

# *Alpha Home & Commercial Building Inspections*

## Property Inspection Report



, MA  
Inspection prepared for:  
Real Estate Agent: -

Date of Inspection: 8/13/2015 Time: 9:00 AM  
Order ID: 2748

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## Thank you for choosing National Property Inspection

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This Inspection Report is supplemental to the Property Disclosure Statement. It is the responsibility of the Client to obtain any and all disclosure forms relative to this real estate transaction. This inspection does not include testing for radon, pest, private septic systems, water quality, tenant fit up, specialty equipment, mold or other hazardous materials unless specifically requested.

This report is based on the ASTM E 2018-01 Standards of Practice.

A commercial property assessment is intended to assist in evaluation of the overall condition of the property. The inspection is based on observation of the visible and apparent condition of the structure and its major components on the date of the inspection and not the prediction of future conditions. Material defects that are hidden or located at inaccessible areas or non observable areas are excluded.

A commercial property assessment will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection. It is not an insurance policy protecting against all present or future deficiencies that may or may not have been observable at the time of inspection. A material defect is a condition with a real property that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

**Note:**

Comments in **BLUE** below, indicate a condition that should either be monitored closely, assessed or be repaired by a qualified contractor .

Comments highlighted in **yellow** can be hovered on for additional information found in report glossary.

# Inspection Details

## 1. Attendance

Client representative, Selling Agent present, Client present

## 2. Occupancy

Vacant

## 3. Building Faces

East

## 4. Weather Conditions

Sunny, 80-89 degrees, Ground is dry

## 5. Purpose and Scope

### • Executive Summary

I appreciate the opportunity to conduct this inspection for you. Please carefully read your entire inspection report. Remember, when the inspection is completed and the report is delivered, I am still available to you for any questions you may have, throughout the entire closing process.

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

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

We recommend for commercial condominiums that client review all condo documents and budget.

### General Description

The subject property consists of a stand alone Church building approximately 35000 sq ft, reported to be constructed circa 1890- . The building was reported to be vacant for about one year.

### Purpose and Scope

At the request of xxxxxxxxxxxxxxxxx a visual review was performed on the subject property. This was a visual review of readily accessible areas and components. It was not technically exhaustive and no excavation, disassembly or removal of covers, panels or obstructions was performed. Some components were assessed on a random sampling of like items. This review was limited to identifying the existing conditions of the structure, plumbing system, heating / cooling and electrical system. Fire protection systems were noted but not assessed in this report. Specialty equipment, store fixtures and tenant fit up are not assessed in this inspection. This assessment is in accordance with the ASTM standard E2018-01 for Property Condition Assessments.

This assessment does not identify minor, inexpensive repairs or maintenance items that are usually done on a regular basis. This Inspection Report is supplemental to the Property Disclosure Statement.

This document was prepared as a report of all visual defects noted at the time and date of the inspection. It is not necessarily an all-inclusive summary, as additional testing or inspection information/processes and analysis may be pending. It is subject to all terms and conditions specified in the Inspection Agreement. It should be noted that a standard pre-purchase or pre-lease inspection is a visual assessment of the condition of the structure at the time of inspection and is subject to day to day changes. The inspection and inspection report are offered as an opinion only, of items observed on the day of the inspection. Although every reasonable effort is made to discover and correctly interpret indications of previous or ongoing defects that may be present, it must be understood that no guarantee is expressed nor implied nor responsibility assumed by the inspector or inspection company for the actual condition of the building or property being examined. This firm endeavors to perform all inspections in substantial compliance with the Commercial Building Standards as established in ASTM E2018-01. The scope of the inspection is outlined in the Inspection Agreement, agreed to and signed by the Client. Our inspectors inspect the readily accessible and installed components and systems of a property. This report contains observations of those systems and components that are, in the professional opinion of the inspector authoring this report, significantly deficient in the areas of safety or function. When systems or components designated for inspection in the Standards are present but are not inspected, the reason the item was not inspected may be reported as well.

