Home Inspection Report

Inspection Date: 4/18/2019

Commercial Sample Report

Property Address:
Address
City NJ

All In One Home Inspection LLC

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Date: 4/18/2019	**Time:** 9:00 AM	**Report ID:** Commercial Sample Report
Property: Address City NJ	**Customer:** Commercial Sample Report	**Real Estate Professional:**

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this building. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this building or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

This building is older than 20 years and the building inspector considers this while inspecting. It is common to have areas that no longer comply with current code. This is not a new building and this building cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult on an older building. Sometimes in older homes there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the building inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The building inspection does not look for possible manufacturer re-calls on components that could be in this building. Always consider hiring the appropriate expert for any repairs or further inspection.

Style of Building:	**Age Of building:**	**Building Faces:**
Commercial - Butler Style Construction	Over 20 Years	Southern Direction
Client Is Present:	**Agent is Present:**	**Weather:**
Yes	No	Light Rain
Temperature:	**Rain in last 3 days:**	**Property Occupied:**
Over 50	Yes	Yes
Electric On:	**Gas On:**	**Water On:**
Yes	Yes	Yes

1. Exterior

The building inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building.

The building inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected.

The building inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks.

The building inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.









Styles & Materials

Siding Material:
EIFS
Metal

Window Types:
Casement

Outlet Style:
3 Prong Regular

Exterior Entry Doors:
Steel

Front Entryway:
Driveway
Sidewalk

Side and/or Rear Entryway:
Areaway
Driveway
Sidewalk

Driveway:
Asphalt
Parking lot

Parking:
Parking Lot

Items

1.0 WALL CLADDING, FLASHING AND TRIM

Repair or Replace

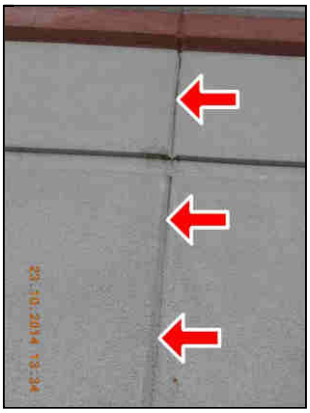
(1) EIFS siding has gaps and cracks at window frames, door frames, lamp fixtures and wall penetrations. Caulk and seal gaps to help prevent damage causing moisture from entering past the siding.

The subject house appears to be clad with a product known as Exterior Insulation Finish Systems, "EIFS," also referred to as "Synthetic Stucco." Many EIFS clad houses have revealed moisture related problems such as deteriorated wood framing and pest infestation. Testing of this cladding is beyond the scope of this inspection. Maintenance and testing guidelines are available from the EIFS Industry Members Association, *www.eima.com*. Additional information about EIFS stucco is also available at http://en.wikipedia.org/wiki/Exterior_Insulation_Finishing_System and the Consumer Reports website http://www.consumerreports.org (type Stucco in the search field).

1.0 Item 1(Picture)

1.0 Item 2(Picture)

1.0 Item 3(Picture)



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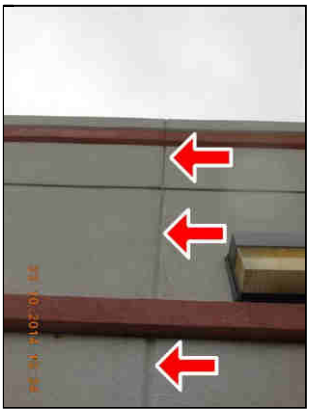

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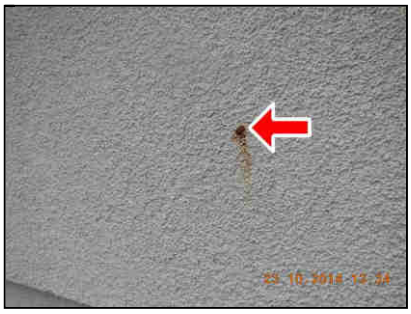

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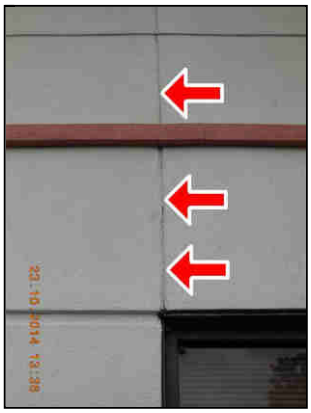
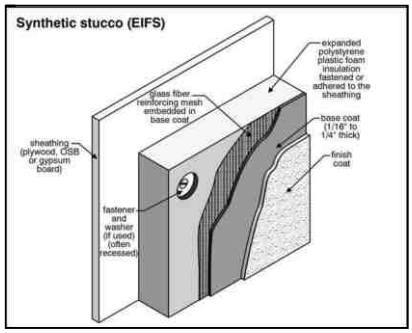


1.0 Item 7(Picture)

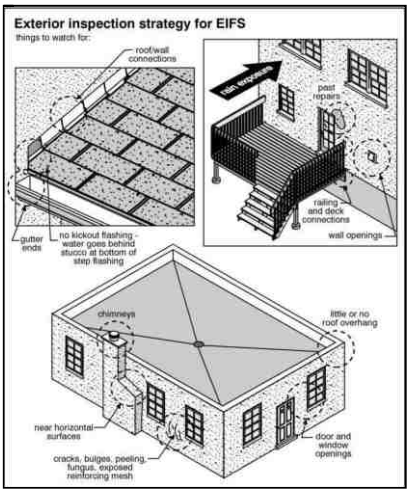
1.0 Item 8(Picture)

1.0 Item 9(Picture)

1.0 Item 10(Picture)



1.0 Item 11(Picture)



1.0 Item 12(Picture)

(2) The EIFS siding has open gaps at the top of the front wall that allows moisture to penetrate behind the siding to damage interior spaces. Repair recommended by a qualified contractor to help prevent moisture damage.

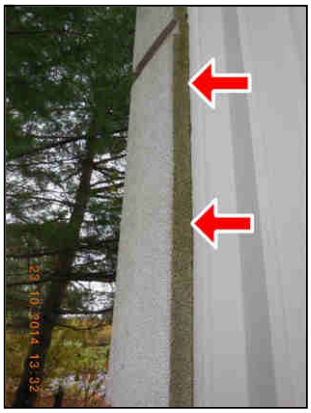
1.0 Item 13(Picture)

1.0 Item 14(Picture)

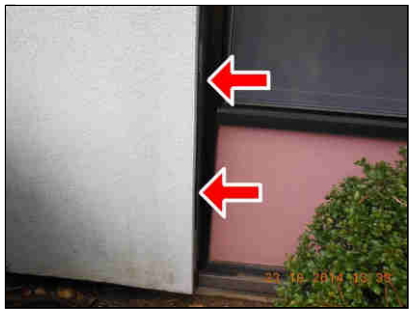
1.0 Item 15(Picture)

(3) The gaps and cracks where the EFIS siding meets the door and window frames caulked to prevent the ingress of damage causing moisture behind siding. Moisture behind siding can lead to corrosion of structural components and mold build up behind the siding. Repair recommended by a qualified contractor.


1.0 Item 16(Picture)


1.0 Item 17(Picture)


1.0 Item 18(Picture)


1.0 Item 19(Picture)

(4) The siding is dented and damaged from mechanical abrasion. Damaged and bent siding panels have been weakened. Repair recommended by a qualified contractor for safety.


1.0 Item 20(Picture)


1.0 Item 21(Picture)


1.0 Item 22(Picture)


1.0 Item 23(Picture)


1.0 Item 24(Picture)


1.0 Item 25(Picture)

(5) Holes in the siding need repair to help prevent the ingress of insects, vermin and moisture.

1.0 Item 26(Picture)

1.0 Item 27(Picture)

(6) The holes for wires and piping to pass through siding should be sealed and plugged to prevent the ingress of moisture, insects or vermin.

1.0 Item 28(Picture)

1.1 EAVES, SOFFITS AND FASCIAS

Inspected

1.2 PLUMBING WATER FAUCETS (hose bibs)

Not Present

1.3 RECEPTACLES, SWITCHES AND LIGHTS ON EXTERIOR WALLS OF INSPECTED STRUCTURE

Repair or Replace

(1) I recommend having Ground Fault Circuit Interrupter (GFCI) outlets installed by an electrician for electrical safety when working around the building's exterior.

(2) Parking Lot Lights - Exterior lights do not illuminate. The bulbs may be burned out, the switches broken or the lamp light sockets broken. Replace bulbs and try to operate lamp, otherwise repair recommended by a licensed electrician.

1.3 Item 1(Picture)

1.3 Item 2(Picture)

1.3 Item 3(Picture)

1.3 Item 4(Picture)

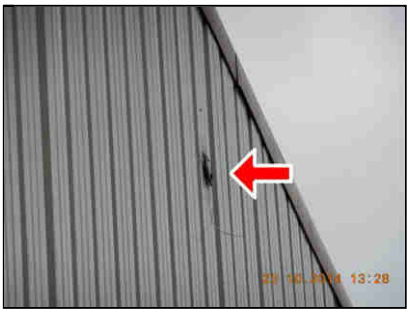
(3) The exterior GFCI has power on but does not trip when tested. This is a safety issue until repaired. I recommend evaluation and replacement by a licensed electrician.

1.3 Item 5(Picture)

(4) Electrical outlet and/or outlet box is loose. An electrical shock and fire hazard is present until repaired. I recommend repair by a licensed electrician.

1.3 Item 6(Picture)

(5) Open electrically active connections and wire ends present. Active joints and ends should be terminated in a junction box. An electrical safety hazard is present until repaired.



1.3 Item 7(Picture)

(6) Light posts are missing from the cement piers around the parking lot. The lights should be replaced or wire ends secured by a qualified contractor.

1.3 Item 8(Picture)

1.4 EXTERIOR VENTS

Repair or Replace

The exhaust vent louvers are damaged. The louvers may not operate properly. Moisture, vermin and insect ingress past the vent opening is possible unless repaired or replaced by a qualified person or contractor.

1.4 Item 1(Picture)

1.5 WINDOWS (Exterior)

Repair or Replace

(1) The caulk between the window frame and siding is deteriorated. Signs of moisture leakage is present at the base of the door. Repair recommended to prevent the ingress of moisture and insects.

1.5 Item 1(Picture)

(2) Window screens are torn or damaged on a number of windows. Recommend repair or replacement to prevent the ingress of insects and vermin.

1.5 Item 2(Picture)

1.5 Item 3(Picture)

1.5 Item 4(Picture)

1.5 Item 5(Picture)

(3) Gaskets and seals around window panels have gaps and cracks. The window seals need repair or replacement to help prevent moisture leakage to interior spaces of the building.

1.5 Item 6(Picture)

1.5 Item 7(Picture)

1.5 Item 8(Picture)

1.5 Item 9(Picture)

(4) Window flashings are damaged. Flashings need repair by a qualified contractor to help prevent moisture leakage past gaps.

1.5 Item 10(Picture)

(5) Remove bee nests from windows for safety around the building.

1.5 Item 11(Picture)

1.6 ENTRY DOORS & DOOR BELLS, INTERCOMS AND/OR DOOR BUZZERS

Repair or Replace

(1) Loading dock doors and insulation have damage from an impacts, such as a truck trailers pressing against the door. Door panels and insulation in need of replacement by a qualified contractor.

1.6 Item 1(Picture)

(2) Door frame trim is damaged from mechanical abrasion. Repair recommended by a qualified contractor.

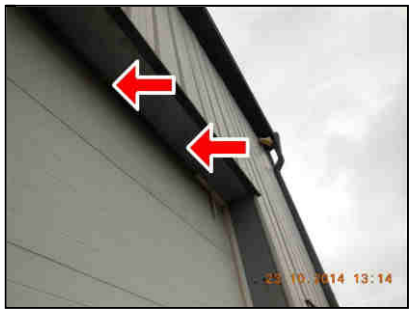
1.6 Item 2(Picture)

1.6 Item 3(Picture)

(3) The garage door seals are damaged and torn. The door seals are in need of replacement by a qualified garage door contractor to help prevent the ingress of moisture, insects and vermin into the interior spaces of the building.

1.6 Item 4(Picture)

1.6 Item 5(Picture)



1.6 Item 6(Picture)

1.6 Item 7(Picture)

1.6 Item 8(Picture)

1.6 Item 9(Picture)

(4) Door bumpers/weather seals are damaged and torn. The door bumpers in need of repair by a qualified contractor.

