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COMMERCIAL INSPECTION

1830 Lakeway Dr
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Construction Company
OCTOBER 28, 2022

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1: INSPECTION DETAILS

Information

In Attendance
Client, Inspectors

Occupancy
Vacant but furnished

Type of Building
Tilt wall

Weather Conditions
Raining

Outside Temperature
50-60 degrees

2: ROOF

		IN	NI	NP	D
2.1	Coverings	X			X
2.2	Roof Drainage Systems	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

Inspection Method
Roof

Roof Type/Style
Flat

Coverings: Material
Built up roofing with a gravel top coat

Coverings: Roof good condition

- The roof was inspected and determined to be in good condition at the time of inspection. Except for any deficiencies listed below.






Roof Drainage Systems: Gutter Material
Aluminum


Observations

2.1.1 Coverings

STANDING WATER

Standing water was observed at a couple places on the roof covering. However no leaks were found when walking inside the building.

Recommendation

Contact a qualified roofing professional.




2.2.1 Roof Drainage Systems

GUTTER IMPROPERLY SLOPED

REAR

- Gutters are improperly sloped and was holding water. It is recommended that a qualified roofing or gutters contractor repair.

Recommendation

Contact a qualified roofing professional.

3: EXTERIOR

		IN	NI	NP	D
3.1	Exterior Veneer (Brick, Siding, stucco etc...)	X			X
3.2	Exterior Doors	X			
3.3	Walkways, Patios & Driveways	X			X
3.4	Vegetation, Grading, Drainage & Retaining Walls	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

Inspection Method
Visual

Exterior Veneer (Brick, Siding, stucco etc...): Type of Exterior Walls
Concrete

Exterior Veneer (Brick, Siding, stucco etc...): Siding Style
Tilt wall concrete panels

Exterior Doors: Exterior Entry Door
Aluminum & glass, Metal

Walkways, Patios & Driveways: Driveway Material
Concrete

Exterior Doors: Exterior doors OK

- The exterior doors were tested and found to operate properly at the time of inspection.

Vegetation, Grading, Drainage & Retaining Walls: Sprinkler system

Picture of the sprinkler controls and double check for reference.

Observations

3.1.1 Exterior Veneer (Brick, Siding, stucco etc...)

FLASHING/TRIM IMPROPERLY INSTALLED

FRONT ENTRY

- Flashing & trim pieces were improperly installed, which could result in moisture intrusion and damaging leaks. Recommend a qualified contractor evaluate and repair.

Recommendation

Contact a qualified professional.


3.1.2 Exterior Veneer (Brick, Siding, stucco etc...)

SEAL INTERFACES

TO THE SIDE OF THE FRONT ENTRY

- The interfaces where the siding meets the masonry veneer needs to be sealed with a good exterior sealant.

Recommendation

Contact a qualified painting contractor.


3.1.3 Exterior Veneer (Brick, Siding, stucco etc...)

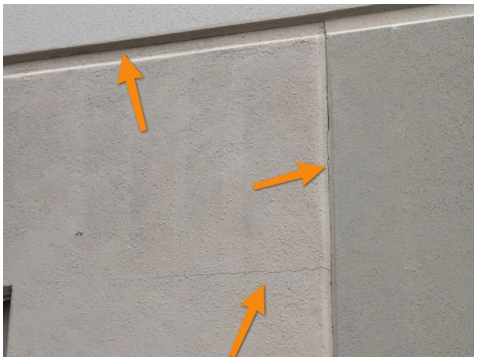
MASONRY CRACKS

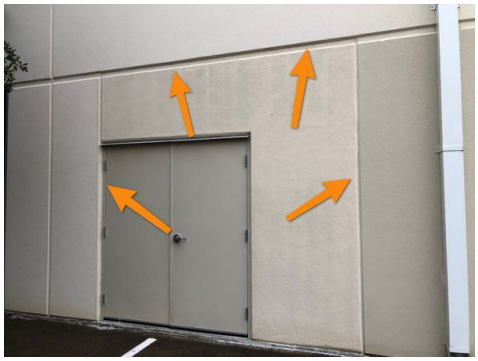
REAR & RIGHT FRONT

- Cracks were observed in the masonry veneer. The cracks should be repaired by a qualified mason.

Recommendation

Contact a qualified masonry professional.





3.1.4 Exterior Veneer (Brick, Siding, stucco etc...)

SEAL ALL PENETRATIONS

VARIOUS LOCATIONS EXTERIOR

- All penetrations through the exterior veneer should be sealed.

Recommendation

Contact a qualified painting contractor.



3.1.5 Exterior Veneer (Brick, Siding, stucco etc...)

RE-SEAL EXPANSION JOINTS

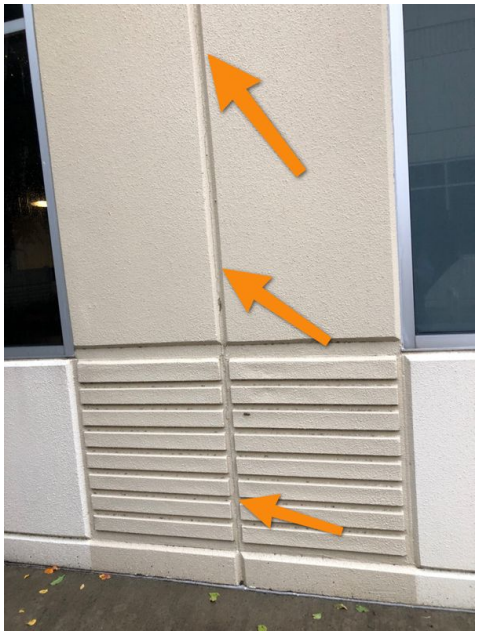
FRONT & LEFT SIDE & REAR & RIGHT SIDE

The sealant in the expansion joints has cracked and show some signs of age it is recommended that the old sealant be removed and expansion joint resealed to help prevent water intrusion.

Recommendation

Contact a qualified professional.




3.3.1 Walkways, Patios & Driveways

Safety Hazard

SIDEWALKS SETTLING

EXTERIOR RIGHT REAR & FRONT

- **Soils and or sidewalks were observed to have settled in some areas and were now lower than the height of the curbs.**

Recommendation

Contact a qualified professional.

3.3.2 Walkways, Patios & Driveways

HOLDING WATER

FRONT

Standing water was observed at one of the sidewalks. The sidewalk appears to have settled and should be corrected as necessary.

Recommendation

Contact a qualified concrete contractor.


3.3.3 Walkways, Patios & Driveways

RE-SEAL MASTIC

REAR

The mastic between the exterior walls and the parking pavement is cracked and pulled away. It is recommended that the old mastic be removed and new mastic installed.

Recommendation

Contact a qualified professional.


3.4.1 Vegetation, Grading, Drainage & Retaining Walls

NEGATIVE GRADING

RIGHT SIDE

Grading is sloping towards the building in some areas. This could lead to water intrusion. The ground around the building should be improved so rain water flows away from the building.

Recommendation

Contact a qualified landscaping contractor

3.4.2 Vegetation, Grading, Drainage & Retaining Walls

DIRTY DOUBLE CHECK

The double checks are full of dirt and the handles could not be found. It is recommended that the dirt be removed so the handles can be viewed for service. If the handles are damaged they should be replaced.

Recommendation

Contact a qualified landscaping contractor

3.4.3 Vegetation, Grading, Drainage & Retaining Walls

DOUBLE CHECK FULL OF WATER

The double check was full of water at the time of inspection. The shut off handles for double checks can rust and become damaged went underwater. It is recommended that the water or drainage to double check box be corrected

Recommendation

Contact a qualified landscaping contractor

4: FOUNDATION

		IN	NI	NP	D
4.1	Foundation	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

Inspection Method
Walked the 1st floor levels

Foundation: Material
Concrete

Foundation: Visual OK

The foundation was inspected and determined to be in good condition at the time of inspections. There were no significant signs of deflection at the floors or significant cracks in the wall that might indicate foundation movement. The foundation appeared to be providing adequate support for the structure at the time of inspection.

5: HEATING AND VENTILATION

		IN	NI	NP	D
5.1	Performance or System operation	X			X
5.2	Heating Equipment	X			X
5.3	Ductwork	X			X
5.4	Venting	X			X

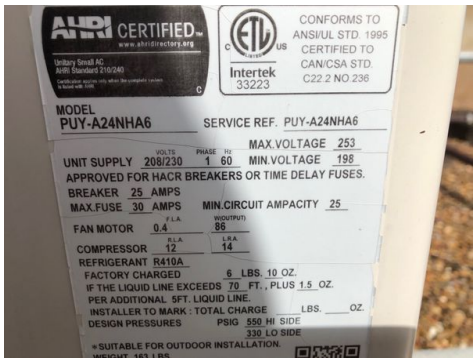
IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

Performance or System operation: Performing OK
left side main room #2 & right side computer room #4

- All components in the Heating System appear to be performing properly at the time of this inspection.
- Image taken with the IR camera of the HVAC supply grill during operation of the heating system.

Heating Equipment: Heat Type
Heat pump equipment



Heating Equipment: Brand, Age & Life Expectancy
Unit #4 right side

- The Carrier gas HVAC system was 6 ***years old*** at the time of this inspection. The buyer should be aware that the unit has about 40 % ***of its life expectancy left*** should consider budgeting for replacement in the next 4 years.

Heating Equipment: **Brand, Age & Life Expectancy**
Unit #2 left side

- The Carrier gas HVAC system was 5 ***years old*** at the time of this inspection. The buyer should be aware that the unit has about 50 % ***of its life expectancy left*** should consider budgeting for replacement in the next 5 years.