- Document Review and Interviews

Interviews conducted: An interview was conducted with owner of the property. That information was used in part to help determine the condition of the property.

Documents provided: none

#### Out of Scope Considerations

Property Condition Report. No verification of actual lot size, Property Condition Assessment specifically excludes deficiencies that may be remedied with routine maintenance, miscellaneous minor repairs, normal operating maintenance, and excludes de minimis conditions that generally do not present material physical deficiencies of the subject property. We express no opinion on the condition of this property beyond what is set forth in the Property Condition Report. Specifically excluded are association maintained areas and components of the building, environmental issues such as **asbestos**, lead paint, mold, air-borne pollutants, hazardous waste, noise pollution, or geological faults, area flood conditions and the like. Nor does it address termite infestation and termite damage, compliance with building codes or regulations of any governmental or non-governmental body, entity or agency or any handicap-related use or access. Specialty systems such as security alarms, fire alarms, fire suppression or emergency lighting and the like are not assessed or are assessed only in the manner as described in the Property Condition Report. No verification of actual lot size, boundaries, easements, egress/ingress or square footage of the building(s) is done.

#### Limiting Conditions

NO WARRANTY OF FITNESS OF MERCHANTABILITY IS IMPLIED OR INTENDED WITH THE ISSUANCE OF THE PROPERTY CONDITION REPORT. It may reduce, but cannot eliminate the risk of owning real estate. Additional invasive and destructive-type testing is available through other firms and may be necessary to further reduce your risk. In the event any dispute arises out of or relates to the Property Condition Assessment or Property Condition Report, it is mandatory that such dispute be submitted to arbitration for resolution. Notice of a demand for arbitration submitted in accordance with the provisions of this paragraph shall be given in writing to Sman Inspection LLC D/B/A National Property Inspections within one hundred twenty days (120) of the Property Condition Assessment. Failure to receive the request for arbitration within one hundred twenty days (120) from the date of the Property Condition Assessment shall forever bar and preclude the bringing of or making any claim. A suit filed in any court does not satisfy the requirement of notification within the specified one hundred twenty day (120) limitation period. In the event that a dispute is submitted to arbitration pursuant to this Paragraph, the decision of the arbitrator is final and binding on the parties and judgment on the award of the arbitrator may be entered in any court of competent jurisdiction. As a condition of the reduced fee incorporated herein, our liability shall in no case exceed the amount of the fee charged

- Due to the age of the property it is assumed that lead paint and asbestos may be present. They are in and of themselves not necessarily a hazard. It is important when doing repairs on a building this age to use proper protocol to prevent contamination from lead or asbestos debris and dust. As of February 22, 2010 EPA is requiring any contractor doing work on a home built prior to 1979 and disturbing more than 6 square feet in any room be certified lead disturbance and containment. For more information contact your realtor or visit [www.epa.gov](http://www.epa.gov). This inspection takes into consideration that the building is over 100 years old and an expected amount of deterioration, wear and tear will be present and considered typical for a building this age. Due to the overall condition of the property, the listed items are not intended to reflect each and every possible maintenance issue/defect, but are merely intended to reflect the overall condition of the property at the time and date of the inspection.



## Grounds

## 1. Parking Lot / Walk Ways

## Observations:

1.1. The building has asphalt parking lots with concrete walk ways. The parking and walk way surfaces were inspected for proper grading and any areas of significant damage.

1.2. Typical deterioration was observed at the lot surfaces. Further deterioration will occur as water expands and contracts from freeze and thaw cycles. Recommend assessment by a qualified asphalt surfacing contractor.

1.3. One or more area of damaged concrete surfaces, may be causing water intrusion into building. Recommend assessment by a qualified concrete flat work contractor and repairs as needed.

