired prior to closing. We recommend having a qualified roofing contractor provide estimates for the necessary repairs.</li> <li>There are active roof leaks noted throughout the roof system. The roof appears to be at the end of its useful life. We recommend having a qualified roofing contractor provide estimates to replace the roof.</li> <li>Many areas of the roof decking system has been deteriorated by prior and current roof leaks. The water damage may have affected a couple of bar joists in the right side storage area. These damaged areas should be repaired prior to closing. We recommend having a structural engineer or a qualified contractor provide analysis and cost estimates for the necessary repairs.</li> </ul>
6.5.2 Exterior		
Page 13 Item: 1	Siding, Flashing and Trim	<ul style="list-style-type: none"> <li>Step cracks and cracks at the window lintels are noted at the brick veneer. This is usually caused by uneven settlement in the veneer. Due to the exterior roof drainage problem, subsoil erosion is most likely the cause. We recommend having a qualified masonry contractor provide cost estimates and perform the necessary repairs.</li> </ul>
Page 14 Item: 2	Doors, Decks, Stoops, Steps, Stairs, Porches, Railings, Eaves, Soffits and Fascias	<ul style="list-style-type: none"> <li>All of the exterior hinged emergency egress doors are out of adjustmen, rubbing, or have incomplete or damaged hardware items. We recommend having a qualified door contractor provide cost estimates and perform the necessary repairs.</li> </ul>

Page 14 Item: 3	Windows	<ul style="list-style-type: none"> <li>The office area windows are sealed shut and inoperable. We suggest having a qualified contractor repair the windows for normal operation.</li> </ul>
Page 14 Item: 4	Vegetation	<ul style="list-style-type: none"> <li>Vegetation observed to be too close to, touching, or growing on siding. Condition can promote excessive damage and deterioration by movement of branches, root growth and/or attachment, moisture retention, and can promote pest infestations. We recommend trimming away or removing the vegetation affecting the structure to preserve the life of the building.</li> </ul>
Page 16 Item: 7	Parking Areas	<ul style="list-style-type: none"> <li>Loading areas and loading docks are in disrepair at the exterior.</li> </ul>

6.5.3 Wood Decks and Balconies

Page 17 Item: 3	Decay	<ul style="list-style-type: none"> <li>Due to the prior and the on going roof leaks, the structure may be showing signs of decay on the upper level plywood floor. There are numerous damaged ceiling tiles on the lower level. We recommend having a qualified contractor perform a more invasive evaluation of the structure which is beyond the scope of this inspection.</li> </ul>
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6.5.4 Basement, Foundation and Crawlspace

Page 22 Item: 4	Visible Structural Components	<ul style="list-style-type: none"> <li>Several corners of the building have larger than normal settlement cracks that may require the evaluation of and engineer or qualified contractor. This condition may be caused by a poor roof drainage system placing water at the foundation perimeter allowing for subsurface erosion to take place.</li> <li>The masonry block walls are spalled and deteriorated due to the roof drainage system placing water in this area. The block has deteriorated to the point that structural integrity appears to have been compromised. We recommend having a qualified contractor perform the necessary repairs to the structure and drainage system as soon as possible.</li> <li>One or more of the support columns in the manufacturing area show prior damage, possibly from lift trucks. They do not seem to be structurally compromised, but we do recommend monitoring these areas for future issues.</li> <li>The attached wood constructed accessory structures attached to the left side of the building are in disrepair due to deferred maintenance and water damage. We recommend budgeting for replacement.</li> </ul>
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Page 23 Item: 6	Present or Clear Indications Of Active Water Penetration Observed	<ul style="list-style-type: none"> <li>There is evidence of moisture penetration in the manufacturing area. We recommend having a qualified contractor repair as necessary.</li> </ul>
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Page 24 Item: 8	General Indications Of Foundation Movement	<ul style="list-style-type: none"> <li>Step cracks in the corners of the foundation are present. This is an indication of irregular settlement and movement.</li> </ul>
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6.5.5 Heating and Ventilation