1.6 Item 10(Picture)

1.6 Item 11(Picture)

1.6 Item 12(Picture)

1.6 Item 13(Picture)

1.6 Item 14(Picture)

1.6 Item 15(Picture)

1.6 Item 16(Picture)

1.6 Item 17(Picture)

1.6 Item 18(Picture)

1.6 Item 19(Picture)

1.7 STEPS, STOOPS AND APPLICABLE RAILINGS

Repair or Replace

The step treads have settled between the railroad ties. Slipping and tripping hazards are present. The steps are in need of repair for safety.

1.7 Item 1(Picture)

1.8 WALKWAYS AND AREAWAYS (With respect to their effect on the condition of the building)

Repair or Replace

The walkway is impeded by dense vegetation. Recommend cutting back or removing overgrown shrubs to allow easy passage of walks.

1.8 Item 1(Picture)

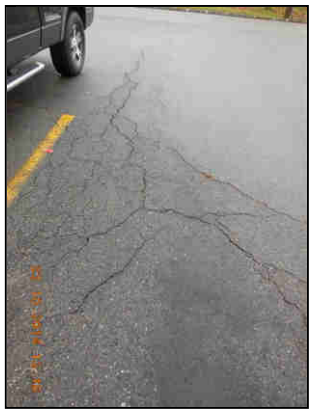
1.9 DRIVEWAYS (With respect to their effect on the condition of the building)

Repair or Replace

(1) The driveway is cracked all over. The use of an appropriate crack sealer and applying a seal coat may preserve the driveway longer. If no repairs are made soon the driveway will experience accelerated deterioration from moisture penetration in cracked areas.

1.9 Item 1(Picture)

1.9 Item 2(Picture)



1.9 Item 3(Picture)

1.9 Item 4(Picture)

1.9 Item 5(Picture)

1.9 Item 6(Picture)

1.9 Item 7(Picture)

1.9 Item 8(Picture)

1.9 Item 9(Picture)

(2) There appears to be neutral pitch and pockets in the driveway and parking area that cause puddling of rain water. Rain may puddle and form ice in cold weather leading to slipping and falling hazards. Regrade or re-pitch driveway to help carry rain water away from the building.

1.9 Item 10(Picture)

1.9 Item 11(Picture)

1.9 Item 12(Picture)

(3) Curbing is damaged in several areas. Repair recommended by a qualified contractor to help eliminate driving hazards.

1.9 Item 13(Picture)

1.10 VEGETATION (With respect to their effect on the condition of the building)

Repair or Replace

Vegetation should be kept 4 to 6 inches away from foundation and siding. Vegetation can cause moisture build up against siding and/or mechanical damage. Recommend cutting vegetation back or removal.

1.10 Item 1(Picture)

1.10 Item 2(Picture)

1.10 Item 3(Picture)

1.10 Item 4(Picture)

1.10 Item 5(Picture)

1.11

GRADING AND DRAINAGE (With respect to their effect on the condition of the building)

Repair or Replace

(1) Several areas have a neutral or negative grade towards foundation. Rain water in these areas will run along foundation, pocket and/or puddle against foundation, potentially causing leakage past walls. I recommend regrading and improving drainage by a qualified irrigation and landscaping contractor to carry rain water away from siding and foundation.

1.11 Item 1(Picture)

(2) Storm drain grates are located around the parking lot. The storm drain grate must be kept clean to promote easy run off of rain water.

Note: The town may have an easement to maintain the drainage pipe that appears to run through the yard. Review the survey and consult with homeowner and town.

1.11 Item 2(Picture)

(3) Note: The town may have an easement to maintain the drainage holding pond that appears to run along the edge of the yard. Review the survey and consult with homeowner and town.

1.11 Item 3(Picture)

1.11 Item 4(Picture)

1.12 FENCES (With respect to their effect on the condition of the building)

Repair or Replace

The fencing gates are damaged. The gates are in need of repair to swing closed and latch for security. Recommend repair or replacement by a qualified fence contractor.

1.12 Item 1(Picture)

1.12 Item 2(Picture)

1.12 Item 3(Picture)

1.12 Item 4(Picture)

1.13 RETAINING WALLS (With respect to their effect on the condition of the building)

Inspected

1.14 OTHER (General: Pools, Sheds & Outbuildings)

Repair or Replace

Debris located around the lots and grounds should be remover for safety and ease of maintenance.

1.14 Item 1(Picture)

1.14 Item 2(Picture)

1.14 Item 3(Picture)

The exterior of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Roofing, Roof Structure, Chimneys, and Attic

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of' leaks or abnormal condensation on building components. Also observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control.

The home inspector shall: Describe the type of roof covering materials. Also describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces.

The home inspector shall: Report the methods used to observe the roofing. Also shall: Move insulation when readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches and at exterior doors.

The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors. Also not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Viewed roof covering from:
Ladder
Walked Roof

Roof-Type:
Flat

Roof Covering:
Metal

Roofing Layers:
One or more

Roof Age Estimated:
More than 20 Years

Chimney #1 (exterior):
Metal Flue Pipe

Chimney #2 (exterior):
Metal Flue Pipe

Sky Light(s):
None

Roof Ventilation:
None found

Attic Spaces:
None

Insulation:
Batt
Fiberglass

Roof Structure:
Steel Beams
Steel "Z" Purlins

Items

2.0 ROOF COVERINGS

Repair or Replace

(1) Low angle of roof has trapped debris. Debris is trapping moisture against roof surface and clogging gutters causing undesired flow of rain water from roof. Clean debris to prevent moisture damage (leakage, rot and mold) and to allow the easy drainage of rain water. Cleaning the debris from the roof should be part of the annual lawn and garden maintenance and cleanup.

2.0 Item 1(Picture)

2.0 Item 2(Picture)

(2) Unused AC condensers are present on the roof. The condensers should be removed to help reduce maintenance of roof penetrations and mounting brackets.

2.0 Item 3(Picture)

(3) Puddling noted at some of the roof panel seams. Stains noted on the underlying insulation towards the middle of the roof suggest periodic roof leakage from the seams and flashings.. The seams need repair by a qualified contractor to help prevent further leakage of the roof.

2.0 Item 4(Picture)

2.0 Item 5(Picture)

2.0 Item 6(Picture)

2.0 Item 7(Picture)

2.0 Item 8(Picture)

(4) Signs of hole repair noted in several locations. Repair may have been needed from mechanical damage to panels. The roof should be periodically visually inspected to insure that repaired areas are in good shape.

2.0 Item 9(Picture)

2.1 ROOF FLASHINGS

Repair or Replace

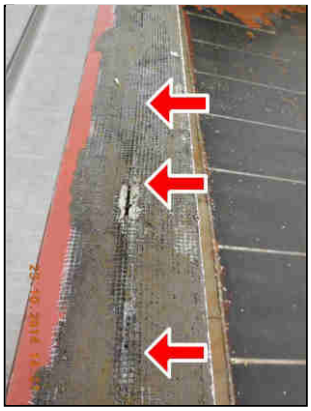
(1) The flashing at the edge of the roof has gaps that may allow moisture to penetrate behind siding and past roofing. Patch the flashing with caulk or asphalt or replace flashing to prevent leakage and damage to interior areas. Repair recommended by a qualified roofing contractor.

2.1 Item 1(Picture)

2.1 Item 2(Picture)

(2) Flashings are missing at the top of the exterior wall in front of the building. Moisture leakage behind the siding is possible where there are open gaps for moisture to pass. Repair recommended by a qualified contractor to help prevent moisture damage.

2.1 Item 3(Picture)



2.1 Item 4(Picture)

2.1 Item 5(Picture)

2.2 ROOF PENETRATIONS

Repair or Replace

(1) The flashing boots around the plumbing vent pipes appear to be cracked and torn. The flashing boots may collect and seep moisture into the attic and interior spaces of home. Repair recommended by a qualified roofing contractor.

2.2 Item 1(Picture)

2.2 Item 2(Picture)

(2) Moisture is puddling behind roof vent flashings. Gaps and cracks in the asphalt patch around the vent may lead to moisture leakage. Flashings appear to need periodic re-coating with asphalt patch to help prevent leakage past the roof.

2.2 Item 3(Picture)

(3) The plumbing vent flashings are patched with asphalt probably because the original flashing rubber seal has failed. The asphalt patch has cracked and may leak moisture into interior spaces. I recommend repair by a qualified roofing contractor.

2.2 Item 4(Picture)

2.2 Item 5(Picture)

2.3 SKYLIGHTS

Not Present

2.4 ROOF DRAINAGE SYSTEMS

Repair or Replace

(1) The gutters are full of debris in areas and needs to be cleaned. Debris in gutters are blocking downspouts, causing gutter overflows and rain splatter onto siding and foundation. Cleaning of gutters is recommended to prevent unwanted water damage to exterior and interior of home. Consider installing gutter guards to help prevent build up of debris in gutters.

2.4 Item 1(Picture)

(2) Unable to determine drainage discharge location for underground leaders. Unable to determine if underground leaders are working properly at time of inspection. Consult with owners and town of possible locations for drainage. Evaluation and repair by a landscaper, gutter contractor or roofing contractor may be required.

Leaders are disconnected from downspouts. Water may puddle against foundation during rain storms. Puddling water against foundation may leak into basement causing moisture damage. Downspout repair is recommended.

2.4 Item 2(Picture)

(3) The gutters are bowed and damaged in the middle. The gutters will not drain properly as they are no longer pitched towards the downspouts. Repair recommended in order to help the gutters drain completely during rain storms.

2.4 Item 3(Picture)

2.4 Item 4(Picture)

2.5 CHIMNEYS (EXTERIOR)

Inspected

2.6 ROOF STRUCTURE (report leak signs or condensation)

Repair or Replace

(1) The roof purlins are visually twisted and rolled. The most noticeable areas of purling rolling is noted towards the back of the building in Sections 2, 3 and 4. Purlins that are twisted or rolled more

than a few degrees from their original installed position are considered to be in a weakened condition. Evaluation of the roof purlins should be made by a structural engineer and any recommended repairs performed by a qualified contractor.

2.6 Item 1(Picture) Section 1

2.6 Item 2(Picture) Section 1

2.6 Item 3(Picture) Section 1

2.6 Item 4(Picture) Section 1

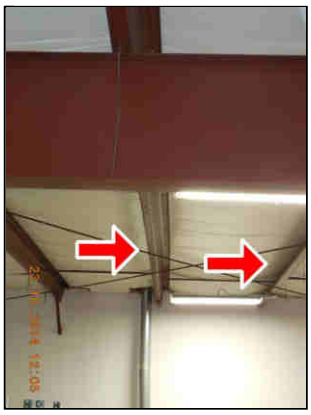
2.6 Item 5(Picture) Section 1

2.6 Item 6(Picture) Section 1

2.6 Item 7(Picture) Section 2

2.6 Item 8(Picture) Section 2

2.6 Item 9(Picture) Section 2



2.6 Item 10(Picture) Section 2

2.6 Item 11(Picture) Section 3

2.6 Item 12(Picture) Section 3

2.6 Item 13(Picture) Section 3

2.6 Item 14(Picture) Section 3

2.6 Item 15(Picture) Section 4

2.6 Item 16(Picture) Section 4

2.6 Item 17(Picture) Section 4

2.6 Item 18(Picture) Section 4

(2) Stains are present on the vapor barrier in several locations near vent flashings and roof seams. The ceilings appeared dry at time of inspection. Stains are a sign that further repair of the roof and flashings may be needed should leakage return.

2.6 Item 19(Picture) Section 1

2.6 Item 20(Picture) Section 2

2.6 Item 21(Picture)

2.6 Item 22(Picture)

2.6 Item 23(Picture)

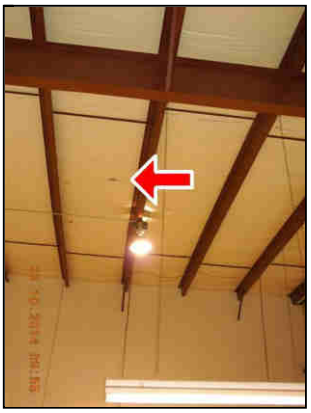
2.7 INSULATION

Repair or Replace

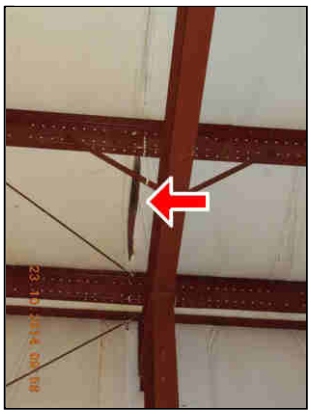
The insulation vapor barrier that helps prevent warm humid air inside the building from coming in contact with cold exterior walls is damaged. Moisture damage from condensation and mold buildup from perpetual dampness may occur unless repaired by a qualified contractor.