1.4. Areas of drive way or parking lot appear to be subject to falling ice, it was reported that vehicles have been damaged in the past, this can be a very serious safety hazard, recommend taking corrective action as needed.



cracks and settlement in concrete surfaces front of building



deterioration two surfaces left side of building



deterioration to surfaces rear of building



## 2. Grading / Storm Water Drainage

### Observations:

2.1. Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building.

2.2. The exterior drainage is generally away from foundation.

2.3. Rain run off drains via sheeting action to multiple drain culverts throughout parking lot area. It is important that culverts are serviced on a regular basis to assure proper drainage.



drain cover at front walkway entrance area

## 3. Vegetation Observations

### Observations:

3.1. Vegetation such as trees, shrubs and/or vines are in contact with or less than one foot from the structures exterior. Vegetation can serve as a **conduit** for wood destroying insects and fungal growth and may retain moisture against the exterior after it rains. Vegetation should be pruned and/or removed as necessary to maintain a one foot clearance between it and the structures exterior.



Trees overhanging or in contact with building should be cut back or removed.



## Exterior Areas

## 1. Doors

## Observations:

- 1.1. There is peeling paint at one or more door and framing, recommend scraping, caulking and painting by a qualified contractor as needed.
- 1.2. Unable to operate one or more door, locked / sealed shut at the time of inspection.



vegetation over door was not opened



peeling paint at side door



peeling paint at upper side door



one or more doors bolted shut

## 2. Sidewall System

## Observations:

- 2.1. The exterior brick and stone masonry walls are in fair condition. There are many areas of loose and receding grout, there are several vertical and step cracks walls, some loose bricks at upper corners, some areas of prior repair. Front surface basement wall has elevated levels of moisture, outside surface should be assessed immediately in this area. Recommend full inspection and repairs by a qualified masonry contractor.



damage grout line right side tower arch



deteriorated grout right side tower front columns



pigeon wire on front stained glass window to keep birds off of building



missing grout front left tower



missing grout front left tower window



deterioration to stone work around windows at front right tower





damage surface front of building this area appears to be letting rain run off into the building .



damaged wall surface left side of building at stairway



damaged wall surfaces under left side stairway



rear surface



deteriorated grout rear brick surface



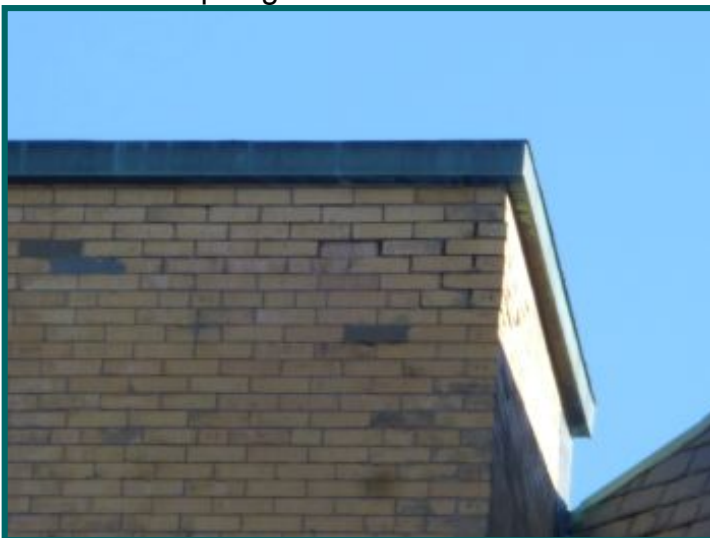
deteriorated grout rear brake surface



damage brick rear surface



Gap in grout line front tower.



Damaged grout lines at rear wall surface.

### 3. Exterior Paint

#### Observations:

3.1. Peeling paint observed on siding and trim, suggest scraping and painting as necessary.

### 4. Window Condition

#### Observations:

4.1. There are damaged window panes or broken glass at one or more area of building, recommend repair by a qualified tradesman.