Page 26 Item: 2	Heating Systems Operating Controls and Energy Source	<ul style="list-style-type: none"> <li>The main oil-fired furnace in the manufacturing area runs without a thermostat. The method of turning the unit on and off is to use the circuit breaker that controls it. Circuit breakers are not intended to be used as on-off control switches. This will probably lead to failure of the breaker itself. We recommend having a qualified contractor install proper operating controls for the unit.</li> </ul>
Page 27 Item: 11	Pipe Penetrations Sleeved	<ul style="list-style-type: none"> <li>Pipes penetrate through masonry walls in non-sleeved holes in the masonry. Recommend installing metal sleeves around the pipes and patching the masonry wall for fire resistance.</li> </ul>
Page 27 Item: 12	Gas Piping Marking	<ul style="list-style-type: none"> <li>Overhead gas piping is not identified by marking tape or streamers. Recommend as a safety requirement marking the gas piping with approved gas utility marking tape.</li> </ul>
6.5.6 Cooling		
Page 29 Item: 5	Connectors, Tubing, And Piping Installed In A Way That Exposes Them To Physical Damage	<ul style="list-style-type: none"> <li>Much of the ductwork stemming from the roof top HVAC units is sealed at the connections with cloth backed duct tape. This tape is known to deteriorate and become ineffective over time. We recommend having a qualified HVAC contractor repair all joints in the ductwork that are affected by this tape with a duct sealing mastic.</li> </ul>
6.5.7 Plumbing		
Page 31 Item: 3	Water Heating Equipment	<ul style="list-style-type: none"> <li>The water heater is a 40 gallon electric model that is located in the mens locker room in the utility closet. The exact age could not be determined from the data plate. The unit although functioning as intended at the time of inspection however, shows the wear and tear that could be expected from a unit that has reached the end of its useful life expectancy. We recommend having a qualified plumbing contractor provide replacement options and cost estimates.</li> <li>The water heater that is located in the break room does not have the proper support under it. The cabinet that it sits in is deteriorating and failing.</li> </ul>
Page 32 Item: 5	Toilet Partition Observations	<ul style="list-style-type: none"> <li>The toilet partition doors in the Mens Locker Room do not latch securely. One door has a broken strike plate and the other has a missing strike plate.</li> <li>Many of the toilet partitions in the Men's and Women's Locker Rooms are damaged by rust and corrosion. We recommend budgeting for replacement of these.</li> </ul>
Page 34 Item: 6	Sinks, Tubs, Showers	<ul style="list-style-type: none"> <li>The wash basin in the Mens Locker Room was not operational at the time of inspection. We recommend confirming proper operation prior to closing.</li> <li>The break room sink has an improper air admittance vent installed. There is no air admittance valve installed (AAV). We recommend having a qualified plumbing contractor install the proper AAV to prevent sewer gas from entering the room.</li> <li>The break room sink does not demonstrate the proper expected functional draining.</li> </ul>

Page 35 Item: 15	Commodes	<ul style="list-style-type: none"> <li>• There is a leaking fill valve in the Presidents office private bathroom. We recommend having a qualified plumbing contractor replace the valve.</li> <li>• The Womens Locker Room toilet has a missing flush handle. Have a qualified plumbing contractor replace as necessary.</li> <li>• We recommend removing the beer can and all other debris from the toilet tanks in the Mens locker room prior to using the bathrooms.</li> </ul>
6.5.8 Electrical		
Page 37 Item: 4	Main Disconnect	<ul style="list-style-type: none"> <li>• There are two 300 amp circuit breakers located at the main switch gear that are not in service. These breakers, if not being used should have lock-out devices installed so they cannot be accidentally energized.</li> </ul>
Page 38 Item: 5	Service Entrance Equipment	<ul style="list-style-type: none"> <li>• Switch gear cabinet does not have a lock on it. Due to the excessively high voltage in these cabinets, a lock is necessary as a safety precaution. Recommend locking the cabinet as soon as possible.</li> </ul>
Page 39 Item: 7	Panelboards	<ul style="list-style-type: none"> <li>• Several of the electric panels are missing screws for the front cover. We recommend installing the proper screws in these locations.</li> </ul>
Page 39 Item: 8	Panel Openings	<ul style="list-style-type: none"> <li>• The electric panel back box has open knock out holes which need the appropriate knock out seals put in them at panels A&amp;B</li> </ul>
Page 40 Item: 9	Labeling	<ul style="list-style-type: none"> <li>• Most of the panels are poorly or incorrectly labeled. We recommend having a licensed electrician trace all circuits and properly label all panels.</li> </ul>
Page 42 Item: 11	Switches and Lights	<ul style="list-style-type: none"> <li>• A large portion of the lighting in both the office area and the manufacturing area are not working , or in some state of disrepair. We recommend having a licensed electrician repair and or replace as necessary.</li> </ul>
Page 43 Item: 12	Outlets and Wiring	<ul style="list-style-type: none"> <li>• There are a number of outlets noted that are inoperable at the time of inspection. We recommend having a licensed electrical contractor either remove these or repair as necessary to make them operational.</li> <li>• There are a number of switches and or outlets noted that are not properly secured or fastened at the time of inspection. This is a safety hazard and should be corrected. We recommend having a licensed electrical contractor either remove these or repair as necessary to reduce the danger of an electrical shock.</li> </ul>
Page 43 Item: 13	Missing Covers	<ul style="list-style-type: none"> <li>• Outlets in both the office and the manufacturing space are missing cover plates. This is a potential safety hazard. We recommend replacing the outlet covers.</li> </ul>
Page 44 Item: 14	Open Splices	<ul style="list-style-type: none"> <li>• Open "live" junction and device boxes noted at the time of inspection. This is a safety hazard and should be corrected ASAP by a licensed electrical contractor.</li> </ul>
Page 44 Item: 15	Painted Outlets	<ul style="list-style-type: none"> <li>• There are outlets noted that are painted over and are still operational. This is not an accepted practice and should be replaced by a licensed electrical contractor.</li> </ul>