2.7 Item 1(Picture) Section 1

2.7 Item 2(Picture)



2.7 Item 3(Picture)



2.7 Item 4(Picture)

2.7 Item 5(Picture)

2.8 VISIBLE ELECTRIC WIRING IN ATTIC

Inspected

2.9 BATHROOM EXHAUST VENTS

Inspected

The roof and attic of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3(A) . Section 1

The building inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of cabinets; and A representative number of doors and windows. The building inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The building inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main overcurrent device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their overcurrent devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The building inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The building inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The building inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The building inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The building inspector shall observe permanently installed heating systems including: Heating equipment; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. Central air conditioning systems including: Cooling and air handling equipment; Distribution systems including: Fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan-coil units; and The presence of an installed cooling source in each room.

The building inspector shall operate the systems using normal operating controls. The building inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.

The building inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The building inspector shall describe: Energy source; and Heating/Cooling equipment and distribution type.

The building inspector shall report any observed aluminum branch circuit wiring. The building inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system.

The building inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments. The building inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The building inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable. The building inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials. The building inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms. Operate cooling systems when weather conditions or other circumstances may cause equipment damage; Observe non-central air conditioners; or Observe the uniformity or adequacy of cool-air supply to the various rooms. The building inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any overcurrent device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.







H1

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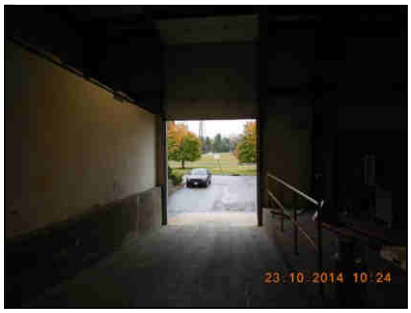
SIEMENS
DANGER



Styles & Materials

S/O/S Area Safety:
Emergency Lighting

S/O/S Entry Doors:
Steel

Front Entryway:
Sidewalk

Exit Signs
Lighting

Side and/or Rear Entryway:
Areaway
Steps

Interior Ceiling Materials:
Unfinished

Interior Wall Material:
Paneling
Unfinshed

Interior Floor Covering(s):
Concrete

Interior Heat Source:
Gas Powered Space Heater

Interior Cooling Source:
None

Electricity On:
Yes

Panel #1 Electrical Service Conductors:
480 Volts / 277 Volts / 3 Phase

Panel #1 Location:
Utility Area

Panel #1 Manufacturer:
Siemens

Panel #1 Capacity:
100 AMP

Main Breaker #1 Size:
100 Amp

Panel #1 Type:
Circuit Breakers

Panel #2 Electrical Service Conductors:
240 Volts / 3 Phase

Panel #2 Location:
Utility Area

Panel #2 Manufacturer:
Siemens

Panel #2 Type:
Circuit Breakers

Panel #3 Electrical Service Conductors:
208 Volts / 120 Volts / 3 Phase

Panel #3 Location:
Utility Area

Panel #3 Manufacturer:
Siemens

Panel #3 Type:
Circuit Breakers

Branch Wire 15 and 20 AMP:
Copper

Wiring Methods:
Conduit

Heat System Brand #1:
MODINE

Heat Type #1:
Forced Air

Energy Source #1:
Natural Gas

Heat System Age #1:
20+ Years

Cooling Equipment Type #1:
None

Filter Location #1:
None

Items

3.0.A DOORS (Entry to S/O/S), INTERCOMS & DOORBELLS

Inspected

3.1.A CEILINGS (S/O/S ROOMS)

Inspected

3.2.A WALLS (S/O/S ROOMS)

Repair or Replace

(1) Sheetrock panels appear loose at the partition wall. The panels are in danger of falling and causing damage or injury. Repair recommended by a qualified contractor.

3.2.A Item 1(Picture)

(2) Protective wall paneling against the exterior wall is damaged pressing in on the insulation. Repair recommended by a qualified contractor.

3.2.A Item 2(Picture)

3.3.A FLOORS (S/O/S ROOMS)

Inspected

3.4.A DOORS (S/O/S ROOMS)

Inspected

3.5.A CLOSETS (S/O/S ROOMS)

Not Present

3.6.A WINDOWS (S/O/S ROOMS)

Inspected

3.7.A OUTLETS, WALL SWITCHES, WIRING AND/OR LIGHTING (S/O/S ROOMS)

Repair or Replace

(1) The lights were not working. Either the bulbs are burned out or the electrical circuits are in need of repair. Replace the bulbs, otherwise make repairs with a licensed electrician.

3.7.A Item 1(Picture)

3.7.A Item 2(Picture)

(2) There are outlets, lights and junction boxes that are loose and without power around the walls and columns of building Section 1. The wiring throughout the room should be repaired or removed by a qualified contractor.

3.7.A Item 3(Picture)

3.7.A Item 4(Picture)

3.7.A Item 5(Picture)

3.7.A Item 6(Picture)

3.7.A Item 7(Picture)

3.8.A STEPS, STAIRWAYS, BALCONIES AND RAILINGS (S/O/S ROOMS)

Not Present

3.9.A BUILDING VENT FAN

Repair or Replace

(1) The vent fan is inoperative. Louver actuator parts block the fan from spinning. Repair recommended by a qualified contractor.

3.9.A Item 1(Picture)

(2) The fan louver spring that pressure actuates the louvers is broken. The louvers are manually opened by a long cable. Repair recommended by a qualified contractor.

3.9.A Item 2(Picture)

3.10.A MAIN WATER SHUT-OFF DEVICE (Describe location)

Not Present

3.11.A HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Not Present

Note: Hot Water Heaters that have reached the age of 12 years and are still in operation are considered to be at the end of their design lives. Not all Hot Water Heaters reach the age of 12 years, many fail as they near this age. Consider replacing older Hot Water Heaters prior to their failure and eventual leakage. Hot Water Heaters left in service beyond 12 years should be monitored for leakage continually until they are replaced.

3.12.A MAIN FUEL SHUT OFF (Describe Location)

Inspected

3.13.A SERVICE CONDUCTORS TO UNIT

Inspected

3.14.A MAIN AND DISTRIBUTION PANELS, MAIN OVERCURRENT DEVICE, SERVICE AND GROUNDING EQUIPMENT

Inspected

3.15.A BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Repair or Replace

Due to the removal of equipment from the interior of he building, interior wiring has become disorganized and in need of repair for electrical and fire safety by a qualified contractor.

3.16.A OPERATION OF ELECTRIC PANEL MOUNTED GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Not Present

3.17.A HEATING EQUIPMENT

Repair or Replace

The gas power space heater was inoperative at time of inspection. The space heater needs repair by a qualified contractor.

3.17.A Item 1(Picture)

3.18.A HUMIDIFIER

Not Present

3.19.A COOLING AND AIR HANDLER EQUIPMENT

Not Present

3.20.A NORMAL OPERATING CONTROLS

Repair or Replace

The gas power space heater was inoperative at time of inspection. The space heater needs repair by a qualified contractor.

3.21.A AUTOMATIC SAFETY CONTROLS

Inspected

3.22.A DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, registers, radiators, fan coil units and convectors)

Inspected

3.23.A CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

Inspected

3.24.A FILTERS FOR HEATING / COOLING AIR

Not Present

3.25.A SOLID FUEL OR GAS HEATING DEVICES (Fireplaces, Woodstove)

Not Present

The dwelling units of this building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3(B) . Section 2

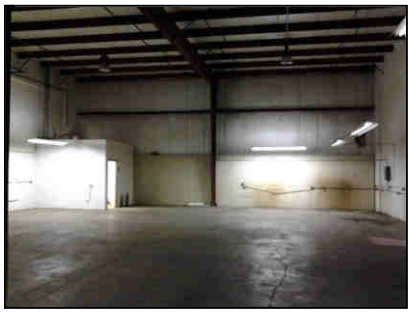
The building inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of cabinets; and A representative number of doors and windows. The building inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The building inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main overcurrent device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their overcurrent devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The building inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The building inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The building inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The building inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The building inspector shall observe permanently installed heating systems including: Heating equipment; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. Central air conditioning systems including: Cooling and air handling equipment; Distribution systems including: Fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan-coil units; and The presence of an installed cooling source in each room.

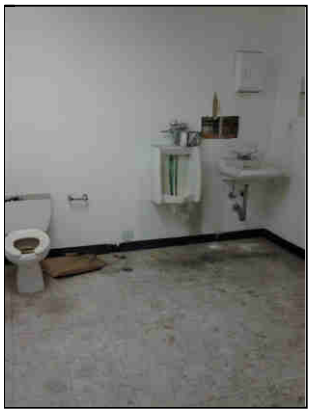
The building inspector shall operate the systems using normal operating controls. The building inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.

The building inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The building inspector shall describe: Energy source; and Heating/Cooling equipment and distribution type.

The building inspector shall report any observed aluminum branch circuit wiring. The building inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system.

The building inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments. The building inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The building inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable. The building inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials. The building inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms. Operate cooling systems when weather conditions or other circumstances may cause equipment damage; Observe non-central air conditioners; or Observe the uniformity or adequacy of cool-air supply to the various rooms. The building inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any overcurrent device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.



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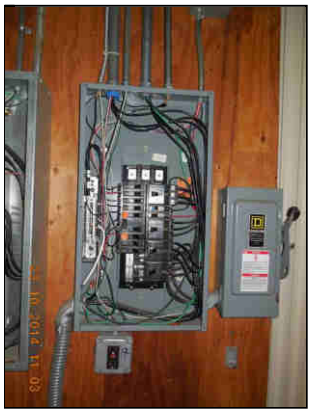
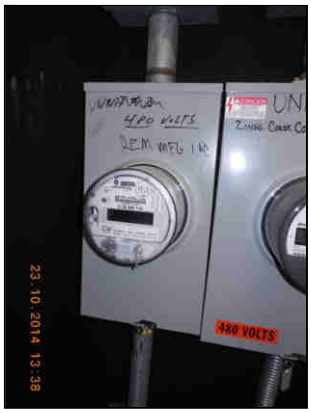




Styles & Materials

S/O/S Area Safety:
Emergency Lighting
Exit Signs
Lighting

S/O/S Entry Doors:
Steel

Front Entryway:
Sidewalk
Steps

Interior Ceiling Materials:
Unfinished

Interior Wall Material:
Unfinshed

Interior Floor Covering(s):
Concrete

Interior Doors:
Metal

Interior Heat Source:
Gas Powered Space Heater

Interior Cooling Source:
None

Ventilation (Bathroom):
Fan

Outlet Style (Bathroom):
GFCI

Water Heater Power Source:
Electric

Water Heater Capacity:
6 Gallon

Water Heater Manufacturer:
GE

Water Heater Age:
13+ Years

Electricity On:
Yes

Panel #1 Electrical Service Conductors:
480 Volts / 277 Volts / 3 Phase

Panel #1 Location:
Utility Area

Panel #1 Manufacturer:
Square D

Panel #1 Capacity:
125 AMP

Panel #1 Type:
Circuit Breakers

Panel #2 Electrical Service Conductors:
240 Volts / 3 Phase

Panel #2 Location:
Utility Area

Panel #2 Manufacturer:
Square D

Panel #2 Capacity:
100 AMP

Main Breaker #2 Size:
100 Amp

Panel #2 Type:
Circuit Breakers

Panel #3 Electrical Service Conductors:
240 Volts / 3 Phase

Panel #3 Location:
Work Area

Panel #3 Manufacturer:
Square D

Panel #3 Capacity:
60 AMP

Main Breaker #3 Size:
60 Amp

Panel #3 Type:
Circuit Breakers

Branch Wire 15 and 20 AMP:
Copper

Wiring Methods:
Conduit

Heat System Brand #1:
MODINE

Heat Type #1:
Forced Air

Energy Source #1:
Natural Gas

Heat System Age #1:
20+ Years

Cooling Equipment Type #1:
None

Items

3.0.B DOORS (Entry to S/O/S), INTERCOMS & DOORBELLS

Repair or Replace

(1) Emergency lights are inoperative throughout the building. Repair recommended by a qualified contractor.

3.0.B Item 1(Picture)

(2) Loading dock doors and insulation have damage from an impacts, such as a truck trailers pressing against the door. Door panels and insulation in need of replacement by a qualified contractor.

3.0.B Item 2(Picture)

3.0.B Item 3(Picture)

3.1.B CEILINGS (S/O/S ROOMS)

Inspected

3.2.B WALLS (S/O/S ROOMS)

Repair or Replace

(1) Protective wall paneling against the exterior wall is damaged pressing in on the insulation. Repair recommended by a qualified contractor.

3.2.B Item 1(Picture)

(2) Sheet rock walls are damaged from impacts. Repair recommended by a qualified contractor.