Heating Equipment: **Brand, Age & Life Expectancy**
Unit #7 right side

- The Carrier gas HVAC system was 14 ***years old*** at the time of this inspection. The buyer should be aware that the unit has about 0 ***% of its life expectancy left*** should consider budgeting for replacement.

Heating Equipment: **Brand, Age & Life Expectancy**
Unit #6 right side

- The Carrier gas HVAC system was 14 ***years old*** at the time of this inspection. The buyer should be aware that the unit has about 0 ***% of its life expectancy left*** should consider budgeting for replacement.

Heating Equipment: **Brand, Age & Life Expectancy**
Unit #5 right side

- The Carrier gas HVAC system was 4 ***years old*** at the time of this inspection. The buyer should be aware that the unit has about 60 ***% of its life expectancy left*** should consider budgeting for replacement in the next 6 years.

Heating Equipment: **Brand, Age & Life Expectancy**
Unit #1 left side

- The Carrier gas HVAC system was 7 ***years old*** at the time of this inspection. The buyer should be aware that the unit has about 30% ***of its life expectancy left*** should consider budgeting for replacement in the next 3 years.

Heating Equipment: **Brand, Age & Life Expectancy**
Unit #3 left side

- The Carrier gas HVAC system was 6 ***years old*** at the time of this inspection. The buyer should be aware that the unit has about 40 ***% of its life expectancy left*** should consider budgeting for replacement in the next 4 years.

Ductwork: **Ductwork**
Rigid ductwork, Flex duct

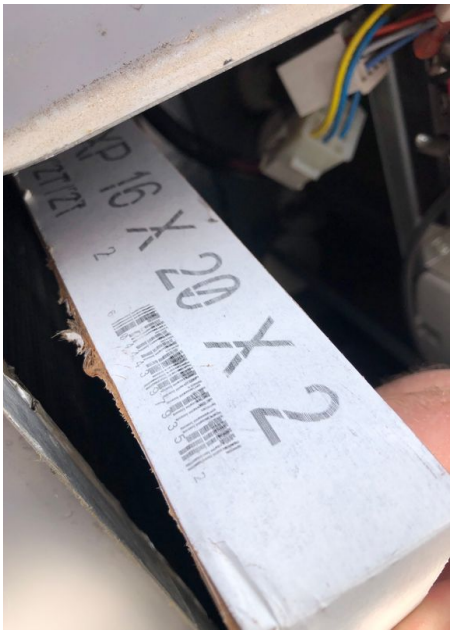
- Pictures of the ductwork for reference. The ductwork appeared to be in satisfactory condition at the time of inspection.

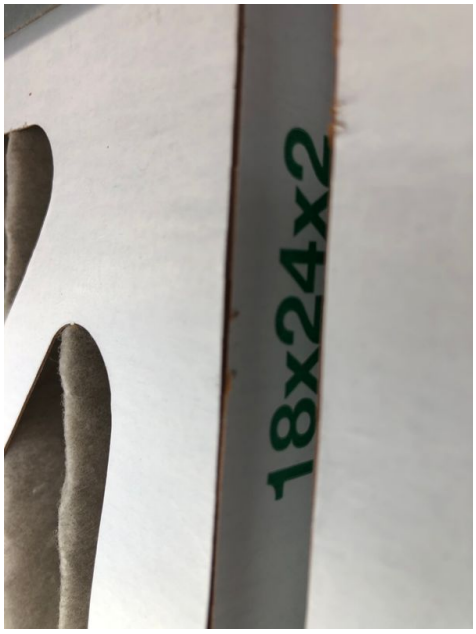
Ductwork: **Visible ductwork OK**

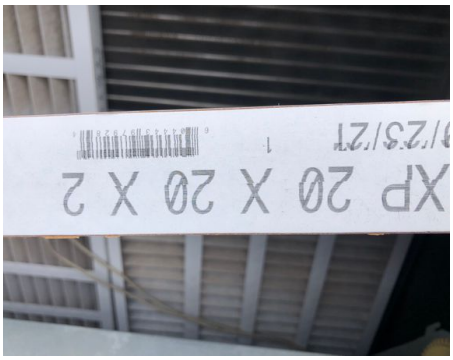
The ductwork that was visible at the time of inspection appeared to be in satisfactory condition.

Ductwork: Pictures of the filters

Pictures of the filters for reference.



Venting: **Bath exaust OK**

The bathroom exhaust fans were tested and appeared to be working properly at the time of inspection.

Limitations

Heating Equipment

NOT ACCESSIBLE

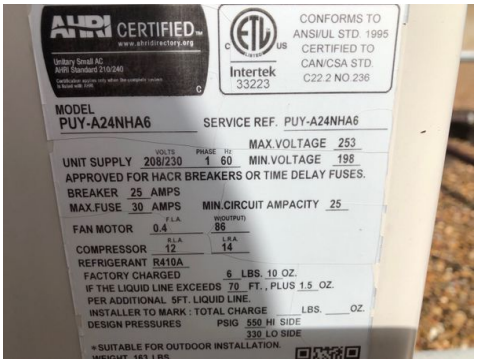
REAR STORAGE ROOM

The controls for the ceiling mounted heater were not accessible at the time of inspection. The unit was not tested.

Heating Equipment

EXTRA COMPONENT ON THE ROOF

There was only observed to be only one split system inside the building (in the computer room), However there were two split system condensing units on the roof.



Observations

5.1.1 Performance or System operation

FURTHER EVALUATION NEEDED

The Heating Systems need to be checked and serviced by a Qualified Heating Company, prior to closing. The observations made to support the rendering of this opinion are listed but not limited to the following:

Recommendation

Contact a qualified heating and cooling contractor

5.1.2 Performance or System operation

INOPERATIVE

LEFT SIDE UNITS #1 & #5 & RIGHT SIDE UNITS #3 & #6 &#7

- **The heating equipment was inoperative at the time of the inspection.** A qualified heating and cooling technician should be consulted to further evaluate of these conditions and make repairs as necessary.

Recommendation

Contact a qualified heating and cooling contractor

5.2.1 Heating Equipment

SEDIMENT TRAPS

The three systems on the left side of the building were observed to have sediment traps installed on the gas lines near the units but three of the 4 units on the right side of the building did not have sediment traps. Sediment traps should be installed. Unit #4 for the computer room did not have gas run to it.

Recommendation

Contact a qualified heating and cooling contractor



5.3.1 Ductwork

DIRTY FILTERS

Dirty filters were observed th the time of inspection. Filters should be replaced as part of regular building maintenance.

Recommendation

Contact a qualified professional.

5.4.1 Venting

NOISY

MEN'S ROOM

The exhaust fan was observed to be noisy and appeared to have excess vibration.

Recommendation

Contact a qualified professional.

6: COOLING

		IN	NI	NP	D
6.1	Cooling Equipment	X			
6.2	Performance and System Operation	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

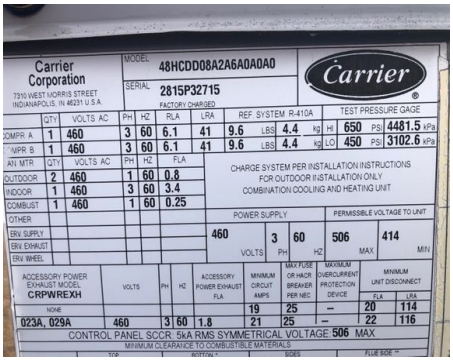
Cooling Equipment: Type of Cooling System