Page 46 Item: 17	Flexible Cords	<ul style="list-style-type: none"> <li>• A flexible cord connected security light was noted at the time of inspection. This is an improper wiring method used for this type of fixture and should be removed.</li> <li>• There is a water heater in the break room that is improperly plug and cord connected. This is an improper installation as this appliance should be hard wired. The wire used is not rated for plug and cord connectivity. This is a safety hazard and should be corrected as soon as possible. We recommend having a licensed electrical contractor repair as necessary.</li> </ul>
6.5.11 Doors, Windows and Interior		
Page 52 Item: 2	Interior	<ul style="list-style-type: none"> <li>• There are many numerous areas of the office area ceilings that have water damaged tiles in them. This is due to both prior and active leaks in the roof system. We recommend having a qualified contractor repair the damaged tile and grid as necessary. There should also be an above ceiling invasive evaluation performed to see if this water damage has affected any of the above ceiling systems.</li> <li>• There are many numerous areas of the office area walls that have water stains on them these areas tested dry at the time of inspection. This is due to both prior and active leaks in the roof system. We recommend having a qualified contractor repair the damaged drywall and paint as necessary. There should also be an above ceiling invasive evaluation performed to see if this water damage has affected any of the in wall systems.</li> <li>• The wood protective "Wainscot" on the exterior walls in the manufacturing area have been water damaged and are deteriorating. There is evidence of an organic substance consistant with mold in some areas. We recommend removing the wainscot and performing a mold test if necessary to confirm the presence of mold.</li> <li>• The walls and ceilings in the receiving office show the signs of severe water damage and are deteriorated. There is evidence of an organic substance consistant with mold in some areas. We recommend removing the wall and ceiling finishes in the room and performing a mold test if necessary to confirm the presence of mold. Remediation options can then be determined.</li> </ul>
Page 52 Item: 3	Garage Doors and Openers	<ul style="list-style-type: none"> <li>• The loading dock garage doors did not work smoothly and required a great deal of force to operate. Broken hardware is noted on one door. We recommend having these doors serviced by a qualified overhead door contractor to bring them back into working order.</li> </ul>
Page 53 Item: 4	Interior Stairs	<ul style="list-style-type: none"> <li>• The stairs leading to the storage loft space in the warehouse area has a stringer spacing of more than 16". The risers and treads are constructed of a nominal 1" thick material which should have a support spacing of no more than 16". We recommend having a qualified contractor provide repair options.</li> <li>• The stairs leading to the storage loft space in the warehouse area has an open sided staircase without balusters on the open side of the stair. The open stair should have a graspable handrail system with balusters spaced with no more than 4" between them. We recommend having a qualified contractor provide repair options.</li> </ul>

Page 54 Item: 5	Loading Docks	<ul style="list-style-type: none"><li>• The loading dock levelers did not operate using normal controls at the time of inspection. We recommend having these levelers serviced by a qualified contractor, or confirm their proper operation with the seller prior to closing.</li></ul>
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