3.2.B Item 2(Picture)

3.3.B FLOORS (S/O/S ROOMS)

Inspected

3.4.B DOORS (S/O/S ROOMS)

Inspected

3.5.B CLOSETS (S/O/S ROOMS)

Not Present

3.6.B WINDOWS (S/O/S ROOMS)

Inspected

3.7.B

OUTLETS, WALL SWITCHES, WIRING AND/OR LIGHTING (S/O/S ROOMS)

Repair or Replace

(1) The lights were not working. Either the bulbs are burned out or the electrical circuits are in need of repair. Replace the bulbs, otherwise make repairs with a licensed electrician.

3.7.B Item 1(Picture)

3.7.B Item 2(Picture)

(2) There are outlets, lights and junction boxes that are loose and without power around the walls and columns of building Section 2. The wiring throughout the room should be repaired or removed by a qualified contractor.

3.7.B Item 3(Picture)

3.7.B Item 4(Picture)

3.7.B Item 5(Picture)

3.7.B Item 6(Picture)

3.8.B STEPS, STAIRWAYS, BALCONIES AND RAILINGS (S/O/S ROOMS)

Not Present

3.9.B BUILDING VENT FAN

Inspected

3.10.B CEILINGS (REST ROOMS)

Repair or Replace

The ceilings are damaged from a chronically leaking plumbing vent flashing. The flashing and ceiling in need of repair by a qualified contractor.

3.10.B Item 1(Picture)

3.10.B Item 2(Picture)

3.11.B WALLS (REST ROOMS)

Repair or Replace

The sheet rock walls are damaged. Repair recommended by a qualified contractor.

3.11.B Item 1(Picture)

3.12.B FLOORS (REST ROOMS)

Inspected

3.13.B DOORS (REST ROOMS)

Not Present

3.14.B WINDOWS (REST ROOMS)

Not Present

3.15.B PLUMBING SUPPLY, FIXTURES (REST ROOMS)

Repair or Replace

(1) The toilet was inoperative at time of inspection. Repair recommended by a qualified contractor.

3.15.B Item 1(Picture)

(2) The sink and drain were inoperative at time of inspection. The sink and drain in need of repair by a qualified contractor.

3.15.B Item 2(Picture)

3.16.B PLUMBING DRAIN, WASTE AND VENT SYSTEMS (REST ROOMS)

Not Inspected

3.17.B LAMPS, OUTLETS AND WALL SWITCHES (REST ROOMS)

Inspected

3.18.B VENTILATION (REST ROOMS)

Inspected

3.19.B MAIN WATER SHUT-OFF DEVICE (Describe location)

Inspected

3.20.B FUNCTIONAL FLOW (water volume test)

Not Inspected

3.21.B HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Repair or Replace

(1) Hot Water Heaters that have reached the age of 12 years and are still in operation are considered to be at the end of their design lives. Not all Hot Water Heaters reach the age of 12 years, many fail as they near this age. Consider replacing older Hot Water Heaters prior to their failure and eventual leakage. Hot Water Heaters left in service beyond 12 years should be monitored for leakage continually until they are replaced.

(2) The water heater was not tested at time of inspection. The water heater should be made operative and it's ability to make hot water evaluated by a qualified contractor prior to closing.

3.22.B MAIN FUEL SHUT OFF (Describe Location)

Inspected

3.23.B SERVICE CONDUCTORS TO UNIT

Inspected

3.24.B MAIN AND DISTRIBUTION PANELS, MAIN OVERCURRENT DEVICE, SERVICE AND GROUNDING EQUIPMENT

Repair or Replace

Wiring knockout missing, the hole should be plugged for electrical and fire safety.

3.24.B Item 1(Picture)

3.25.B BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Repair or Replace

Due to the removal of equipment from the interior of he building, interior wiring has become disorganized and in need of repair for electrical and fire safety by a qualified contractor.

3.26.B OPERATION OF ELECTRIC PANEL MOUNTED GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Not Present

3.27.B HEATING EQUIPMENT

Inspected

3.28.B HUMIDIFIER

Not Present

3.29.B COOLING AND AIR HANDLER EQUIPMENT

Not Present

3.30.B NORMAL OPERATING CONTROLS

Inspected

3.31.B AUTOMATIC SAFETY CONTROLS

Inspected

3.32.B DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, registers, radiators, fan coil units and convectors)

Inspected

3.33.B CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

Inspected

3.34.B FILTERS FOR HEATING / COOLING AIR

Not Present

3.35.B SOLID FUEL OR GAS HEATING DEVICES (Fireplaces, Woodstove)

Not Present

The dwelling units of this building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3(C) . Section 3

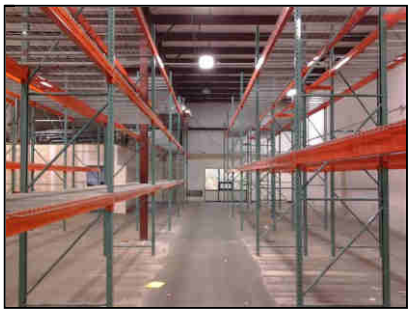
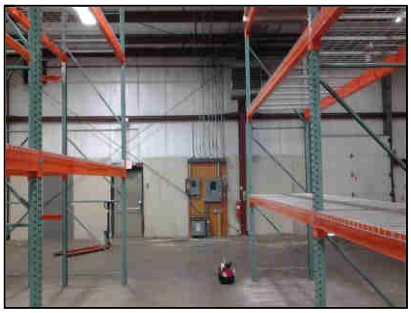
The building inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of cabinets; and A representative number of doors and windows. The building inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The building inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main overcurrent device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their overcurrent devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The building inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The building inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The building inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The building inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The building inspector shall observe permanently installed heating systems including: Heating equipment; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. Central air conditioning systems including: Cooling and air handling equipment; Distribution systems including: Fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan-coil units; and The presence of an installed cooling source in each room.

The building inspector shall operate the systems using normal operating controls. The building inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.

The building inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The building inspector shall describe: Energy source; and Heating/Cooling equipment and distribution type.

The building inspector shall report any observed aluminum branch circuit wiring. The building inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system.

The building inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments. The building inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The building inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable. The building inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials. The building inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms. Operate cooling systems when weather conditions or other circumstances may cause equipment damage; Observe non-central air conditioners; or Observe the uniformity or adequacy of cool-air supply to the various rooms. The building inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any overcurrent device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.









Styles & Materials

S/O/S Area Safety:
Emergency Lighting
Exit Signs
Lighting

S/O/S Entry Doors:
Metal w/glass pane
Steel

Front Entryway:
Sidewalk

Side and/or Rear Entryway:
Areaway
Steps

Interior Ceiling Materials:
Unfinished

Interior Wall Material:
Paneling
Sheetrock
Unfinshed

Interior Floor Covering(s):
Concrete

Interior Doors:
Metal

Interior Window Types:
Casement

Interior Heat Source:
Electric Heat with local Thermostat
Gas Powered Space Heater
Wall Mounted HVAC Unit

Interior Cooling Source:
Wall Mounted HVAC Unit

Ventilation (Bathroom):
Fan

Outlet Style (Bathroom):
GFCI

Water Heater Power Source:
Electric

Water Heater Capacity:
6 Gallon

Water Heater Manufacturer:
STATE

Water Heater Age:
12+ Years

Electricity On:
Yes

Panel #1 Electrical Service Conductors:
208 Volts / 120 Volts / 3 Phase

Panel #1 Location:
Utility Area

Panel #1 Manufacturer:
Square D

Panel #1 Capacity:
60 AMP

Main Breaker #1 Size:
60 Amp

Panel #1 Type:
Circuit Breakers

Panel #2 Electrical Service Conductors:
480 Volts / 277 Volts / 3 Phase

Panel #2 Location:
Utility Area

Panel #2 Manufacturer:
Square D

Panel #2 Capacity:
125 AMP

Panel #2 Type:
Circuit Breakers

Branch Wire 15 and 20 AMP:
Copper

Wiring Methods:
Conduit

Heat System Brand #1:
MODINE

Heat Type #1:
Forced Air

Energy Source #1:
Natural Gas

Heat System Age #1:
20+ Years

Heat System Brand #2:
UNKNOWN

Heat Type #2:
Wall Mounted HVAC Unit

Energy Source #2:
Electric

Heat System Age #2:
10+ Years

Cooling Equipment Type #2:
Wall Mounted HVAC Unit

Cooling Equipment Energy Source #2:
Electricity

Central Air Manufacturer #2:
UNKNOWN

AC System Age #2:

Filter Location #2:

10+ Years

AC System Temperature Differential #2:
more than 15 degree F change

HVAC Fan Enclosure

Filter Type #2:
Washable

Items

3.0.C DOORS (Entry to S/O/S), INTERCOMS & DOORBELLS

Repair or Replace

Loading dock doors and insulation have damage from an impacts, such as a truck trailers pressing against the door. Door panels and insulation in need of replacement by a qualified contractor.

The door springs are broken and the door is inoperative. Repair recommended by a qualified contractor.

3.0.C Item 1(Picture)

3.0.C Item 2(Picture)

3.1.C CEILINGS (S/O/S ROOMS)

Inspected

3.2.C WALLS (S/O/S ROOMS)

Repair or Replace

(1) Walls are damaged from leakage past the wall mounted HVAC unit flashings. Caulking is cracked around the exterior flashing. Moisture is puddling and draining in past the siding. Repair recommended by a qualified contractor.

3.2.C Item 1(Picture)

3.2.C Item 2(Picture)

3.2.C Item 3(Picture)

3.2.C Item 4(Picture)

3.2.C Item 5(Picture)

3.2.C Item 6(Picture)

(2) Mold deposits present on wall and baseboard surfaces in the office and office bathroom areas. We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture. Walls are in need of cleaning and repair by a qualified contractor.

3.2.C Item 7(Picture)

(3) Protective wall paneling against the exterior wall is damaged pressing in on the insulation. Repair recommended by a qualified contractor.

3.2.C Item 8(Picture)

(4) Sheetrock walls are damaged. Repair recommended by a qualified contractor.

3.2.C Item 9(Picture)

3.3.C FLOORS (S/O/S ROOMS)

Inspected

3.4.C DOORS (S/O/S ROOMS)

Inspected

3.5.C CLOSETS (S/O/S ROOMS)

Not Present

3.6.C WINDOWS (S/O/S ROOMS)

Inspected

3.7.C OUTLETS, WALL SWITCHES, WIRING AND/OR LIGHTING (S/O/S ROOMS)

Repair or Replace

There are outlets, lights and junction boxes that are loose and without power around the walls and columns of building Section 3. The wiring throughout the room should be repaired or removed by a qualified contractor.

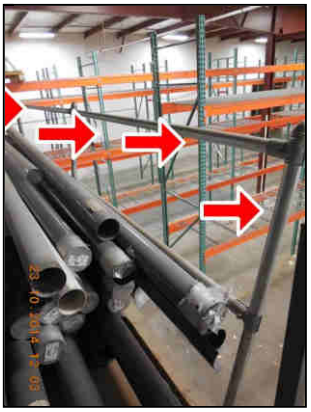
3.7.C Item 1(Picture)

3.7.C Item 2(Picture)

3.8.C STEPS, STAIRWAYS, BALCONIES AND RAILINGS (S/O/S ROOMS)

Repair or Replace

Railings on the loft are loose and ready to collapse. Repair recommended by a qualified contractor for safety.



3.8.C Item 1(Picture)

3.8.C Item 2(Picture)

3.9.C BUILDING VENT FAN

Repair or Replace

The vent fan is inoperative. Repair recommended by a qualified contractor.

3.9.C Item 1(Picture)

3.10.C CEILINGS (REST ROOMS)

Inspected

3.11.C WALLS (REST ROOMS)

Repair or Replace

Mold deposits present on wall and baseboard surfaces in the office and office bathroom areas. We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture. Walls are in need of cleaning and repair by a qualified contractor.

3.11.C Item 1
(Picture)

3.12.C FLOORS (REST ROOMS)

Repair or Replace

Cracked floor tile noted. Repair recommended by a qualified contractor.

3.12.C Item 1(Picture)

3.13.C DOORS (REST ROOMS)

Inspected

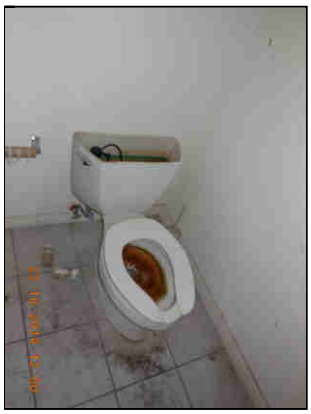
3.14.C WINDOWS (REST ROOMS)

Not Present

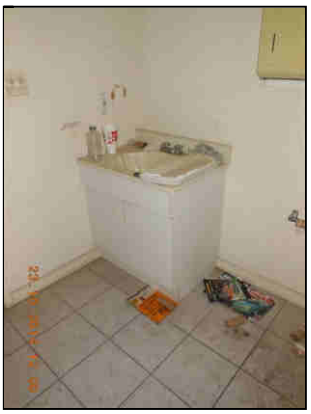
3.15.C PLUMBING SUPPLY, FIXTURES (REST ROOMS)

Repair or Replace

The toilet, sink and drain were inoperative at time of inspection. The sink and drain in need of repair by a qualified contractor.