Roof top systems

Cooling Equipment: Brand, Date & Location

Unit #1 left side

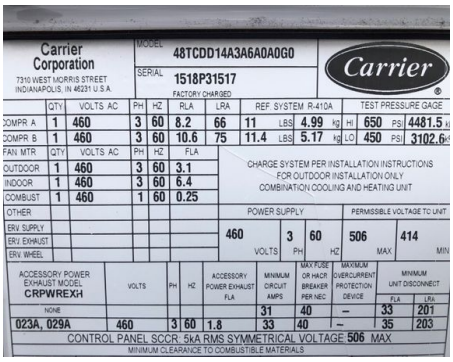
Carrier, 2015, R410 Refrigerant



Cooling Equipment: Brand, Date & Location

Unit #5 right side

Carrier, R410 Refrigerant, 2018



Cooling Equipment: Brand, Date & Location

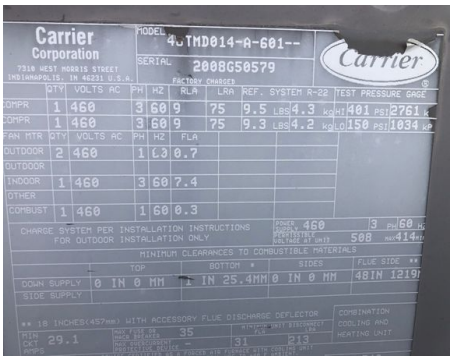
Unit #3 left side

Carrier, 2016, R410 Refrigerant

Cooling Equipment: Brand, Date & Location

Unit #6 right side

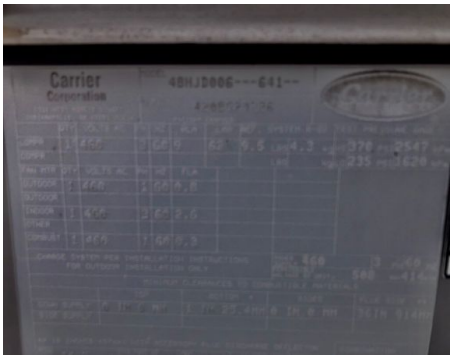
Carrier, 2008, R22 Older Refrigerant



Cooling Equipment: Brand, Date & Location

Unit #7 right side

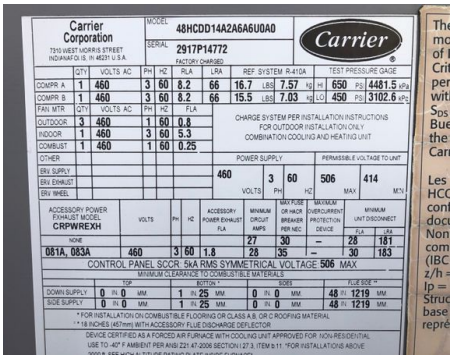
Carrier, 2008, R22 Older Refrigerant



Cooling Equipment: Brand, Date & Location

Unit #2 left side

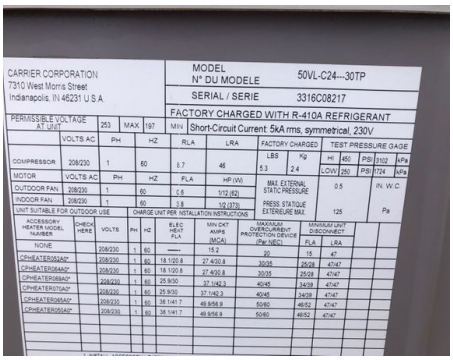
Carrier, R410 Refrigerant, 2017



Cooling Equipment: Brand, Date & Location

Unit #4 computer room

Carrier, 2016, R410 Refrigerant



Performance and System Operation: Temperature measurements OK

The temperatures measured at the supply grills and the temperature difference between the supply and return appeared to be within normal ranges.

Performance and System Operation: Temperature measurements OK

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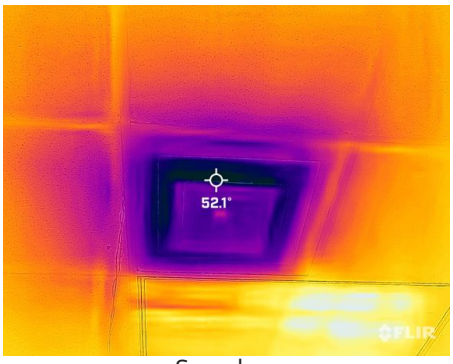
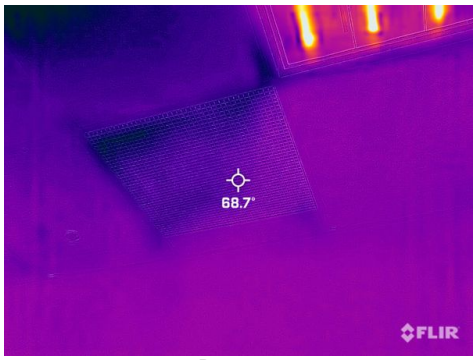
Performance and System Operation: Temperature measurements OK

Computer room RTU #4

The temperatures measured at the supply grills and the temperature difference between the supply and return appeared to be within normal ranges.



Supply

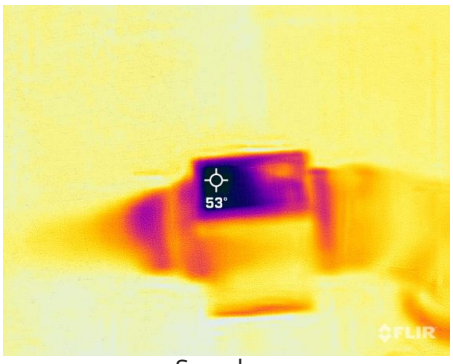


Return

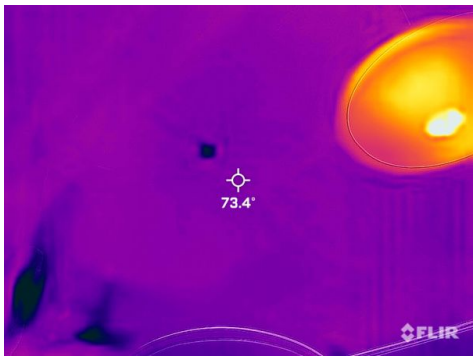
Performance and System Operation: Temperature measurements OK

Left side main room

The temperatures measured at the supply grills and the temperature difference between the supply and return appeared to be within normal ranges.



Supply



Limitations

Performance and System Operation

LOCKED THERMOSTAT

RIGHT SIDE #7

One or more of the thermostats were locked and could not be operated at the time of inspection.

Observations

6.2.1 Performance and System Operation

INOPERABLE THERMOSTAT

LEFT SIDE OFFICES #1 & #5 RIGHT SIDE #6. & #3 & #7

- **Thermostat was inoperable at the time of inspection. The HVAC equipment could not be tested.** Recommend repair or replacement.

Recommendation

Contact a qualified heating and cooling contractor

6.2.2 Performance and System Operation

WARRANTY NOTICE

UNIT #6 & UNIT #7

Note: If the buyer decides to purchase a warranty it is recommended that the buyer make sure warranty covers conversion from R22 to the newer refrigerant R410

Recommendation

Recommended DIY Project

6.2.3 Performance and System Operation

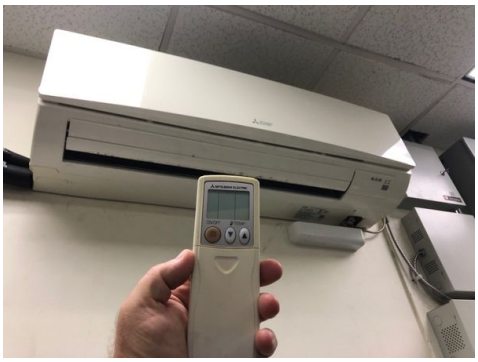
INOPERATIVE SYSTEMS

COMPUTER ROOM MINI SPLIT

- The HVAC systems were inoperative at the time of inspection and should be replaced or repaired by a licensed HVAC technician.

Recommendation

Contact a qualified heating and cooling contractor



6.2.4 Performance and System Operation

INOPOPERATIVE UNIT

LEFT SIDE #1 AND #5 & RIGHT SIDE #6 & #3 & #7 & #4

- The cooling system was inoperative at the time of this inspection and should be repaired or replaced as necessary.

Recommendation

Contact a qualified HVAC professional.

6.2.5 Performance and System Operation

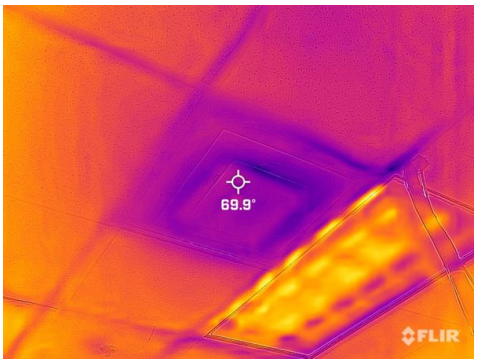
NO AIR FLOW AT SUPPLY GRILLS

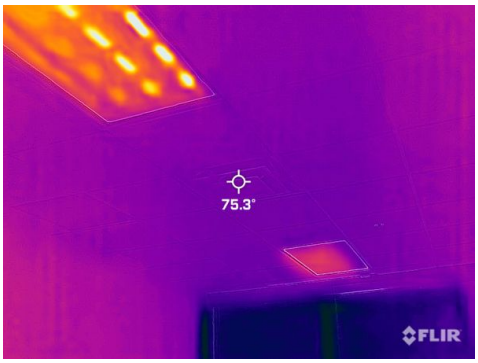
COMPUTER ROOM RTU & BACK AREA OF THE LEFT SIDE MAIN

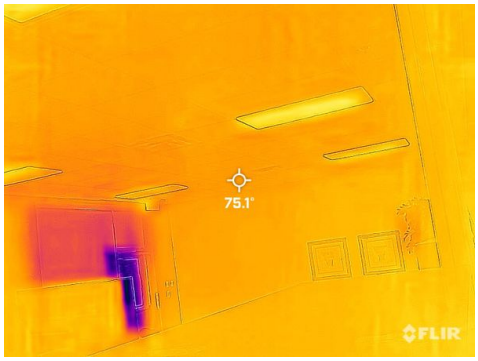
There was observed to be no measurable airflow at one or more of the AC grills.