4.2. Boarded up window(s) observed.

4.3. Peeling paint observed, suggest scraping and painting as necessary.





missing glass front left tower



missing glass left side main church window



boarded up basement windows



boarded up windows side of building



boarded up windows side of building



## 5. Stairs

### Observations:

- No handrail present at at one or more stair way. Where four or more stairs are present it is recommended to have installation of hand rail by a qualified tradesman for safety.



missing handrails front of building



missing handrail side of building



broken missing handrail

## 6. Exterior Faucets

### Observations:

- 6.1. The water is shut off to one or more faucets, not tested.



front faucet is off

## Roof

### 1. Roof Condition

#### Materials:

- This building has one or more area of slate roofing. Slate roofing is considered a high-quality, durable, and aesthetically pleasing material. It can have a life expectancy of hundreds of years. If areas of roof come into failure the slate materials can be recycled and reinstalled. Typically the areas of failure are at penetrations and transitions. Slate roofs should never be walked on. Any repairs on slate roofing should only be performed by an experienced slate roofing contractor.

#### Observations:

1.1. Several missing or damaged shingles. Recommend further investigation and repairs by a qualified roofing contractor.

1.2. The building has areas of flat rubber roofing system with EPDM rubber membrane sheets. (Ethylene propylene diene terpolymer, EPDM)

This type of rubber roof system can provide 20-30 years of service. Regular maintenance will help to extend the life of roof. The roof age appears to be within its intended design life and in acceptable condition. Recommend regular inspection of all seams and roof penetrations and maintenance by a qualified roofing contractor, to prolong life of roof and protect against leaks. Lower flat rubber roof was observed from upper roof areas and was not walked.



areas of missing and damaged shingles on main  
roof front roof surface





loose shingles front roof surface



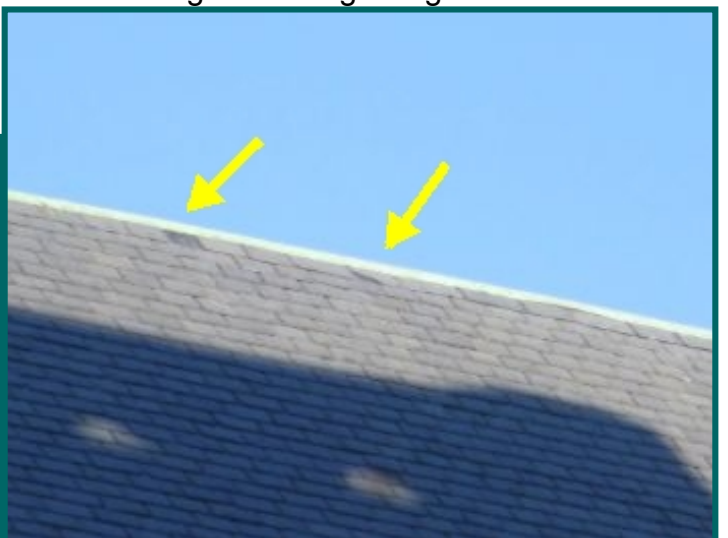
missing shingles front roof surface



fallen shingles around building



damaged missing shingles rear roof



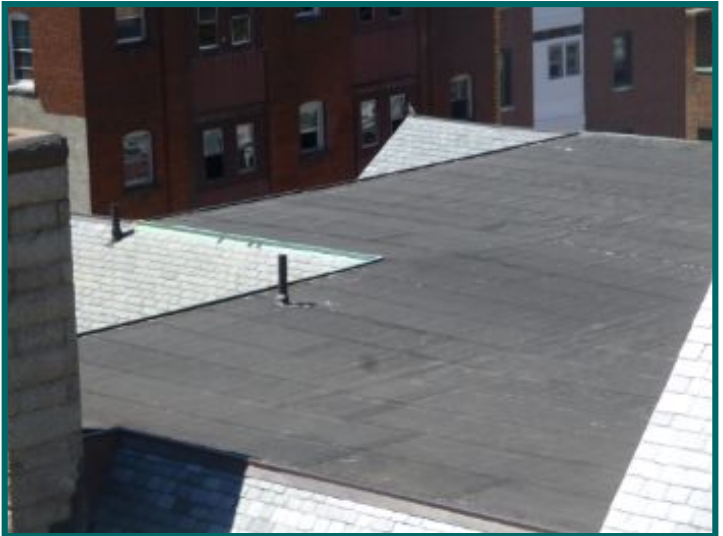
Front of building missing shingles.