3.15.C Item 1 (Picture)



3.15.C Item 2 (Picture)

3.16.C PLUMBING DRAIN, WASTE AND VENT SYSTEMS (REST ROOMS)

Not Inspected

3.17.C LAMPS, OUTLETS AND WALL SWITCHES (REST ROOMS)

Inspected

3.18.C VENTILATION (REST ROOMS)

Inspected

3.19.C MAIN WATER SHUT-OFF DEVICE (Describe location)

Inspected

3.20.C FUNCTIONAL FLOW (water volume test)

Not Inspected

3.21.C HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Repair or Replace

(1) Hot Water Heaters that have reached the age of 12 years and are still in operation are considered to be at the end of their design lives. Not all Hot Water Heaters reach the age of 12 years, many fail as they near this age. Consider replacing older Hot Water Heaters prior to their failure and eventual leakage. Hot Water Heaters left in service beyond 12 years should be monitored for leakage continually until they are replaced.

(2) The water heater was not tested at time of inspection. The water heater should be made operative and it's ability to make hot water evaluated by a qualified contractor prior to closing.

3.22.C MAIN FUEL SHUT OFF (Describe Location)

Inspected

3.23.C SERVICE CONDUCTORS TO UNIT

Inspected

3.24.C MAIN AND DISTRIBUTION PANELS, MAIN OVERCURRENT DEVICE, SERVICE AND GROUNDING EQUIPMENT

Repair or Replace

(1) Wiring knockout missing, the hole should be plugged for electrical and fire safety.

3.24.C Item 1(Picture)

(2) Holes present in front of panel where circuit breakers should be located. A safety hazard is present until repaired. Recommend installing circuit breaker blanks in holes.

3.24.C Item 2(Picture)

3.25.C BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Repair or Replace

Due to the removal of equipment from the interior of he building, interior wiring has become disorganized and in need of repair for electrical and fire safety by a qualified contractor.

3.26.C OPERATION OF ELECTRIC PANEL MOUNTED GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Not Present

3.27.C HEATING EQUIPMENT

Repair or Replace

(1) The heating system over the office area has been abandoned. Gas is still connected and turned on to the furnace. The furnace should be removed and the gas line disconnected and plugged for safety.

3.27.C Item 1
(Picture)

3.27.C Item 2(Picture)

(2) The gas power space heater was inoperative at time of inspection. The space heater needs repair by a qualified contractor.

3.27.C Item 3(Picture)

3.27.C Item 4(Picture)

(3) The control knob for the electric baseboard heat is missing. The knob needs replacement to control the heat in the bathroom.

3.27.C Item 5
(Picture)

3.28.C HUMIDIFIER

Not Present

3.29.C

COOLING AND AIR HANDLER EQUIPMENT
Not Present

3.30.C NORMAL OPERATING CONTROLS
Not Inspected

3.31.C AUTOMATIC SAFETY CONTROLS
Not Inspected

3.32.C DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, registers, radiators, fan coil units and convectors)
Inspected

3.33.C CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)
Inspected

3.34.C FILTERS FOR HEATING / COOLING AIR
Not Present

3.35.C SOLID FUEL OR GAS HEATING DEVICES (Fireplaces, Woodstove)
Not Present

The dwelling units of this building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3(D) . Section 4

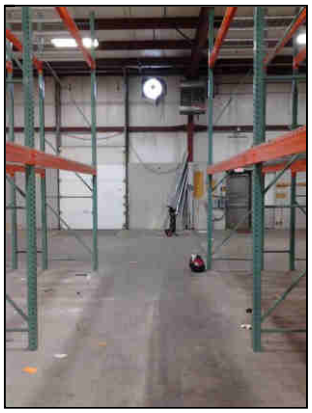
The building inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of cabinets; and A representative number of doors and windows. The building inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The building inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main overcurrent device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their overcurrent devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The building inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The building inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The building inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The building inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The building inspector shall observe permanently installed heating systems including: Heating equipment; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. Central air conditioning systems including: Cooling and air handling equipment; Distribution systems including: Fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan-coil units; and The presence of an installed cooling source in each room.

The building inspector shall operate the systems using normal operating controls. The building inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.

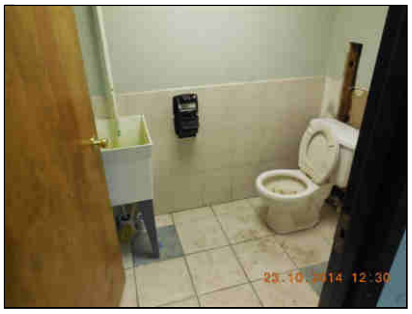
The building inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The building inspector shall describe: Energy source; and Heating/Cooling equipment and distribution type.

The building inspector shall report any observed aluminum branch circuit wiring. The building inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system.

The building inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments. The building inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The building inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable. The building inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials. The building inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms. Operate cooling systems when weather conditions or other circumstances may cause equipment damage; Observe non-central air conditioners; or Observe the uniformity or adequacy of cool-air supply to the various rooms. The building inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any overcurrent device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.





GAS INPUT BTU/HR
TYPE GAS
MAX. GAS SUPPLY PRESS
MANIFOLD PRESS
MAX. STATIC PRESSURE
MAX. OUTLET AIR TEMP.
TEMP RISE
MAX. LIMIT SETTING
ELECTRICAL RATING
MOD
SER
SUPPLY MODEL NUMBER AND SERIAL NUMBER WHEN ORDERING REPLACEMENT PARTS
FOR YOUR SAFETY READ BEFORE OPERATING


23.10.2014 12:35


23.10.2014 12:38


23.10.2014 12:38
Rheem
RHEEMGLAS
FURY


3Ø
240v
23.10.2014 12:58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1Ø
120-208


1Ø
120-208
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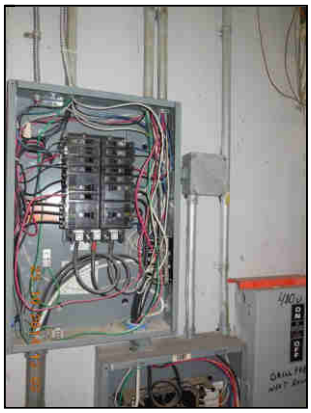


Styles & Materials

S/O/S Area Safety:
Emergency Lighting
Exit Signs
Lighting

S/O/S Entry Doors:
Metal w/glass pane
Steel

Front Entryway:
Sidewalk

Side and/or Rear Entryway:
Areaway
Sidewalk
Steps

Cabinetry:
Laminate

Countertop:
Laminate

Interior Ceiling Materials:
Sheetrock
Unfinished

Interior Wall Material:
Paneling
Unfinshed

Interior Floor Covering(s):
Unfinished

Interior Doors:
Wood

Interior Window Types:
Casement

Interior Heat Source:
Gas Powered Space Heater

Heating / Cooling Register

Interior Cooling Source:
Heating / Cooling Register

Ventilation (Bathroom):
Fan

Outlet Style (Bathroom):
GFCI

Water Heater Power Source:
Electric

Water Heater Capacity:
15 Gallon

Water Heater Manufacturer:
RHEEM

Water Heater Age:
7+ Years

Electricity On:
Yes

Panel #1 Electrical Service Conductors:
240 Volts / 3 Phase

Panel #1 Location:
Utility Area

Panel #1 Manufacturer:
Square D

Panel #1 Type:
Circuit Breakers

Panel #2 Electrical Service Conductors:
208 Volts / 120 Volts / 3 Phase

Panel #2 Location:
Utility Area

Panel #2 Manufacturer:
Square D

Panel #2 Type:
Circuit Breakers

Wiring Methods:
Conduit

Heat System Brand #1:
MODINE

Heat Type #1:
Forced Air

Energy Source #1:
Natural Gas

Heat System Age #1:
20+ Years

Cooling Equipment Type #1:
None

Filter Location #1:
HVAC local Ductwork

Filter Type #1:
Cartridge
Disposable

Heat System Brand #2:
AMANA

Heat Type #2:
Forced Air

Energy Source #2:
Natural Gas

Heat System Age #2:
20+ Years

Cooling Equipment Type #2:
Central Air

Cooling Equipment Energy Source #2:
Electricity

Central Air Manufacturer #2:
AMANA

AC System Age #2:
20+ Years

AC System Temperature Differential #2:
Inoperative

Filter Location #2:
Office Ceiling

Filter Type #2:
Cartridge
Disposable

Items

3.0.D DOORS (Entry to S/O/S), INTERCOMS & DOORBELLS

Repair or Replace

(1) Emergency lights are inoperative throughout the building. Repair recommended by a qualified contractor.

3.0.D Item 1(Picture)

(2) Door bell inoperative. Door bell needs repair.

3.0.D Item 2(Picture)

3.1.D CEILINGS (KITCHEN)

Inspected

3.2.D WALLS (KITCHEN)

Inspected

3.3.D FLOORS (KITCHEN)

Inspected

3.4.D DOORS (KITCHEN)

Inspected

3.5.D WINDOWS (KITCHEN)

Not Present

3.6.D COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS (KITCHEN)

Inspected

3.7.D PLUMBING SUPPLY, FIXTURES (KITCHEN)

Inspected

3.8.D PLUMBING DRAIN, WASTE AND VENT SYSTEMS (KITCHEN)

Repair or Replace

The sink drain is corroded as if it has been leaking or is about to leak. Repair of drain recommend as a preventative action to help avoid damage to stored supplies, cabinets and interior spaces of home.

3.8.D Item 1(Picture)

3.9.D OUTLETS AND WALL SWITCHES (KITCHEN)

Inspected

3.10.D REFRIGERATOR

Not Present

3.11.D DISHWASHER

Not Present

3.12.D RANGES/OVENS/COOKTOPS

Not Present

3.13.D RANGE HOOD

Not Present

3.14.D MICROWAVE COOKING EQUIPMENT

Not Present

3.15.D FOOD WASTE DISPOSER

Not Present

3.16.D TRASH COMPACTOR

Not Present

3.17.D CEILINGS (S/O/S ROOMS)

Repair or Replace

Ceilings are damaged by moisture stains. The overlying AC unit shows signs of widespread chronic moisture leakage. Repair recommended by a qualified contractor.

3.17.D Item 1(Picture)

3.17.D Item 2(Picture)

3.18.D WALLS (S/O/S ROOMS)

Repair or Replace

Holes in sheetrock walls need repair by a qualified contractor.

3.18.D Item 1 (Picture)

3.19.D FLOORS (S/O/S ROOMS)

Inspected

3.20.D DOORS (S/O/S ROOMS)

Inspected

3.21.D

CLOSETS (S/O/S ROOMS)
Not Present

3.22.D WINDOWS (S/O/S ROOMS)
Inspected

3.23.D COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS (S/O/S ROOMS)
Not Present

3.24.D PLUMBING, FIXTURES, DRAINS & VALVES (S/O/S ROOMS)
Inspected

3.25.D OUTLETS, WALL SWITCHES, WIRING AND/OR LIGHTING (S/O/S ROOMS)
Inspected

3.26.D STEPS, STAIRWAYS, BALCONIES AND RAILINGS (S/O/S ROOMS)
Repair or Replace

(1) Gaps are present in the loft railing system. Repair recommended by a qualified contractor for safety.

3.26.D Item 1(Picture)

(2) Loft railings are loose and on the verge of collapse. Repair recommended for safety.

3.26.D Item 2(Picture)

3.27.D BUILDING VENT FAN
Inspected

3.28.D CEILINGS (REST ROOMS)
Inspected

3.29.D WALLS (REST ROOMS)
Inspected

3.30.D FLOORS (REST ROOMS)
Inspected

3.31.D DOORS (REST ROOMS)
Inspected

3.32.D WINDOWS (REST ROOMS)

Not Present

3.33.D PLUMBING SUPPLY, FIXTURES (REST ROOMS)

Inspected

3.34.D PLUMBING DRAIN, WASTE AND VENT SYSTEMS (REST ROOMS)

Repair or Replace

(1) The sink stopper is missing or not working. Replacement or repair is needed to make sink work as intended.

3.34.D Item 1
(Picture)

(2) The sink drain is corroded as if it has been leaking or is about to leak. Repair of drain recommend as a preventative action to help avoid damage to stored supplies, cabinets and interior spaces of home.