Recommendation

Contact a qualified heating and cooling contractor






75.1°
FLIR

7: ELECTRICAL

		IN	NI	NP	D
7.1	Service Conductors & Meters	X			
7.2	Main Panel & Subpanels:	X			
7.3	Branch Wiring Circuits, Breakers & Fuses	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

Service Conductors & Meters: Electrical Service Conductors
Below Ground

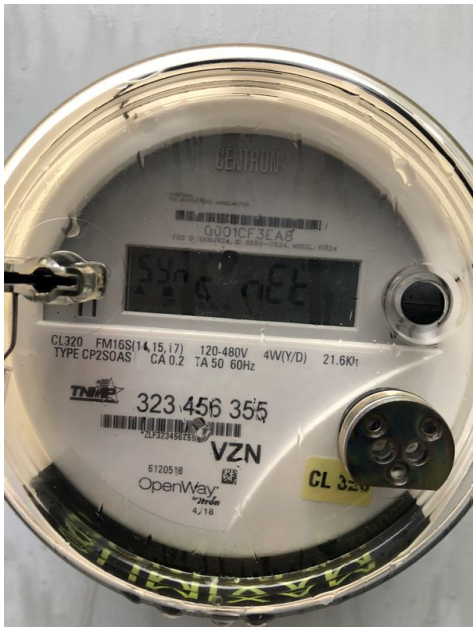
Main Panel & Subpanels: : Main Panel Location
Electrical and fire riser room

Main Panel & Subpanels: : Panel Capacity
440 AMP

Branch Wiring Circuits, Breakers & Fuses: Branch Wire
Copper

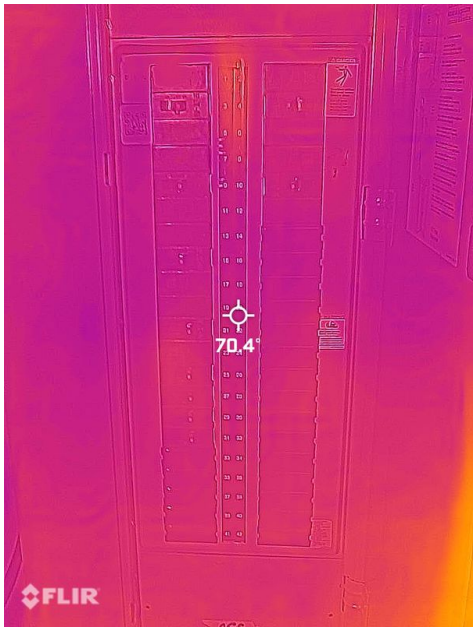
Service Conductors & Meters: Picture of the meters

- Picture of the electrical meters for reference.



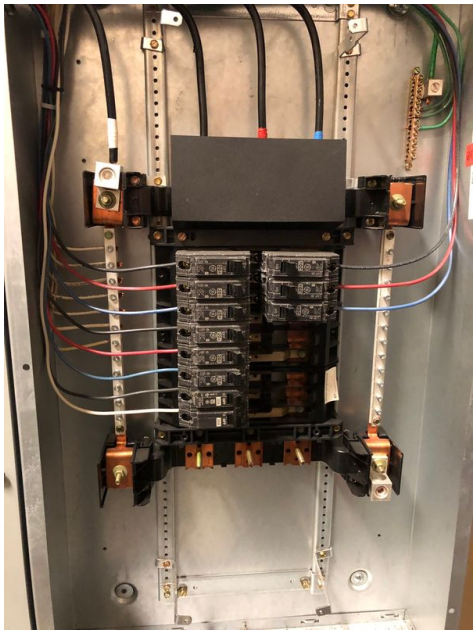
Main Panel & Subpanels: : Electrical panel inspection

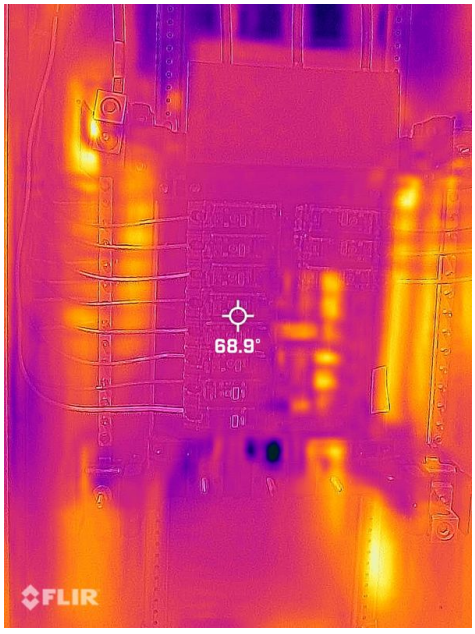
* Picture of the electrical panel with the cover on for reference.
* Picture of the electrical panel with the cover off for reference.
* IR (InfraRed) check of the electrical panel.



Main Panel & Subpanels: : Electrical panel inspection

* Picture of the electrical panel with the cover on for reference.
* Picture of the electrical panel with the cover off for reference.
* IR (InfraRed) check of the electrical panel.





Main Panel & Subpanels: : Electrical panel inspection

* Picture of the electrical panel with the cover on for reference.
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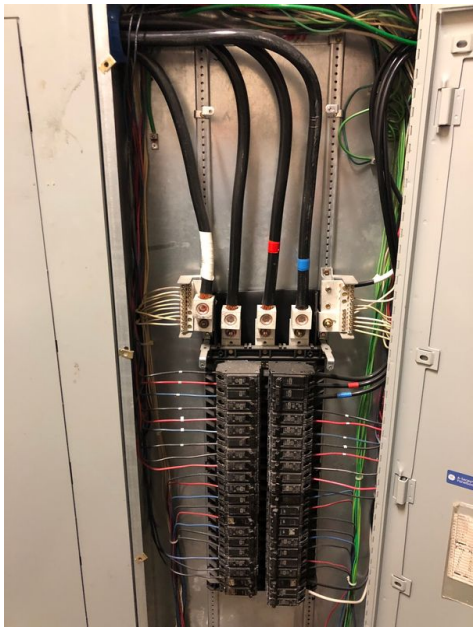
* IR (InfraRed) check of the electrical panel.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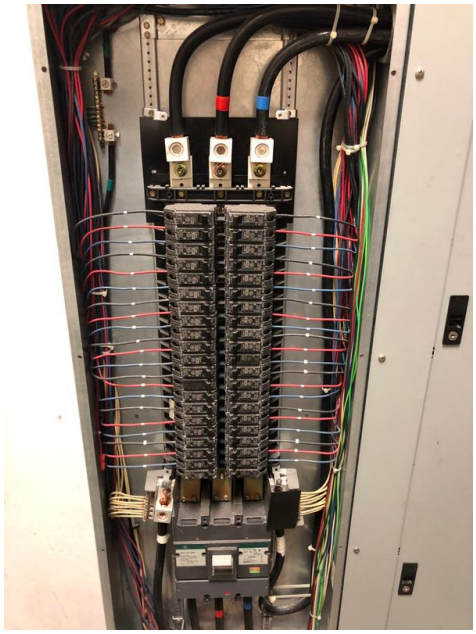
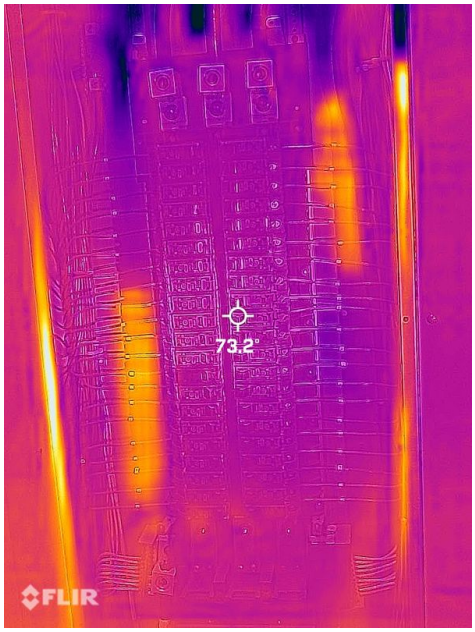



Limitations

Main Panel & Subpanels:

I WAS NOT ABLE TO OPEN THE PANEL

I was not able to open the electrical panel located on the back wall. I did test it with the infrared camera and found no signs of overheating at the time of inspection. There were observed to be burn marks on the wall to the right of the panel but no burn marks on the panel itself.

Observations

7.3.1 Branch Wiring Circuits, Breakers & Fuses

COVER PLATES MISSING

ROOF TOP UNIT #3

- **One or more receptacles are missing a cover plate.** This causes short and shock risk. Recommend installation of plates.

Recommendation

Contact a qualified electrical contractor.

7.3.2 Branch Wiring Circuits, Breakers & Fuses

LIGHT INOPERABLE

RIGHT SIDE MAIN ROOM

- **One or more lights are not operating.** If light still does not work with a new light bulb. Replacement of the fixture or further evaluation is needed.

Recommendation

Contact a qualified electrical contractor.

7.3.3 Branch Wiring Circuits, Breakers & Fuses

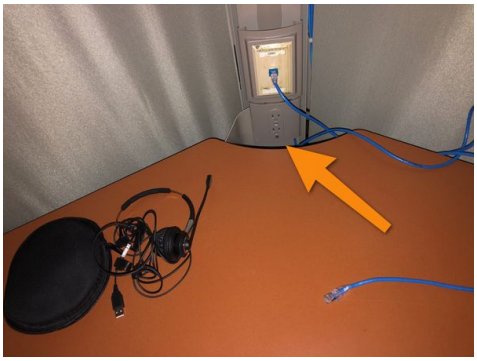
LOOSE OUTLETS

PING PONG ROOM

- Loose outlets should be re-secured.

Recommendation

Contact a qualified electrical contractor.



7.3.4 Branch Wiring Circuits, Breakers & Fuses

RECEPTACLE INOPERABLE

ROOF TOP UNIT #3

- **At the time of inspection one or more outlets tested inoperable.**

Recommendation

Contact a qualified electrical contractor.

7.3.5 Branch Wiring Circuits, Breakers & Fuses

SWITCH (NO OPERATIONAL END)

I was unable to locate the operational end of one or more switches in the building.

Recommendation

Contact a qualified electrical contractor.