Rubber roof between two front towers.



Flat rubber roof at rear of building.



Flat rubber roof at rear of building. viewed from upper roof only

## 2. Flashing

### Observations:

2.1. Damaged flashing at **drip edge** and transitions at one or more area of building, areas of suspected leaks. Recommend assessment and repairs by a qualified roofing contractor.

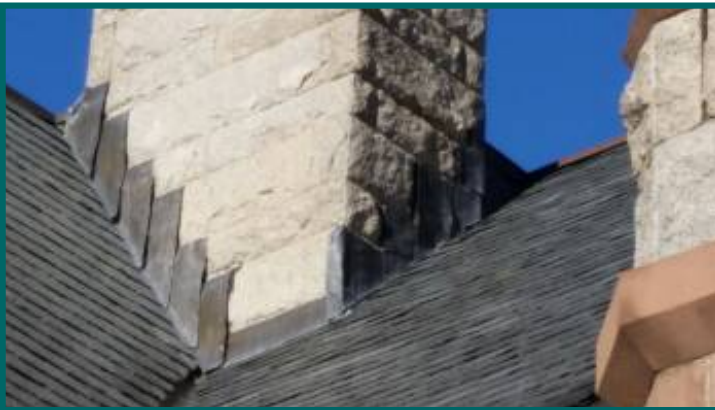




Front roof surface.



Front roof surface.



Front roof surface.



damaged flashing front of building

tar covered flashings will need to be monitored  
and serviced from time to time



## Foundation

### 1. Foundation walls

#### Observations:

##### 1.1. Foundation wall materials:

##### 1.2. Granite

1.3. Foundation walls were checked for visible evidence of staining , damage, settlement cracks and improper installation.

1.4. A few areas of damage to the foundation walls, due to the age it is recommend to have stone and grout lines on wall inspected and repaired as needed on a regular basis.

1.5. Moisture intrusion was observed one or more areas of the foundation. Moisture can create high humidity, mold & can damage stored items & finishing materials. Recommend a qualified contractor review affected areas of the foundation for correcting any water intrusion issues.

1.6. Areas of streaking / staining on walls, this is evidence of past or present water intrusion, recommend monitor for further water intrusion and repairs as needed by a qualified contractor.

1.7. It was reported that bulkhead area has a history of leaking, current owner has installed a sump pump and dehumidifier. There is still active water intrusion in that area.



water staining near bulkhead



damage brick / alcove framing





## 2. Under Floor Framing

### Observations:

- 2.1. Beam Material: wood, steel.
- 2.2. Brick and stone support **columns**.
- 2.3. Limited visibility due to finish basement, insulation or cluttered conditions.
- 2.4. Water staining along perimeter framing, areas of suspected water intrusion, recommend assessment and repairs as needed by a qualified contractor.
- 2.5. Water staining at one or more area on ceiling dry at time of inspection, recommend assessment and repairs as needed by a qualified contractor.
- 2.6. There is corrosion, rot or damage at support framing components. Recommend full assessment and repairs as needed by a qualified contractor.



Corrosion on steel beams at bulkhead area



ceiling stains near bulkhead



Brick support columns

### 3. Floor Slab

#### Observations:

3.1. Wet conditions noted at one or more area. recommend further investigation by a qualified contractor. Wet conditions can cause unhealthy conditions in building and damage to building components.





damp conditions near bulkhead

#### 4. Ducting / Heat Pipes

##### Observations:

4.1. Insulation on heat pipes, ceilings, walls and old boiler in basement may contain asbestos. Recommend further investigation and encapsulation or proper removal if needed by a qualified asbestos remediation company.



suspected asbestos



Suspected asbestos insulation.