3.34.D Item 2
(Picture)

3.35.D LAMPS, OUTLETS AND WALL SWITCHES (REST ROOMS)

Inspected

3.36.D VENTILATION (REST ROOMS)

Inspected

3.37.D MAIN WATER SHUT-OFF DEVICE (Describe location)

Inspected

3.38.D FUNCTIONAL FLOW (water volume test)

Inspected

3.39.D

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

3.40.D MAIN FUEL SHUT OFF (Describe Location)
Inspected

3.41.D SERVICE CONDUCTORS TO UNIT
Inspected

3.42.D MAIN AND DISTRIBUTION PANELS, MAIN OVERCURRENT DEVICE, SERVICE AND GROUNDING EQUIPMENT
Repair or Replace

Wiring knockout missing, the hole should be plugged for electrical and fire safety.

3.42.D Item 1 (Picture)

3.42.D Item 2(Picture)

3.43.D BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE
Inspected

3.44.D OPERATION OF ELECTRIC PANEL MOUNTED GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)
Not Present

3.45.D HEATING EQUIPMENT
Repair or Replace

(1) The office area furnace was inoperative at time of inspection. Repair recommended by a qualified contractor.

(2) Furnaces that have reached the age of 20 years and are still in operation are considered to be at the end of their design lives. Not all heating furnaces reach the age of 20 years, many fail as they near this age. One of the most common modes of failure is that the heat exchanger may crack or split at a weld seam leading to leakage of poisonous carbon monoxide into the home. Furnaces left in service beyond 20 years are not generally a problem, but may fail at an inconvenient moment and cost more to replace in an emergency than when replaced at your leisure. Consider replacing older furnaces prior to their failure. Older furnaces should be routinely inspected by an HVAC contractor for proper safe operation. Consider obtaining an appliance warranty or extending any existing warranty to help mitigate repair or replacement costs from appliance failures.

3.46.D HUMIDIFIER
Not Present

3.47.D COOLING AND AIR HANDLER EQUIPMENT
Repair or Replace

(1) The condensate drain from the AC system appears to be leaking when the AC system is operated. The condensate drain is in need of repair by a qualified contractor.

3.47.D Item 1(Picture)

(2) Note: AC condensers that have reached the age of 15 years and are still in operation are considered to be at the end of their design lives. Not all AC condenser units reach the age of 15 years, many fail as they near this age. As the AC condenser reaches and passes 15 years in age, the probability of failure increases. AC condensers left in service beyond 15 years are not generally a problem, but may fail at an inconvenient moment and cost more to replace in an emergency than when replaced at your leisure.

(3) The AC system in the office area was inoperative. Repair recommended by a qualified cont6ractor.

3.48.D NORMAL OPERATING CONTROLS

Repair or Replace

The office thermostat was inoperative at time of inspection. Replacement recommended by a qualified contractor.

3.48.D Item 1(Picture)

3.49.D AUTOMATIC SAFETY CONTROLS

Inspected

3.50.D DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, registers, radiators, fan coil units and convectors)

Inspected

3.51.D CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

Inspected

3.52.D FILTERS FOR HEATING / COOLING AIR

Repair or Replace

The disposable filter is dirty. The filter needs to be replaced. Air filters in furnaces should be replaced somewhere between once a month and twice a year depending upon local conditions.

After you first move in, recommend inspecting every two weeks during heating or cooling season. If filter does not appear dirty then wait longer to check for dust build up. You will eventually figure

out how often to change filter. If you can see dust on the filter, it is probably worth changing or cleaning. A totally clogged filter will cause the HVAC system to run inefficiently.

3.52.D Item 1(Picture)

3.53.D SOLID FUEL OR GAS HEATING DEVICES (Fireplaces, Woodstove)

Not Present

The dwelling units of this building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Electrical System for Building

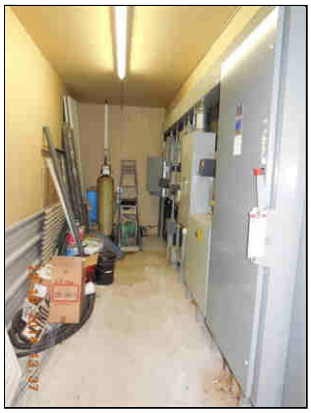
The building inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors.

The building inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels.

The building inspector shall report any observed aluminum branch circuit wiring.

The building inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system.

The building inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.






Styles & Materials

Electrical Service Conductors:
Copper
220 volts

Main Panel Location:
Utility Room Area

Main Electric Panel Manufacturer:
ITE

Main Panel Capacity:
400 AMP

Main Breaker Size:
800 Amp Fuses

Main Panel Type:
Fuses

Branch wire 15 and 20 AMP:
Copper

Wiring Methods:
Conduit

House Panel Location:
Building Utility Closet

House Electric Panel Manufacturer:
SQUARE D

House Panel Capacity:
100 AMP

House Breaker Size:
100 Amp

House Panel Type:
Fuses

#1 Sub-Panel Manufacturer:
SQUARE D

#1 Sub-Panel Capacity:
40 AMP

#1 Sub-Panel Main Breaker Size:
40 Amp

#1 Sub-Panel Type:
Circuit breakers

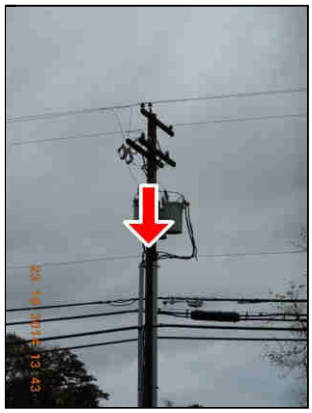
Items

4.0 SERVICE ENTRANCE CONDUCTORS

Repair or Replace

The conduit between the pole and the main panel has filled with moisture from an open end at the exterior. The moisture has been draining through the base of the main disconnect panel. The panel is severely rusted. The conduit and panel are in need of repair by a qualified electrical contractor for safety.

4.0 Item 1(Picture)



4.0 Item 2(Picture)

4.0 Item 3(Picture)

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

Repair or Replace

Rust is present in the bottom of the electrical panel. The moisture source is typically leakage from outside at the mast head, service wire entrance at the meter box or the meter box enclosure cover. Repair of the moisture leakage source and clean up of the corrosion in the enclosure is recommended by a licensed electrician.

4.1 Item 1(Picture)

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

Inspected

4.3 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Not Present

The electrical system of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Plumbing System for Building

The building inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps.

The building inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device.

The building inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance.

The building inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Gas Shut Off Location:
Seperate Meters are Present for each Unit

Water Supply:
Well

Water Shut Off Location:
Utility Room Area

Water Filters:
Sediment filter

Well Tank:
UNKNOWN

Plumbing Water Supply (into building):
PVC

Plumbing Water Distribution (inside building):
Copper

Waste Disposal:
City

Plumbing Waste:
PVC
Cast Iron

Gas On:
Yes

Water On:
Yes

Items

5.0 MAIN WATER SHUT-OFF DEVICE (Describe location)

Inspected

5.1 MAIN & HOUSE FUEL SHUT OFF (Describe Location)

Inspected

5.2 INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Not Inspected

(1) Water turned off at most fixtures and appliances at time of inspection, fixtures, appliances and drains not tested.

(2) A water filter is present. We did not inspect or check the operation of this accessory equipment. Water filtration systems are taken care of typically by the home owner or a qualified service contactor.

5.2 Item 1(Picture)

5.2 Item 2(Picture)

(3) It is beyond the scope of the building inspection to test the well water quality, determine the location of the well head or evaluate the well performance. I recommend that the well operation and well water quality be inspected and evaluated by a qualified well inspection contractor.

5.3 FUNCTIONAL FLOW (water volume test)

Not Inspected

5.4 HOUSE HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Not Present

5.5 INTERIOR, PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Not Inspected

5.6 SUMP PUMP

Not Present

5.7 FUEL DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Inspected

The plumbing in the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant building waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Structural Components

The building Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof.

The building inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure.

The building inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

The building inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the building inspector or other persons.

Styles & Materials

Foundation:
Concrete Slab

Basement/Lower Level Floor:
Concrete

Wall Structure:
Metal Paneling over Steel Frame

Columns or Piers:
Steel Columns

Items

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

Inspected

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

Not Present

6.2 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

Not Present

6.3 DEHUMIDIFIER IN BASEMENT / GROUND FLOOR

Not Present

6.4 EXTERIOR WALL INSULATION

Repair or Replace

Insulation and vapor barriers are damaged and torn in a number of places throughout the building. Repair recommended by a qualified contractor for heating efficiency and to help prevent condensation damage to insulation. Repair recommended by a qualified contractor.

6.4 Item 1(Picture) Section 1

6.4 Item 2(Picture) Section 1

6.4 Item 3(Picture) Section 2

6.4 Item 4(Picture) Section 2

6.5 INSULATION UNDER FLOOR SYSTEM

Not Present

6.6 FLOORS (Structural, Beams, Joist, etc.)

Inspected

6.7 WALLS Finished and Structural

Repair or Replace

Braces along the siding are disconnected and loose. I recommend reattachment by a qualified contractor for the strength and security of the siding.

6.7 Item 1(Picture)

6.7 Item 2(Picture)

6.8 CEILINGS (structural)

Inspected

6.9 COLUMNS OR PIERS

Repair or Replace

Steel columns ins Sections 2 and 3 of the building have been damaged from impacts such as a fork lift. The columns are weakened where bent and damaged. Damaged columns may be prone to buckling during high wind or snow loads. Evaluation recommended by a structural engineer along with any recommended repairs by a qualified contractor.

6.9 Item 1(Picture)

6.9 Item 2(Picture)

6.9 Item 3(Picture)

6.9 Item 4(Picture)

6.9 Item 5(Picture)

The structure of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

General Summary

All In One Home Inspection LLC

760 West Shore Trail
Sparta, NJ 07871
201-263-0040
www.allinonehomeinspection.com
customerexperience@allinonehomeinspection.com

Customer
Commercial Sample Report

Address
Address
City NJ

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

Please read the Introduction and Chapter 1 of "How to Operate Your Home". There may be useful tips on what to look for during the pre-closing walk through and what to do the first few days in your new home.

We also advise that the first few weeks in your new home that you monitor the function of your installed system and appliances for proper operation. In particular:

- The first few rain storms observe that the downspouts and leaders are carrying water away from the foundation in a satisfactory way.
- Make sure that pipes, hoses and drains to and from dishwashers, washing machines and refrigerator ice makers are free of leaks when operated.
- During the home inspection the operational check of appliances are cursory in nature to demonstrate basic functionality. Monitor operation of refrigerators, dishwashers, washing machines, dryers, etc. for satisfactory functionality.

Please note the following about possible conditions of the inspected home:

- Health - Lead Paint & other Lead products - Lead may be found in paint, plumbing and water. Please note we do not inspect for the presence of lead. When the presence of Lead is a concern, we recommend consulting with a licensed Lead Inspection Company.
- Health - Asbestos - Many common building materials are known to latently contain asbestos. During the inspection we visually look for the presence of friable (loose) Asbestos. If during the inspection we observe possible presence of asbestos, we suggest positive identification be provided through lab analysis of samples.
- Chimney Flue - Due to the nature of the chimney flue's construction the internal portions of the flue are not readily accessible and as such are not included in this inspection. A separate chimney inspection should be considered when evidence suggests that there may be internal chimney and/or flue damage from moisture, poor flue drafts, chimney fires, mechanical impact, missing flue liner, etc.
- Septic Systems - Homes with septic waste systems should always be inspected and tested by a qualified septic inspection company to check for proper design and operation prior to the home's purchase.
- Oil Tanks - If an older home (Typically 30 to 40 years or more) is heated with gas or other system, it is possible that the home was heated with oil at one time prior to being converted to gas or alternate system. If the presence of an oil tank is suspected and it can not be confirmed that no tank exists then I recommend an underground tank search be conducted by a qualified tank removal contractor. Also, If a tank is present or been removed inquire if the soil was tested for oil tank leakage.
- Swimming Pools (If Present) - We do not perform overall inspections of recreational equipment such as pools. Consider having a complete pool inspection performed by a qualified pool contractor to check: the operation of filters, pumps, heaters, etc.; the quality of the pool's water for health and safety; the liner or concrete basin for leakage; the integrity and safety of ladders, diving boards, underwater lights, etc.; and the inventory of the pool maintenance equipment.

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or appear to warrant further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function, efficiency, or safety of the home.

1. Exterior

1.0 WALL CLADDING, FLASHING AND TRIM

Repair or Replace

(1) EIFS siding has gaps and cracks at window frames, door frames, lamp fixtures and wall penetrations. Caulk and seal gaps to help prevent damage causing moisture from entering past the siding.