8: PLUMBING

		IN	NI	NP	D
8.1	Water meter & main Shut-off	X			X
8.2	Drains and Plumbing Vents	X			
8.3	Plumbing Fixtures	X			X
8.4	Water heaters	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

Filters
None

Water Source
Public

Water meter & main Shut-off: Location
East

Drains and Plumbing Vents: Material
PVC

Drains and Plumbing Vents: Visible Drain Size (cleanouts)
4” main

Plumbing Fixtures: Water Supply Material
Copper, Pex

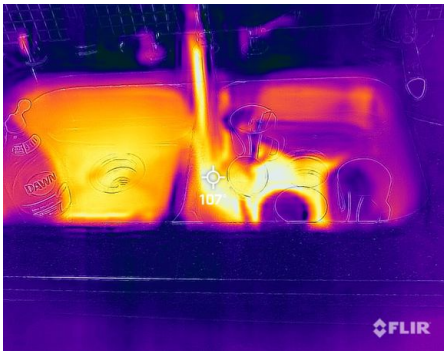
Water heaters: Power Source/Type
Electric, 10 gallon, & 10 gallons

Water heaters: Capacity
10 gallons

Water heaters: Location
Janitors closet

Water heaters: Performing Ok
Cafeteria system

IR images of the fixtures with the hot water running



Water pressure & meter

Picture of the water pressure gauge and the water enter at the time of inspection.




Water meter & main Shut-off: Picture of the meter

Picture of the water meter for reference. The meter was watched looking for signs of a leak. No signs of a supply leak were observed at the time of inspection


Water meter & main Shut-off: Water pressure tested

Picture of the water pressure measurement taken at the time of inspection.

Water meter & main Shut-off: Picture of the Gas Meter

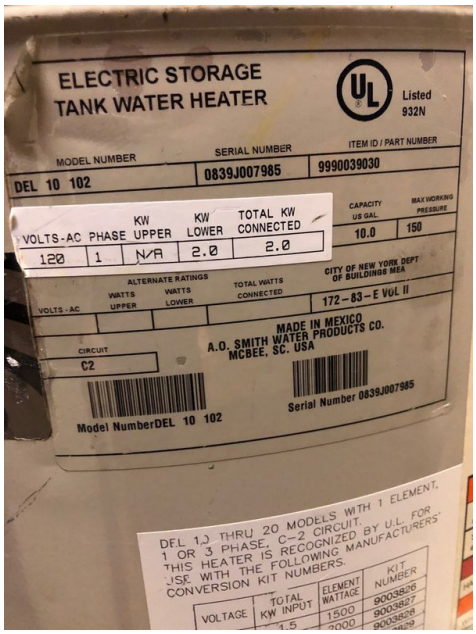
Pictures of the gas meter for reference.

Water heaters: Manufacturer

Janitors closet and cafeteria

AO Smith, 2008

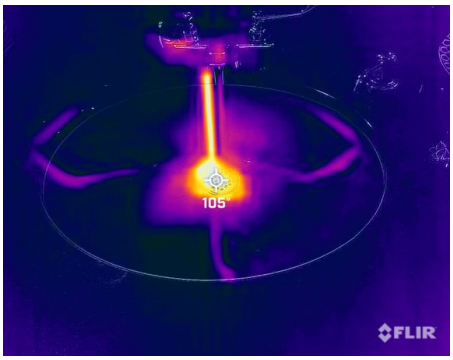
We recommend flushing your water heater tank annually to remove sediment buildup.

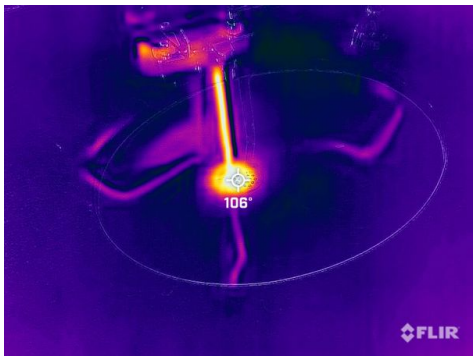


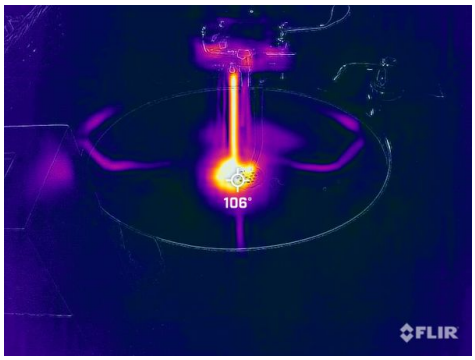
Water heaters: Performing Ok

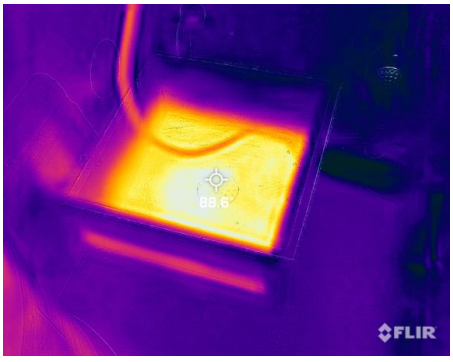
Janitors closet system

IR images of the fixtures with the hot water running









Water heaters: Older than ten years

The water heaters have gone past their normal projected life expectancy of 10 years.

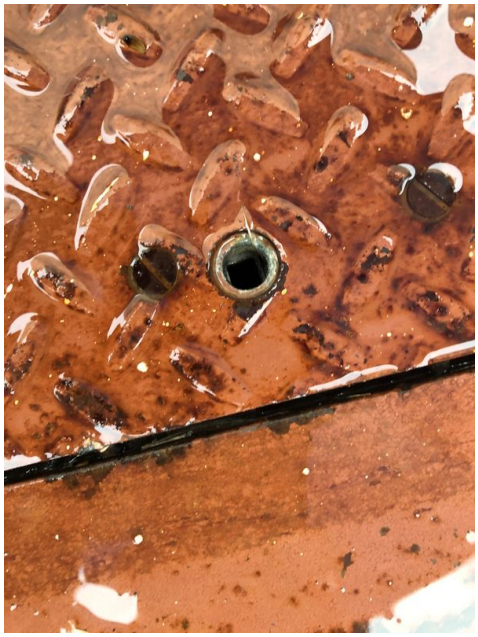
Limitations

Drains and Plumbing Vents

NO ACCESS

RIGHT SIDE EXTERIOR

I was unable to access the metal door at the exterior of the building at ground level. No key was provided and I did not have the type of key neede for the metal door.



Observations

8.1.1 Water meter & main Shut-off

WATER METER BOX FULL OF WATER

The water meter box was full of water at the time of inspection it should be corrected as necessary

Recommendation

Contact a qualified plumbing contractor.

8.1.2 Water meter & main Shut-off

WATER METER DAMAGED

One of the water meters was observed to be damaged and should be repaired as necessary.

Recommendation

Contact a qualified plumbing contractor.

8.1.3 Water meter & main Shut-off

HIGH WATER PRESSURE

High water pressure was observed at the time of inspection. High water pressure can put too much strain on shut off valves. It is recommended that the water pressure be reduced to help prolong the life of the fixtures and valves.

Recommendation

Contact a qualified plumbing contractor.

8.1.4 Water meter & main Shut-off

RUST ON GAS LINES

Rust was observed on the gas lines. It is recommended that the surface rust be cleaned off and the gas lines painted with a good exterior paint to help prevent further corrosion.

Recommendation

Contact a qualified painting contractor.



8.3.1 Plumbing Fixtures

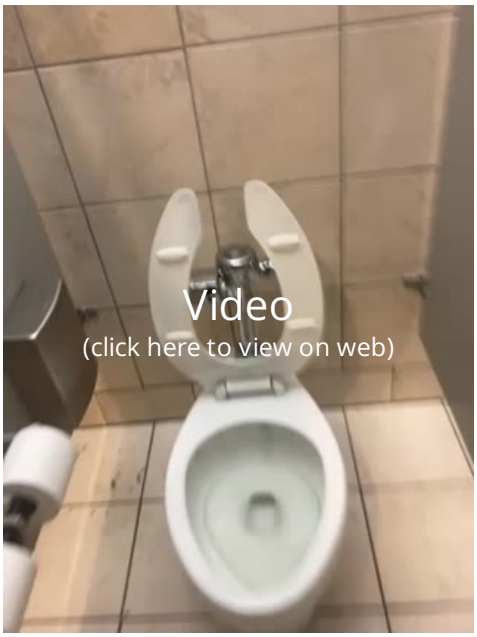
TOILET LEAKING

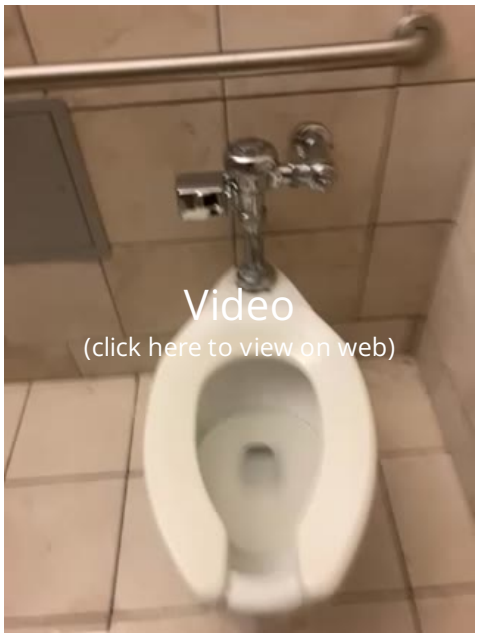
LADY'S ROOM & MEN'S ROOM

- **Toilet is loose and/or leaking at the base.** Recommend a qualified plumber evaluate and repair to prevent further water damage.