Suspected asbestos insulation.



Suspected asbestos insulation.

## 5. Sump Pump

### Observations:

5.1. Sump pump and drain line should be monitored for proper operation particularly during wet conditions to help prevent water intrusion.



sump pump in boiler room



sump pump at bulkhead



## Electrical

## 1. Service Panels

## Observations:

- The service entrance is under ground and enters via metal piping up and through wall to first basement mechanical area. The main service is 600-amps, 208Y/120 volt 4-wire 3-phase. Disconnecting power requires the de-activation of single main switch disconnect which is clearly marked. Numerous panels and sub-panels were observed, our inspection was visual only. Visible wiring was copper. It was reported that when the current owner bought building about 10 years ago a major electric renovation was done. The electrical service and panels all appeared in good condition and adequate for the current load and use. Some areas of damage or improper wiring was observed on distribution wiring.

Back up lights, exterior lighting and security system not inspected. Last service tag for security and or life safety equipment were not located. Recommend annual testing of life safety system by a qualified security company .



Numerous electric panels through out building ,  
reported to be 10 years old.



Main panel



One electric meter in basement.



Main breaker disconnect 600 amp three phase.



Alarm controls were not assessed.



# Plumbing

## 1. Plumbing System

### Observations:

1.1. Building is serviced by a 2" water meter all copper. The main water supply shut off valve is located at the meter. Back flow prevention device was not located, this device requires periodic testing in most municipalities. There are sub slab supply and drain lines that were not observed. No deficiencies were reported or observed. There are areas of corrosion on plumbing lines, water is shut off during most of the year, many plumbing fixtures have water shut off, there are many areas of older plumbing lines that are no longer in service. Property manager reported that there are current leaks at second floor bath and water is shut off to that area. Recommend full assessment of plumbing system by a licensed plumber.



Corrosion on plumbing lines.



Main water shut off valve is located at water meter.

## Water Heater

## 1. Condition

## Observations:

- Building is serviced by a single electric water heater eight years old, typical design life for water heater is 10-15 years. Water heater appears to be in acceptable condition. Water heater was shut off and not tested.



Water heater shut off not tested.

## 2. TPRV

## Observations:

2.1. A Temperature Pressure Relief Valve (**TPR Valve**) present. This safety valve releases water (and thus relieves pressure) if either the temp or pressure in the tank gets too high. The TPR valve discharge tube must be made of copper, iron, or CPVC (NOT regular **PVC**). It must terminate within 6" above the floor--the end cannot be threaded or have a fitting. The discharge piping should not be reduced either by fittings, kinks or in any other way. Watts® Regulator Company, a maker of numerous water safety devices, states that discharge piping in excess of 30 feet or the use of more than four 90° elbows will reduce the discharge capacity. Shorter is better.

2.2. Down pipe is Copper

2.3. Temperature & Pressure relief pipe is leaking, recommend repair by a qualified plumber.





## Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

### 1. HVAC Equipment

#### Observations:

1.1. The building is heated by a main steam boiler with wall radiator and forced hot air heat registers. The boiler is approximately 10 years old. Typical design life for a commercial heating boiler is 20 years. There are return condensate pumps and hydronic air handlers that appear to be much older, estimated age was not determined. Commercial heating systems should have regular preventative maintenance, it was reported that system service by heating contractor is repairs as needed basis with regular in house maintenance performed by property manager Steve White. It was reported that there is an outside temperature system control that will not let boiler operate in summer conditions. The system was not operated. I spoke to Joe Bofforo from Bofforo Mechanical Contractors, he reported that his company installed the existing boiler, has done service on the system on an as needed basis, no preventative maintenance work, in his opinion as of the last time he worked on the system it was fully operational. Many of the older components all though operational at his last visit could require repair or replacement any time. The system will require a full assessment and start up by a qualified heating contractor. Recommend regular cleaning and preventative maintenance by a qualified heating contractor be performed annually.