The subject house appears to be clad with a product known as Exterior Insulation Finish Systems, "EIFS," also referred to as "Synthetic Stucco." Many EIFS clad houses have revealed moisture related problems such as deteriorated wood framing and pest infestation. Testing of this cladding is beyond the scope of this inspection. Maintenance and testing guidelines are available from the EIFS Industry Members Association, *www.eima.com*. Additional information about EIFS stucco is also available at http://en.wikipedia.org/wiki/Exterior_Insulation_Finishing_System and the Consumer Reports website http://www.consumerreports.org (type Stucco in the search field).

(2) The EIFS siding has open gaps at the top of the front wall that allows moisture to penetrate behind the siding to damage interior spaces. Repair recommended by a qualified contractor to help prevent moisture damage.

- (3) The gaps and cracks where the EFIS siding meets the door and window frames caulked to prevent the ingress of damage causing moisture behind siding. Moisture behind siding can lead to corrosion of structural components and mold build up behind the siding. Repair recommended by a qualified contractor.
- (4) The siding is dented and damaged from mechanical abrasion. Damaged and bent siding panels have been weakened. Repair recommended by a qualified contractor for safety.
- (5) Holes in the siding need repair to help prevent the ingress of insects, vermin and moisture.
- (6) The holes for wires and piping to pass through siding should be sealed and plugged to prevent the ingress of moisture, insects or vermin.

1.3 RECEPTACLES, SWITCHES AND LIGHTS ON EXTERIOR WALLS OF INSPECTED STRUCTURE

Repair or Replace

- (1) I recommend having Ground Fault Circuit Interrupter (GFCI) outlets installed by an electrician for electrical safety when working around the building's exterior.
- (2) Parking Lot Lights - Exterior lights do not illuminate. The bulbs may be burned out, the switches broken or the lamp light sockets broken. Replace bulbs and try to operate lamp, otherwise repair recommended by a licensed electrician.
- (3) The exterior GFCI has power on but does not trip when tested. This is a safety issue until repaired. I recommend evaluation and replacement by a licensed electrician.
- (4) Electrical outlet and/or outlet box is loose. An electrical shock and fire hazard is present until repaired. I recommend repair by a licensed electrician.
- (5) Open electrically active connections and wire ends present. Active joints and ends should be terminated in a junction box. An electrical safety hazard is present until repaired.
- (6) Light posts are missing from the cement piers around the parking lot. The lights should be replaced or wire ends secured by a qualified contractor.

1.4 EXTERIOR VENTS

Repair or Replace

- The exhaust vent louvers are damaged. The louvers may not operate properly. Moisture, vermin and insect ingress past the vent opening is possible unless repaired or replaced by a qualified person or contractor.

1.5 WINDOWS (Exterior)

Repair or Replace

- (1) The caulk between the window frame and siding is deteriorated. Signs of moisture leakage is present at the base of the door. Repair recommended to prevent the ingress of moisture and insects.
- (2) Window screens are torn or damaged on a number of windows. Recommend repair or replacement to prevent the ingress of insects and vermin.
- (3) Gaskets and seals around window panels have gaps and cracks. The window seals need repair or replacement to help prevent moisture leakage to interior spaces of the building.
- (4) Window flashings are damaged. Flashings need repair by a qualified contractor to help prevent moisture leakage past gaps.
- (5) Remove bee nests from windows for safety around the building.

1.6 ENTRY DOORS & DOOR BELLS, INTERCOMS AND/OR DOOR BUZZERS

Repair or Replace

- (1) Loading dock doors and insulation have damage from an impacts, such as a truck trailers pressing against the door. Door panels and insulation in need of replacement by a qualified contractor.
- (2) Door frame trim is damaged from mechanical abrasion. Repair recommended by a qualified contractor.

(3) The garage door seals are damaged and torn. The door seals are in need of replacement by a qualified garage door contractor to help prevent the ingress of moisture, insects and vermin into the interior spaces of the building.

(4) Door bumpers/weather seals are damaged and torn. The door bumpers in need of repair by a qualified contractor.

1.7 STEPS, STOOPS AND APPLICABLE RAILINGS

Repair or Replace

The step treads have settled between the railroad ties. Slipping and tripping hazards are present. The steps are in need of repair for safety.

1.8 WALKWAYS AND AREAWAYS (With respect to their effect on the condition of the building)

Repair or Replace

The walkway is impeded by dense vegetation. Recommend cutting back or removing overgrown shrubs to allow easy passage of walks.

1.9 DRIVEWAYS (With respect to their effect on the condition of the building)

Repair or Replace

(1) The driveway is cracked all over. The use of an appropriate crack sealer and applying a seal coat may preserve the driveway longer. If no repairs are made soon the driveway will experience accelerated deterioration from moisture penetration in cracked areas.

(2) There appears to be neutral pitch and pockets in the driveway and parking area that cause puddling of rain water. Rain may puddle and form ice in cold weather leading to slipping and falling hazards. Regrade or re-pitch driveway to help carry rain water away from the building.

(3) Curbing is damaged in several areas. Repair recommended by a qualified contractor to help eliminate driving hazards.

1.10 VEGETATION (With respect to their effect on the condition of the building)

Repair or Replace

Vegetation should be kept 4 to 6 inches away from foundation and siding. Vegetation can cause moisture build up against siding and/or mechanical damage. Recommend cutting vegetation back or removal.

1.11 GRADING AND DRAINAGE (With respect to their effect on the condition of the building)

Repair or Replace

(1) Several areas have a neutral or negative grade towards foundation. Rain water in these areas will run along foundation, pocket and/or puddle against foundation, potentially causing leakage past walls. I recommend regrading and improving drainage by a qualified irrigation and landscaping contractor to carry rain water away from siding and foundation.

(2) Storm drain grates are located around the parking lot. The storm drain grate must be kept clean to promote easy run off of rain water.

Note: The town may have an easement to maintain the drainage pipe that appears to run through the yard. Review the survey and consult with homeowner and town.

(3) Note: The town may have an easement to maintain the drainage holding pond that appears to run along the edge of the yard. Review the survey and consult with homeowner and town.

1.12 FENCES (With respect to their effect on the condition of the building)

Repair or Replace

The fencing gates are damaged. The gates are in need of repair to swing closed and latch for security. Recommend repair or replacement by a qualified fence contractor.

1.14 OTHER (General: Pools, Sheds & Outbuildings)

Repair or Replace

- Debris located around the lots and grounds should be remover for safety and ease of maintenance.

2. Roofing, Roof Structure, Chimneys, and Attic

2.0 ROOF COVERINGS

Repair or Replace

- (1) Low angle of roof has trapped debris. Debris is trapping moisture against roof surface and clogging gutters causing undesired flow of rain water from roof. Clean debris to prevent moisture damage (leakage, rot and mold) and to allow the easy drainage of rain water. Cleaning the debris from the roof should be part of the annual lawn and garden maintenance and cleanup.
- (2) Unused AC condensers are present on the roof. The condensers should be removed to help reduce maintenance of roof penetrations and mounting brackets.
- (3) Puddling noted at some of the roof panel seams. Stains noted on the underlying insulation towards the middle of the roof suggest periodic roof leakage from the seams and flashings.. The seams need repair by a qualified contractor to help prevent further leakage of the roof.
- (4) Signs of hole repair noted in several locations. Repair may have been needed from mechanical damage to panels. The roof should be periodically visually inspected to insure that repaired areas are in good shape.

2.1 ROOF FLASHINGS

Repair or Replace

- (1) The flashing at the edge of the roof has gaps that may allow moisture to penetrate behind siding and past roofing. Patch the flashing with caulk or asphalt or replace flashing to prevent leakage and damage to interior areas. Repair recommended by a qualified roofing contractor.
- (2) Flashings are missing at the top of the exterior wall in front of the building. Moisture leakage behind the siding is possible where there are open gaps for moisture to pass. Repair recommended by a qualified contractor to help prevent moisture damage.

2.2 ROOF PENETRATIONS

Repair or Replace

- (1) The flashing boots around the plumbing vent pipes appear to be cracked and torn. The flashing boots may collect and seep moisture into the attic and interior spaces of home. Repair recommended by a qualified roofing contractor.
- (2) Moisture is puddling behind roof vent flashings. Gaps and cracks in the asphalt patch around the vent may lead to moisture leakage. Flashings appear to need periodic re-coating with asphalt patch to help prevent leakage past the roof.
- (3) The plumbing vent flashings are patched with asphalt probably because the original flashing rubber seal has failed. The asphalt patch has cracked and may leak moisture into interior spaces. I recommend repair by a qualified roofing contractor.

2.4 ROOF DRAINAGE SYSTEMS

Repair or Replace

- (1) The gutters are full of debris in areas and needs to be cleaned. Debris in gutters are blocking downspouts, causing gutter overflows and rain splatter onto siding and foundation. Cleaning of gutters is recommended to prevent unwanted water damage to exterior and interior of home. Consider installing gutter guards to help prevent build up of debris in gutters.
- (2) Unable to determine drainage discharge location for underground leaders. Unable to determine if underground leaders are working properly at time of inspection. Consult with owners and town of possible locations for drainage. Evaluation and repair by a landscaper, gutter contractor or roofing

contractor may be required.

Leaders are disconnected from downspouts. Water may puddle against foundation during rain storms. Puddling water against foundation may leak into basement causing moisture damage. Downspout repair is recommended.

(3) The gutters are bowed and damaged in the middle. The gutters will not drain properly as they are no longer pitched towards the downspouts. Repair recommended in order to help the gutters drain completely during rain storms.

2.6 ROOF STRUCTURE (report leak signs or condensation)

Repair or Replace

(1) The roof purlins are visually twisted and rolled. The most noticeable areas of purling rolling is noted towards the back of the building in Sections 2, 3 and 4. Purlins that are twisted or rolled more than a few degrees from their original installed position are considered to be in a weakened condition. Evaluation of the roof purlins should be made by a structural engineer and any recommended repairs performed by a qualified contractor.

(2) Stains are present on the vapor barrier in several locations near vent flashings and roof seams. The ceilings appeared dry at time of inspection. Stains are a sign that further repair of the roof and flashings may be needed should leakage return.

2.7 INSULATION

Repair or Replace

The insulation vapor barrier that helps prevent warm humid air inside the building from coming in contact with cold exterior walls is damaged. Moisture damage from condensation and mold buildup from perpetual dampness may occur unless repaired by a qualified contractor.

3(A) . Section 1

3.2.A WALLS (S/O/S ROOMS)

Repair or Replace

(1) Sheetrock panels appear loose at the partition wall. The panels are in danger of falling and causing damage or injury. Repair recommended by a qualified contractor.

(2) Protective wall paneling against the exterior wall is damaged pressing in on the insulation. Repair recommended by a qualified contractor.

3.7.A OUTLETS, WALL SWITCHES, WIRING AND/OR LIGHTING (S/O/S ROOMS)

Repair or Replace

(1) The lights were not working. Either the bulbs are burned out or the electrical circuits are in need of repair. Replace the bulbs, otherwise make repairs with a licensed electrician.

(2) There are outlets, lights and junction boxes that are loose and without power around the walls and columns of building Section 1. The wiring throughout the room should be repaired or removed by a qualified contractor.

3.9.A BUILDING VENT FAN

Repair or Replace

(1) The vent fan is inoperative. Louver actuator parts block the fan from spinning. Repair recommended by a qualified contractor.

(2) The fan louver spring that pressure actuates the louvers is broken. The louvers are manually opened by a long cable. Repair recommended by a qualified contractor.

3.15.A BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Repair or Replace

Due to the removal of equipment from the interior of he building, interior wiring has become disorganized and in need of repair for electrical and fire safety by a qualified contractor.

3.17.A HEATING EQUIPMENT

Repair or Replace

The gas power space heater was inoperative at time of inspection. The space heater needs repair by a qualified contractor.

3.20.A NORMAL OPERATING CONTROLS

Repair or Replace

The gas power space heater was inoperative at time of inspection. The space heater needs repair by a qualified contractor.

3(B) . Section 2

3.0.B DOORS (Entry to S/O/S), INTERCOMS & DOORBELLS

Repair or Replace

(1) Emergency lights are inoperative throughout the building. Repair recommended by a qualified contractor.

(2) Loading dock doors and insulation have damage from an impacts, such as a truck trailers pressing against the door. Door panels and insulation in need of replacement by a qualified contractor.

3.2.B WALLS (S/O/S ROOMS)

Repair or Replace

(1) Protective wall paneling against the exterior wall is damaged pressing in on the insulation. Repair recommended by a qualified contractor.

(2) Sheet rock walls are damaged from impacts. Repair recommended by a qualified contractor.