Recommendation

Contact a qualified plumbing contractor.





8.3.2 Plumbing Fixtures

FAUCET HANDLE STUCK

LADY'S ROOM

The faucet handle was stuck and would not turn at the time of inspection.

Recommendation

Contact a qualified plumbing contractor.

8.3.3 Plumbing Fixtures

DISPOSAL SEIZED

The garbage disposal was seized at the time of inspection. This condition should be corrected as necessary.

Recommendation

Contact a qualified appliance repair professional.

8.4.1 Water heaters

Safety Hazard

PIG TAIL NOT ALLOWED

CAFETERIA

Pig tails or plug in power cords are no longer allowed. Hard wired with a disconnect are now required.

Recommendation

Contact a qualified electrical contractor.

8.4.2 Water heaters

SULFER SMELL

RESTROOMS AND THE CAFETERIA AREA

Sulfur smell was observed when running the hot water. This is an indication that the water in the tank has been stagnant for sometime.. The water heater should be drained and refilled a couple times before using it for cooking or drinking.

Recommendation

Contact a qualified professional.

9: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	D
9.1	Ventilation			X	
9.2	Exhaust Systems			X	
9.3	Attic access	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

Ventilation: **Ventilation Type**

This type of building does not have a traditional attic area

Exhaust Systems: **Exhaust Fans**

None

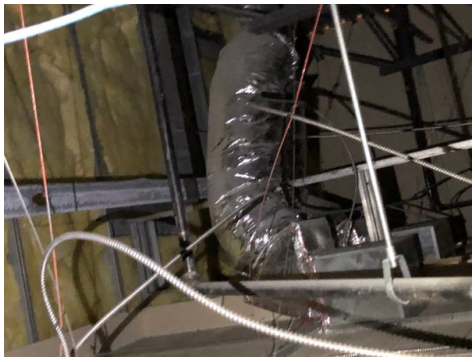
Attic access: **Attic acceessed ceiling tiles**

The attic was accessed through the removable ceiling tiles.

Ceiling Insulation

None, The walls and roof are insulated

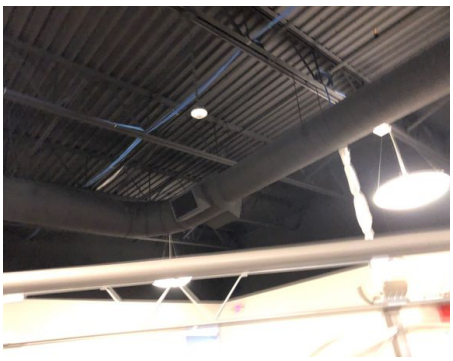




Rood structure OK

The roof structure was inspected and the visible portions appeared to be in good condition.



10: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	D
10.1	Doors	X			X
10.2	Windows	X			X
10.3	Floors	X			X
10.4	Walls	X			X
10.5	Ceilings	X			X
10.6	Steps, Stairways & Railings				

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

Windows: **Window Type**
Fixed or picture windows, Double pane

Floors: **Floor Coverings**
Carpet, Tile

Walls: **Wall Material**
Drywall

Ceilings: **Ceiling Material**
Ceiling Tiles

Observations

10.1.1 Doors

DOOR DOESN'T LATCH

REAR SUPPLY ROOM & FRONT CENTER CONFERENCE ROOM

- Door doesn't latch properly. Recommend handyman repair latch and/or strike plate.

Recommendation

Contact a qualified handyman.

10.1.2 Doors

WILL NOT OPEN

CAFETERIA/ BREAK ROOM

One or more of the doors would not open at the time of inspection even after the locking bar was removed.

Recommendation

Contact a qualified professional.

10.1.3 Doors

DOOR DRAGS (ON JAM)

THE SECOND LEFT SIDE OFFICE & THE CENTER FRONT OFFICE & LADY'S ROOM

One or more of the doors were observed to drag on the door Jam at the time of inspection. This condition should be corrected as necessary.

Recommendation

Contact a qualified door repair/installation contractor.

10.1.4 Doors

BINDING ON JAMB

LEFT FRONT EXECUTIVE OFFICE

One or more doors were observed to be binding on the jamb and the jamb should be adjusted as necessary

Recommendation

Contact a qualified carpenter.

10.2.1 Windows

CAULK AROUND FRAMES

VARIOUS LOCATIONS THROUGHOUT THE BUILDING

Caulking is needed around some of the window frames.

Recommendation

Contact a qualified painting contractor.




10.2.2 Windows

FOGGED WINDOWS

VARIOUS LOCATIONS THROUGHOUT THE BUILDING

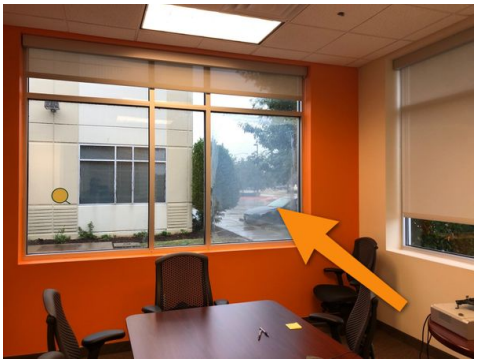
One or more of the windows appeared to have lost their sealed and moisture has entered between the panes of glass

Recommendation

Contact a qualified window repair/installation contractor.





10.3.1 Floors

CRACKED TILE

MEN'S ROOM

There was one or more areas observed with cracked tiles at the time of inspection. This condition should be corrected as necessary.

Recommendation

Contact a qualified flooring contractor


10.3.2 Floors

IMPROPER SLOPE TO FLOOR DRAIN

LADY'S ROOM

The floor was observed to not be sloped towards the floor drain.

Recommendation

Contact a qualified flooring contractor

10.3.3 Floors

GROUT TOUCHUPS NEEDED

MEN'S ROOM & LADY'S ROOM

Grout touchups are needed in the tile areas

Recommendation

Contact a qualified flooring contractor

10.4.1 Walls

MINOR CORNER CRACKS

THE 4TH OFFICE ON THE LEFT SIDE

Minor cracks at the corners of doors and windows in walls. At the time of the inspection. this condition should be corrected as necessary.

Recommendation

Contact a qualified professional.

10.4.2 Walls

POOR PATCHING

RIGHT SIDE CENTER REAR OFFICE

Sub-standard drywall patching observed at time of inspection. Recommend re-patching.

Recommendation

Contact a qualified drywall contractor.

10.4.3 Walls

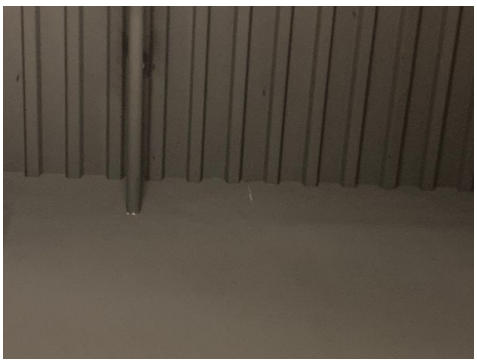
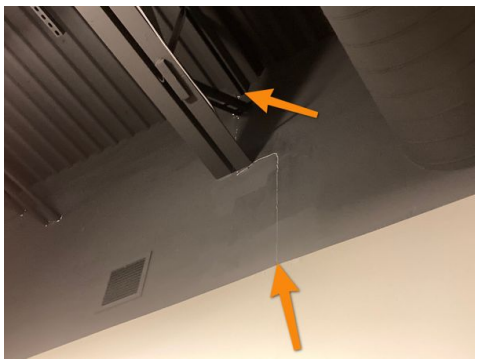
WALL CRACK

VARIOUS LOCATIONS THROUGHOUT THE BUILDING

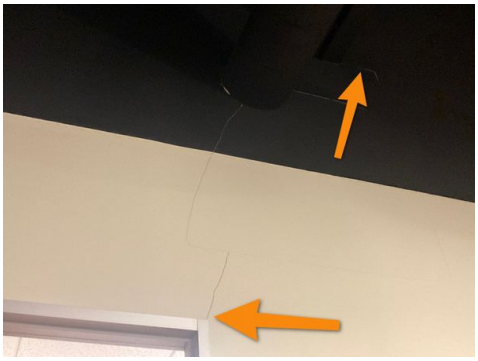
There was observed to be a wall crack on the interior of the building, At the time of inspection. this condition should be corrected as necessary

Recommendation

Contact a qualified drywall contractor.





10.4.4 Walls

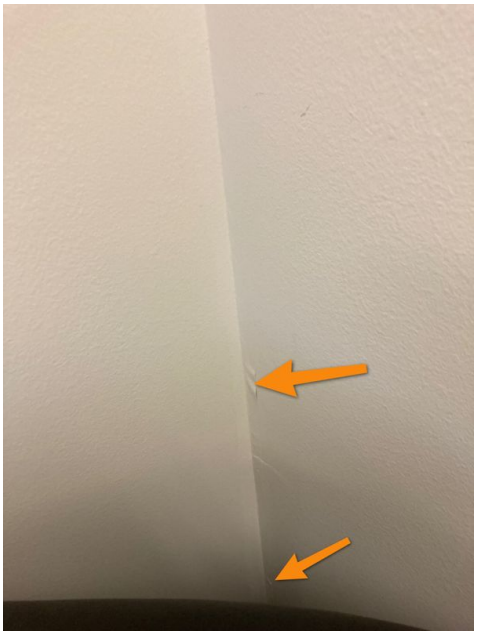
LOOSE TAPE JOINT

THE THIRD OFFICE ON THE LEFT SIDE & LEFT FRONT EXECUTIVE OFFICE

There were observed to be one or more loose tape joints at the time of the inspection. This condition should be monitored and corrected as necessary.

Recommendation

Contact a qualified professional.



10.4.5 Walls

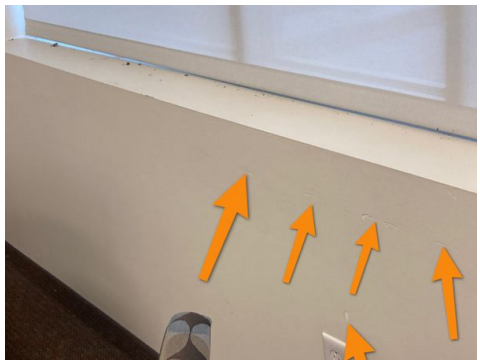
TEXTURE TOUCHUP

RIGHT EXECUTIVE OFFICE

There are one or more areas in the building that needed texture touchups at the time of inspection. This condition should be corrected as necessary.

Recommendation

Contact a qualified drywall contractor.



10.5.1 Ceilings

STAIN(S) ON CEILING

COMPUTER ROOM

There is a stain on ceiling/wall that requires repair and paint. Source of staining should be determined.

Recommendation

Contact a qualified professional.

10.5.2 Ceilings

WATER STAIN

COMPUTER ROOM

A Water stain was observed on the ceiling. The cause and remedy should be further evaluated and corrected as necessary.

Recommendation

Contact a qualified professional.

11: FIRE SAFETY

		IN	NI	NP	D
11.1	Extinguishers	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

Extinguishers: **Exit light had power**

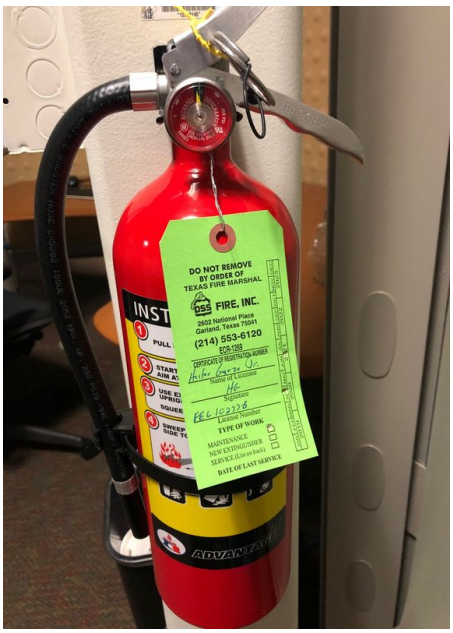
The emergency exit light had power at the time of inspection.

Extinguishers: **Fire extinguishers for your workplace or office?**

- The AS 2444-2001 standard for portable fire extinguishers and fire blankets, which explains the selection and location details of extinguishers, must be strictly followed while installing fire extinguishers in buildings.
- This standard also conveys fire extinguisher requirements for commercial buildings must be positioned at least 10 cm above the floor, but not at a height exceeding 1.2m.
- All high-risk areas like kitchens, or a place with a high-concentration of appliances/equipment must have fire extinguishers in their vicinity. The common recommendation is – A fire extinguisher must be located within a 15m radius of every high-risk area.

Extinguishers: Pictures of the fire extinguishers

Pictures of the fire extinguishers and tags for reference



Observations

11.1.1 Extinguishers

Safety Hazard

EXIT LIGHTS WITHOUT POWER

CAFETERIA & FRONT ENTRY

One or more of the emergency exit lights were without power at the time of inspection

Recommendation

Contact a qualified electrical contractor.


EXIT


EXIT

STANDARDS OF PRACTICE

Inspection Details
8.1. Limitations:

I. An inspection is not technically exhaustive.
II. An inspection will not identify concealed or latent defects.
III. An inspection will not deal with aesthetic concerns or what could be deemed matters of taste, cosmetic defects, etc.
IV. An inspection will not determine the suitability of the property for any use.
V. An inspection does not determine the market value of the property, or its marketability.
VI. An inspection does not determine the insurability of the property.
VII. An inspection does not determine the advisability or inadvisability of the purchase of the inspected property.
VIII. An inspection does not determine the life expectancy of the property, or any components or systems therein.
IX. An inspection does not include items not permanently installed.
X. These Standards of Practice apply only to commercial properties.
8.2. Exclusions:
I. The inspector is not required to determine:

A. property boundary lines or encroachments.
B. the condition of any component or system that is not readily accessible.
C. the service-life expectancy of any component or system.
D. the size, capacity, BTU, performance or efficiency of any component or system.
E. the cause or reason of any condition.
F. the cause of the need for repair or replacement of any system or component.
G. future conditions.
H. the compliance with codes or regulations.
I. the presence of evidence of rodents, animals or insects.
J. the presence of mold, mildew, fungus or toxic drywall.
K. the presence of airborne hazards.
L. the presence of birds.
M. the presence of other flora or fauna.
N. the air quality.
O. the presence of asbestos.
P. the presence of environmental hazards.
Q. the presence of electromagnetic fields.
R. the presence of hazardous materials including, but not limited to, the presence of lead in paint.
S. any hazardous-waste conditions.
T. any manufacturers' recalls, or conformance with manufacturers' installations, or any information included for consumer-protection purposes.
U. operating costs of systems.
V. replacement or repair cost estimates.
W. the acoustical properties of any systems.
X. estimates of the cost of operating any given system.
Y. resistance to wind, hurricanes, tornadoes, earthquakes or seismic activities.
Z. geological conditions or soil stability.
AA. compliance with the Americans with Disabilities Act.
II. The inspector is not required to operate:

A. any system that is shut down.
B. any system that does not function properly.
C. or evaluate low-voltage electrical systems, such as, but not limited to:
phone lines;
cable lines;
antennae;
lights; or
remote controls.
D. any system that does not turn on with the use of normal operating controls.
E. any shut off-valves or manual stop valves.
F. any electrical disconnect or over-current protection devices.
G. any alarm systems.
H. moisture meters, gas detectors or similar equipment.
I. sprinkler or fire-suppression systems.
III. The inspector is not required to:

A. move any personal items or other obstructions, such as, but not limited to:

1. throw rugs;
2. furniture;
3. floor or wall coverings;
4. ceiling tiles;
5. window coverings;
6. equipment;
7. plants;
8. ice;
9. debris;
10. snow;
11. water;
12. dirt;
13. foliage; or
14. pets.

B. dismantle, open or uncover any system or component.
C. enter or access any area that may, in the opinion of the inspector, be unsafe.
D. enter crawlspaces or other areas that are unsafe or not readily accessible.
E. inspect or determine the presence of underground items, such as, but not limited to, underground storage tanks, whether abandoned or actively used.
F. do anything which, in the inspector's opinion, is likely to be unsafe or dangerous to the inspector or others, or may damage property, such as, but not limited to, walking on roof surfaces, climbing ladders, entering attic spaces, or interacting with pets or livestock.
G. inspect decorative items.
H. inspect common elements or areas in multi-unit housing.
I. inspect intercoms, speaker systems, radio-controlled, security devices, or lawn-irrigation systems.
J. offer guarantees or warranties.
K. offer or perform any engineering services.
L. offer or perform any trade or professional service other than commercial property inspection.
M. research the history of the property, or report on its potential for alteration, modification, extendibility or suitability for a specific or proposed use for occupancy.
N. determine the age of construction or installation of any system, structure or component of a building, or differentiate between original construction and subsequent additions, improvements, renovations or replacements thereto.
O. determine the insurability of a property.
P. perform or offer Phase 1 environmental audits.
Q. inspect or report on any system or component that is not included in these Standards.

Roof

I. The inspector should inspect from ground level, eaves or rooftop (if a rooftop access door exists):

A. the roof covering;
B. for the presence of exposed membrane;
C. slopes;
D. for evidence of significant ponding;
E. the gutters;
F. the downspouts;
G. the vents, flashings, skylights, chimney and other roof penetrations;
H. the general structure of the roof from the readily accessible panels, doors or stairs; and
I. for the need for repairs.

II. The inspector is not required to:

A. walk on any pitched roof surface.
B. predict service-life expectancy.
C. inspect underground downspout diverter drainage pipes.
D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces.
E. move insulation.
F. inspect antennae, lightning arresters, de-icing equipment or similar attachments.
G. walk on any roof areas that appear, in the opinion of the inspector, to be unsafe.
H. walk on any roof areas if it might, in the opinion of the inspector, cause damage.
I. perform a water test.
J. warrant or certify the roof.
K. walk on any roofs that lack rooftop access doors.

Exterior

I. The inspector should inspect:

A. the siding, flashing and trim;
B. all exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fasciae;
C. and report as in need of repair any safety issues regarding intermediate balusters, spindles or rails for steps, stairways, balconies and railings;

D. a representative number of windows;
E. the vegetation, surface drainage, and retaining walls when these are likely to adversely affect the structure;
F. the exterior for accessibility barriers;
G. the storm water drainage system;
H. the general topography;
I. the parking areas;
J. the sidewalks;
K. exterior lighting;
L. the landscaping;
M. and determine that a 3-foot clear space exists around the circumference of fire hydrants;
N. and describe the exterior wall covering.