3.7.B OUTLETS, WALL SWITCHES, WIRING AND/OR LIGHTING (S/O/S ROOMS)

Repair or Replace

(1) The lights were not working. Either the bulbs are burned out or the electrical circuits are in need of repair. Replace the bulbs, otherwise make repairs with a licensed electrician.

(2) There are outlets, lights and junction boxes that are loose and without power around the walls and columns of building Section 2. The wiring throughout the room should be repaired or removed by a qualified contractor.

3.10.B CEILINGS (REST ROOMS)

Repair or Replace

The ceilings are damaged from a chronically leaking plumbing vent flashing. The flashing and ceiling in need of repair by a qualified contractor.

3.11.B WALLS (REST ROOMS)

Repair or Replace

The sheet rock walls are damaged. Repair recommended by a qualified contractor.

3.15.B PLUMBING SUPPLY, FIXTURES (REST ROOMS)

Repair or Replace

(1) The toilet was inoperative at time of inspection. Repair recommended by a qualified contractor.

(2) The sink and drain were inoperative at time of inspection. The sink and drain in need of repair by a qualified contractor.

3.21.B HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Repair or Replace

(1) Hot Water Heaters that have reached the age of 12 years and are still in operation are considered to be at the end of their design lives. Not all Hot Water Heaters reach the age of 12 years, many fail as they near this age. Consider replacing older Hot Water Heaters prior to their failure and eventual leakage. Hot Water Heaters left in service beyond 12 years should be monitored for leakage continually until they are replaced.

(2) The water heater was not tested at time of inspection. The water heater should be made operative and it's ability to make hot water evaluated by a qualified contractor prior to closing.

3.24.B MAIN AND DISTRIBUTION PANELS, MAIN OVERCURRENT DEVICE, SERVICE AND GROUNDING EQUIPMENT

Repair or Replace

Wiring knockout missing, the hole should be plugged for electrical and fire safety.

3.25.B BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Repair or Replace

Due to the removal of equipment from the interior of he building, interior wiring has become disorganized and in need of repair for electrical and fire safety by a qualified contractor.

3(C) . Section 3

3.0.C DOORS (Entry to S/O/S), INTERCOMS & DOORBELLS

Repair or Replace

Loading dock doors and insulation have damage from an impacts, such as a truck trailers pressing against the door. Door panels and insulation in need of replacement by a qualified contractor.

The door springs are broken and the door is inoperative. Repair recommended by a qualified contractor.

3.2.C WALLS (S/O/S ROOMS)

Repair or Replace

(1) Walls are damaged from leakage past the wall mounted HVAC unit flashings. Caulking is cracked around the exterior flashing. Moisture is puddling and draining in past the siding. Repair recommended by a qualified contractor.

(2) Mold deposits present on wall and baseboard surfaces in the office and office bathroom areas. We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture. Walls are in need of cleaning and repair by a qualified contractor.

(3) Protective wall paneling against the exterior wall is damaged pressing in on the insulation. Repair recommended by a qualified contractor.

(4) Sheetrock walls are damaged. Repair recommended by a qualified contractor.

3.7.C OUTLETS, WALL SWITCHES, WIRING AND/OR LIGHTING (S/O/S ROOMS)

Repair or Replace

There are outlets, lights and junction boxes that are loose and without power around the walls and columns of building Section 3. The wiring throughout the room should be repaired or removed by a qualified contractor.

3.8.C STEPS, STAIRWAYS, BALCONIES AND RAILINGS (S/O/S ROOMS)

Repair or Replace

Railings on the loft are loose and ready to collapse. Repair recommended by a qualified contractor for safety.

3.9.C BUILDING VENT FAN

Repair or Replace

The vent fan is inoperative. Repair recommended by a qualified contractor.

3.11.C WALLS (REST ROOMS)

Repair or Replace

Mold deposits present on wall and baseboard surfaces in the office and office bathroom areas. We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture. Walls are in need of cleaning and repair by a qualified contractor.

3.12.C FLOORS (REST ROOMS)

Repair or Replace

Cracked floor tile noted. Repair recommended by a qualified contractor.

3.15.C PLUMBING SUPPLY, FIXTURES (REST ROOMS)

Repair or Replace

The toilet, sink and drain were inoperative at time of inspection. The sink and drain in need of repair by a qualified contractor.

3.21.C HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Repair or Replace

(1) Hot Water Heaters that have reached the age of 12 years and are still in operation are considered to be at the end of their design lives. Not all Hot Water Heaters reach the age of 12 years, many fail as they near this age. Consider replacing older Hot Water Heaters prior to their failure and eventual leakage. Hot Water Heaters left in service beyond 12 years should be monitored for leakage continually until they are replaced.

(2) The water heater was not tested at time of inspection. The water heater should be made operative and it's ability to make hot water evaluated by a qualified contractor prior to closing.

3.24.C MAIN AND DISTRIBUTION PANELS, MAIN OVERCURRENT DEVICE, SERVICE AND GROUNDING EQUIPMENT

Repair or Replace

(1) Wiring knockout missing, the hole should be plugged for electrical and fire safety.

(2) Holes present in front of panel where circuit breakers should be located. A safety hazard is present until repaired. Recommend installing circuit breaker blanks in holes.

3.25.C BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Repair or Replace

Due to the removal of equipment from the interior of he building, interior wiring has become disorganized and in need of repair for electrical and fire safety by a qualified contractor.

3.27.C HEATING EQUIPMENT

Repair or Replace

- (1) The heating system over the office area has been abandoned. Gas is still connected and turned on to the furnace. The furnace should be removed and the gas line disconnected and plugged for safety.
- (2) The gas power space heater was inoperative at time of inspection. The space heater needs repair by a qualified contractor.
- (3) The control knob for the electric baseboard heat is missing. The knob needs replacement to control the heat in the bathroom.

3(D) . Section 4

3.0.D DOORS (Entry to S/O/S), INTERCOMS & DOORBELLS

Repair or Replace

- (1) Emergency lights are inoperative throughout the building. Repair recommended by a qualified contractor.
- (2) Door bell inoperative. Door bell needs repair.

3.8.D PLUMBING DRAIN, WASTE AND VENT SYSTEMS (KITCHEN)

Repair or Replace

- The sink drain is corroded as if it has been leaking or is about to leak. Repair of drain recommend as a preventative action to help avoid damage to stored supplies, cabinets and interior spaces of home.

3.17.D CEILINGS (S/O/S ROOMS)

Repair or Replace

- Ceilings are damaged by moisture stains. The overlying AC unit shows signs of widespread chronic moisture leakage. Repair recommended by a qualified contractor.

3.18.D WALLS (S/O/S ROOMS)

Repair or Replace

- Holes in sheetrock walls need repair by a qualified contractor.

3.26.D STEPS, STAIRWAYS, BALCONIES AND RAILINGS (S/O/S ROOMS)

Repair or Replace

- (1) Gaps are present in the loft railing system. Repair recommended by a qualified contractor for safety.
- (2) Loft railings are loose and on the verge of collapse. Repair recommended for safety.

3.34.D PLUMBING DRAIN, WASTE AND VENT SYSTEMS (REST ROOMS)

Repair or Replace

- (1) The sink stopper is missing or not working. Replacement or repair is needed to make sink work as intended.
- (2) The sink drain is corroded as if it has been leaking or is about to leak. Repair of drain recommend as a preventative action to help avoid damage to stored supplies, cabinets and interior spaces of home.

3.42.D MAIN AND DISTRIBUTION PANELS, MAIN OVERCURRENT DEVICE, SERVICE AND GROUNDING EQUIPMENT

Repair or Replace

- Wiring knockout missing, the hole should be plugged for electrical and fire safety.

3.45.D HEATING EQUIPMENT

Repair or Replace

(1) The office area furnace was inoperative at time of inspection. Repair recommended by a qualified contractor.

(2) Furnaces that have reached the age of 20 years and are still in operation are considered to be at the end of their design lives. Not all heating furnaces reach the age of 20 years, many fail as they near this age. One of the most common modes of failure is that the heat exchanger may crack or split at a weld seam leading to leakage of poisonous carbon monoxide into the home. Furnaces left in service beyond 20 years are not generally a problem, but may fail at an inconvenient moment and cost more to replace in an emergency than when replaced at your leisure. Consider replacing older furnaces prior to their failure. Older furnaces should be routinely inspected by an HVAC contractor for proper safe operation. Consider obtaining an appliance warranty or extending any existing warranty to help mitigate repair or replacement costs from appliance failures.

3.47.D COOLING AND AIR HANDLER EQUIPMENT

Repair or Replace

(1) The condensate drain from the AC system appears to be leaking when the AC system is operated. The condensate drain is in need of repair by a qualified contractor.

(2) Note: AC condensers that have reached the age of 15 years and are still in operation are considered to be at the end of their design lives. Not all AC condenser units reach the age of 15 years, many fail as they near this age. As the AC condenser reaches and passes 15 years in age, the probability of failure increases. AC condensers left in service beyond 15 years are not generally a problem, but may fail at an inconvenient moment and cost more to replace in an emergency than when replaced at your leisure.

(3) The AC system in the office area was inoperative. Repair recommended by a qualified cont6ractor.

3.52.D FILTERS FOR HEATING / COOLING AIR

Repair or Replace

The disposable filter is dirty. The filter needs to be replaced. Air filters in furnaces should be replaced somewhere between once a month and twice a year depending upon local conditions.

After you first move in, recommend inspecting every two weeks during heating or cooling season. If filter does not appear dirty then wait longer to check for dust build up. You will eventually figure out how often to change filter. If you can see dust on the filter, it is probably worth changing or cleaning. A totally clogged filter will cause the HVAC system to run inefficiently.

4. Electrical System for Building

4.0 SERVICE ENTRANCE CONDUCTORS

Repair or Replace

The conduit between the pole and the main panel has filled with moisture from an open end at the exterior. The moisture has been draining through the base of the main disconnect panel. The panel is severely rusted. The conduit and panel are in need of repair by a qualified electrical contractor for safety.

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

Repair or Replace

Rust is present in the bottom of the electrical panel. The moisture source is typically leakage from outside at the mast head, service wire entrance at the meter box or the meter box enclosure cover.

Repair of the moisture leakage source and clean up of the corrosion in the enclosure is recommended by a licensed electrician.

5. Plumbing System for Building

5.2 INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Not Inspected

(1) Water turned off at most fixtures and appliances at time of inspection, fixtures, appliances and drains not tested.

(2) A water filter is present. We did not inspect or check the operation of this accessory equipment. Water filtration systems are taken care of typically by the home owner or a qualified service contactor.

(3) It is beyond the scope of the building inspection to test the well water quality, determine the location of the well head or evaluate the well performance. I recommend that the well operation and well water quality be inspected and evaluated by a qualified well inspection contractor.

6. Structural Components

6.4 EXTERIOR WALL INSULATION

Repair or Replace

Insulation and vapor barriers are damaged and torn in a number of places throughout the building. Repair recommended by a qualified contractor for heating efficiency and to help prevent condensation damage to insulation. Repair recommended by a qualified contractor.

6.7 WALLS Finished and Structural

Repair or Replace

Braces along the siding are disconnected and loose. I recommend reattachment by a qualified contractor for the strength and security of the siding.

6.9 COLUMNS OR PIERS

Repair or Replace

Steel columns ins Sections 2 and 3 of the building have been damaged from impacts such as a fork lift. The columns are weakened where bent and damaged. Damaged columns may be prone to buckling during high wind or snow loads. Evaluation recommended by a structural engineer along with any recommended repairs by a qualified contractor.

Home inspectors are not required to report on the following:

- Life expectancy of any component or system;
- The causes of the need for a repair;
- The methods, materials, and costs of corrections (If provided, cost of correction estimates from All In One Home Inspection LLC are for informational purposes only and should not be used in place of actual quotations from qualified contractors in evaluating the impact of repairs for the home.);
- The suitability of the property for any specialized use;
- Compliance or non-compliance with codes, ordinances, historical organizations, statutes, regulatory requirements or restrictions;
- The market value of the property or its marketability;
- The advisability or inadvisability of purchase of the property;
- Any component or system that was not observed;
- The presence or absence of pests such as wood damaging organisms, rodents, or insects;
- Cosmetic items, underground items, or items not permanently installed.

Home inspectors are not required to:

- Offer warranties or guarantees of any kind;
- Calculate the strength, adequacy, or efficiency of any system or component;
- Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons;
- Operate any system or component that is shut down or otherwise inoperable;
- Operate any system or component that does not respond to normal operating controls;
- Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility;
- Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air;
- Determine the effectiveness of any system installed to control or remove suspected hazardous substances;
- Predict future condition, including but not limited to failure of components.

Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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