II. The inspector is not required to:

A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings or exterior accent lighting.
B. inspect items, including window and door flashings, that are not visible or readily accessible from the ground.
C. inspect geological, geotechnical, hydrological or soil conditions.
D. inspect recreational facilities.
E. inspect seawalls, breakwalls or docks.
F. inspect erosion-control or earth-stabilization measures.
G. inspect for proof of safety-type glass.
H. determine the integrity of thermal window seals or damaged glass.
I. inspect underground utilities.
J. inspect underground items.
K. inspect wells or springs.
L. inspect solar systems.
M. inspect swimming pools or spas.
N. inspect septic systems or cesspools.
O. inspect playground equipment.
P. inspect sprinkler systems.
Q. inspect drainfields or dry wells.
R. inspect manhole covers.
S. operate or evaluate remote-control devices, or test door or gate operators.

Foundation
I. The inspector should inspect:

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

II. The inspector is not required to:

A. enter any crawlspaces that are not readily accessible, or where entry could cause damage or pose a hazard to the inspector.
B. move stored items or debris.
C. operate sump pumps.
D. identify size, spacing, span or location, or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems.
E. perform or provide any engineering or architectural service.
F. report on the adequacy of any structural system or component.

Heating and Ventilation
I. The inspector should inspect:

A. multiple gas meter installations, such as a building with multiple tenant spaces, and verify that each meter is clearly and permanently identified with the respective space supplied;
B. the heating systems using normal operating controls, and describe the energy source and heating method;
C. and report as in need of repair heating systems that do not operate;
D. and report if the heating systems are deemed inaccessible;
E. and verify that a permanent means of access, with permanent ladders and/or catwalks, are present for equipment and appliances on roofs higher than 16 feet;
F. and verify the presence of level service platforms for appliances on roofs with a slope of 25% or greater;
G. and verify that luminaire and receptacle outlets are provided at or near the appliance;

H. and verify that the system piping appears to be sloped to permit the system to be drained;
I. for connectors, tubing and piping that might be installed in a way that exposes them to physical damage;
J. wood framing with cutting, notching or boring that might cause a structural or safety issue;
K. pipe penetrations in concrete and masonry building elements to verify that they are sleeved;
L. exposed gas piping for identification by a yellow label marked "Gas" in black letters occurring at intervals of 5 feet or less;
M. and determine if any appliances or equipment with ignition sources are located in public, private, repair or parking garages or fuel-dispensing facilities;
N. and verify that fuel-fired appliances are not located in or obtain combustion air from sleeping rooms, bathrooms, storage closets or surgical rooms;
O. for the presence of exhaust systems in occupied areas where there is a likelihood of excess heat, odors, fumes, spray, gas, noxious gases or smoke;
P. and verify that outdoor air-intake openings are located at least 10 feet away from any hazardous or noxious contaminant sources, such as vents, chimneys, plumbing vents, streets, alleys, parking lots or loading docks;
Q. outdoor exhaust outlets for the likelihood that they may cause a public nuisance or fire hazard due to smoke, grease, gases, vapors or odors;
R. for the potential of flooding or evidence of past flooding that could cause mold in ductwork or plenums; and
S. condensate drains.

II. The inspector is not required to:

A. inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems, fuel tanks, safety devices, pressure gauges, or control mechanisms.
B. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system.
C. light or ignite pilot flames.
D. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment.
E. over-ride electronic thermostats.
F. evaluate fuel quality.
G. verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks.
H. inspect tenant-owned or tenant-maintained heating equipment.
I. determine ventilation rates.
J. perform capture and containment tests.
K. test for mold.

Cooling
I. The inspector should inspect:

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

II. The inspector is not required to:

A. inspect or test compressors, condensers, vessels, evaporators, safety devices, pressure gauges, or control mechanisms.
B. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system.
C. inspect window units, through-wall units, or electronic air filters.
D. operate equipment or systems if exterior temperature is below 60° Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment.
E. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks.
F. examine electrical current, coolant fluids or gases, or coolant leakage.
G. inspect tenant-owned or tenant-maintained cooling equipment.
H. test for mold.

Electrical
I. The inspector should inspect:

A. the service drop/lateral;
B. the meter socket enclosures;

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

II. The inspector is not required to:

A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures.
B. operate electrical systems that are shut down.
C. remove panelboard cabinet covers or dead fronts if they are not readily accessible.
D. operate over-current protection devices.
E. operate non-accessible smoke detectors.
F. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled.
G. inspect the fire or alarm system and components.
H. inspect the ancillary wiring or remote-control devices.
I. activate any electrical systems or branch circuits that are not energized.
J. operate or reset overload devices.
K. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices.
L. verify the service ground.
M. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or the battery- or electrical-storage facility.
N. inspect spark or lightning arrestors.
O. inspect or test de-icing equipment.
P. conduct voltage-drop calculations.
Q. determine the accuracy of labeling.
R. inspect tenant-owned equipment.
S. inspect the condition of or determine the ampacity of extension cords.

Plumbing
I. The inspector should inspect:

A. and verify the presence of and identify the location of the main water shut-off valve to each building;
B. and verify the presence of a back-flow prevention device if, in the inspector's opinion, a cross-connection could occur between the water-distribution system and non-potable water or private source;
C. the water-heating equipment, including combustion air, venting, connections, energy-source supply systems, and seismic bracing, and verify the presence or absence of temperature-/pressure-relief valves and/or Watts 210 valves;
D. and flush a representative number of toilets;
E. and water-test a representative number of sinks, tubs and showers for functional drainage;
F. and verify that hinged shower doors open outward from the shower, and have safety glass-conformance stickers or indicators;
G. the interior water supply, including a representative number of fixtures and faucets;
H. the drain, waste and vent systems, including a representative number of fixtures;
I. and describe any visible fuel-storage systems;
J. and test sump pumps with accessible floats;
K. and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves;
L. and determine whether the water supply is public or private;
M. the water supply by viewing the functional flow in several fixtures operated simultaneously, and report any deficiencies as in need of repair;
N. and report as in need of repair deficiencies in installation and identification of hot and cold faucets;

O. and report as in need of repair mechanical drain stops that are missing or do not operate if installed in sinks, lavatories and tubs;
P. and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components that do not operate; and
Q. piping support.

II. The inspector is not required to:

A. determine the adequacy of the size of pipes, supplies, vents, traps or stacks.
B. ignite pilot flames.
C. determine the size, temperature, age, life expectancy or adequacy of the water heater.
D. inspect interiors of flues or chimneys, cleanouts, water-softening or filtering systems, dishwashers, interceptors, separators, sump pumps, well pumps or tanks, safety or shut-off valves, whirlpools, swimming pools, floor drains, lawn sprinkler systems or fire sprinkler systems.
E. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply.
F. verify or test anti-scald devices.
G. determine the water quality, potability or reliability of the water supply or source.
H. open sealed plumbing access panels.
I. inspect clothes washing machines or their connections.
J. operate any main, branch or fixture valve.
K. test shower pans, tub and shower surrounds, or enclosures for leakage.
L. evaluate compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping.
M. determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices.
N. determine whether there are sufficient cleanouts for effective cleaning of drains.
O. evaluate gas, liquid propane or oil-storage tanks.
P. inspect any private sewage waste-disposal system or component within such a system.
Q. inspect water-treatment systems or water filters.
R. inspect water-storage tanks, pressure pumps, ejector pumps, or bladder tanks.
S. evaluate wait time for hot water at fixtures, or perform testing of any kind on water-heater elements.
T. evaluate or determine the adequacy of combustion air.
U. test, operate, open or close safety controls, manual stop valves, or temperature- or pressure-relief valves.
V. examine ancillary systems or components, such as, but not limited to, those relating to solar water heating or hot-water circulation.
W. determine the presence or condition of polybutylene plumbing.

Attic, Insulation & Ventilation
I. The inspector should inspect:

A. the insulation in unfinished spaces;
B. the ventilation of attic spaces;
C. mechanical ventilation systems;
D. and report on the general absence or lack of insulation.

II. The inspector is not required to:

A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or pose a safety hazard to the inspector, in his or her opinion.
B. move, touch or disturb insulation.
C. move, touch or disturb vapor retarders.
D. break or otherwise damage the surface finish or weather seal on or around access panels or covers.
E. identify the composition or exact R-value of insulation material.
F. activate thermostatically operated fans.
G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring.
H. determine the adequacy of ventilation.

Doors, Windows & Interior
I. The inspector should:

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

II. The inspector is not required to:

A. inspect paint, wallpaper, window treatments or finish treatments.
B. inspect central-vacuum systems.

C. inspect safety glazing.
D. inspect security systems or components.
E. evaluate the fastening of countertops, cabinets, sink tops or fixtures, or firewall compromises.
F. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure.
G. move drop-ceiling tiles.
H. inspect or move any appliances.
I. inspect or operate equipment housed in the garage, except as otherwise noted.
J. verify or certify safe operation of any auto-reverse or related safety function of a garage door.
K. operate or evaluate any security bar-release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards.
L. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices.
M. operate or evaluate self-cleaning oven cycles, tilt guards/latches, gauges or signal lights.
N. inspect microwave ovens, or test leakage from microwave ovens.
O. operate or examine any sauna, steam-jenny, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other ancillary devices.
P. inspect elevators.
Q. inspect remote controls.
R. inspect appliances.
S. inspect items not permanently installed.
T. examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa, recreational equipment, or self-contained equipment.
U. come into contact with any pool or spa water in order to determine the system's structure or components.
V. determine the adequacy of a spa's jet water force or bubble effect.
W. determine the structural integrity or leakage of a pool or spa.
X. determine combustibility or flammability.
Y. inspect tenant-owned equipment or personal property.