Heater near water heater is not in use



Hydronic air handlers.

## 2. Fuel Lines

Observations:

2.1. Fuel shut off located at boiler / furnaces.

2.2. Fuel shut off located at exterior wall.

2.3. Heating fuel is:

2.4. Natural gas



### Interior Areas

The Interior section covers all surfaces at interior spaces. Interior areas usually consist of hallways, foyer, baths, kitchens, sales floors, work areas, offices and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Stored items, tenant fit up and fixtures in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

#### 1. Interior Electrical

##### Observations:

1.1. A random sampling of outlets, GFI outlets, switches and light fixtures were observed and tested as well as visual inspection of all accessible / visible interior wiring. All electric components appeared acceptable or operated properly except where noted.

1.2. Open junction boxes were observed, which is a safety concern. Recommend installing proper covers, as needed, for safety.

1.3. One or more ceiling light fixtures not working at time of inspection. Recommend changing bulb and repair/ replacement by a qualified electrician as needed.

1.4. There is corrosion and damage on one or more electric box or wiring, recommend assessment by a qualified electrician.



Open junctions boxes in basement





Rust damaged electric box in basement.



Open junctions boxes in basement

## 2. Doors

### Observations:

2.1. Interior doors were checked on a random basis. All doors that were tested opened and closed with no binding with no significant visible areas of wear or damage to door, except where noted.

2.2. Noted damage to door and or door frame at one or more areas of home. Recommend assessment of interior doors and repairs by a qualified tradesman as needed.



damaged door frame left side hallway

### 3. Windows

#### Observations:

3.1. Window has broken pane in one or more area of building. Recommend assessment of windows and repair by a qualified tradesman.

3.2. Window has moisture intrusion and / or wood damage to window or frame at one or more area of the building. Recommend assessment of windows and repair by a qualified tradesman.



Broken basement window



Front basement wall



broken glass front foyer stained window

#### 4. Walls

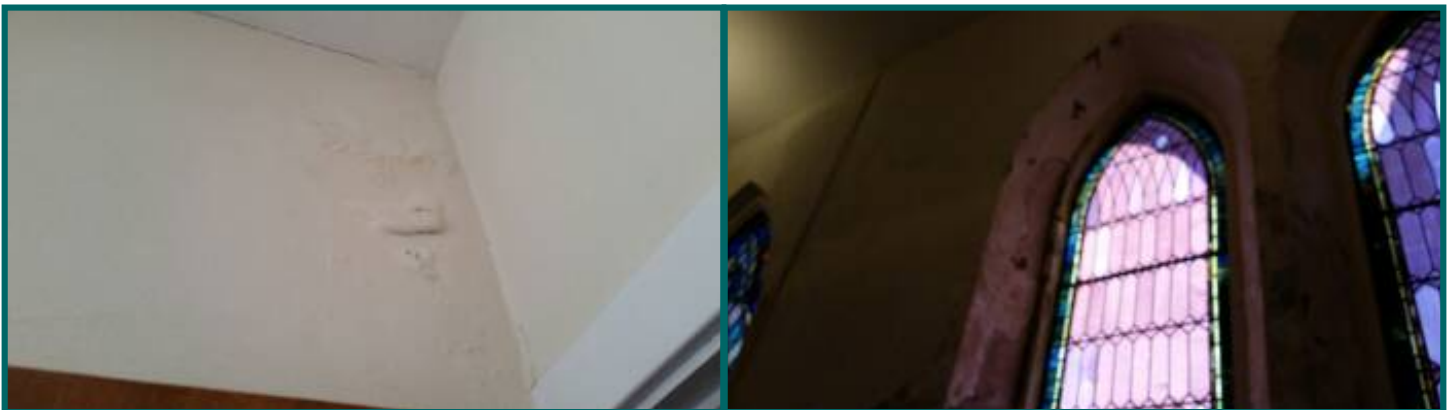
##### Observations:

- 4.1. Interior finish space walls were checked for visible evidence of staining , damage, settlement cracks and improper installation.
- 4.2. Stains on wall below ceiling , dry at time of inspection , recommend monitor condition and repairs as needed.
- 4.3. There is dark staining on walls at one or more area that appears to be mold, some areas of elevated moisture present. Recommend assessment, repairs and or treatment of any any affected areas by a qualified professional and monitoring for further water intrusion and staining.
- 4.4. Damage to wall surfaces at many areas of the building, recommend assessment of wall all surfaces and repairs by a qualified tradesman.
- 4.5. Efflorescence on exterior walls, this is evidence of past or present water intrusion. Recommend assessment and repairs by a qualified professional and monitor for further water intrusion or staining.
- 4.6. Areas of loose and or spalling bricks, recommend assessment by a qualified masonry contractor.
- 4.7. Efflorescence on exterior walls, this is evidence of past or present water intrusion. Recommend assessment and repairs by a qualified professional and monitor for further water intrusion or staining.
- 4.8. There are unsanitary conditions in left side front tower due to pigeon roosting. This area should be cleaned, repaired as needed and sealed to prevent further pest infestation.





Front basement walls stains elevated moisture



blistering paint left side hallway

damaged wall surfaces front entrance way



damage to finish trim front wall

wall damage in sanctuary below area of roof repair



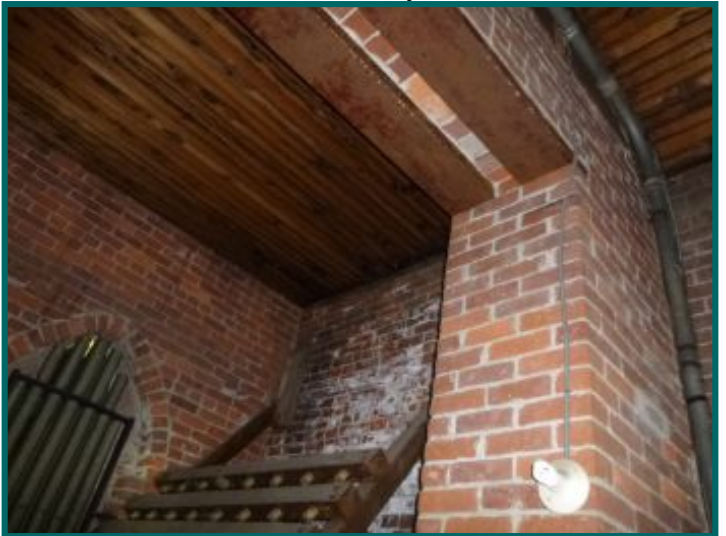
blistering paint at rear sanctuary office



Rear sanctuary office



Efflorescence at wall ceiling transition. Evidence of water intrusion.



Efflorescence on walls, evidence of water intrusion.



Efflorescence on right side tower walls, evidence of water intrusion.



Inside upper left tower has pigeons roosting.



Unsanitary conditions, thick layer of droppings from pigeons in left side tower.

## 5. Ceilings

### Observations:

5.1. There were signs of paint blistering on the ceiling at one or more area. Recommend assessment and repairs of all affected areas by a qualified roofing and general contractor .

5.2. Stains noted at one or more area of the ceilings. This is evidence of past or present leaks. Many areas of suspected leaks, mainly at areas of roof transitions and flashings. Source of all staining was not determined. Recommend assessment and repairs of all affected areas by a qualified roofing and general contractor .

5.3. There is significant cracking or damage to ceiling surfaces in one or more locations, recommend repairs by a qualified contractor.



damaged ceiling in paint storage room



Peeling paint in basement.

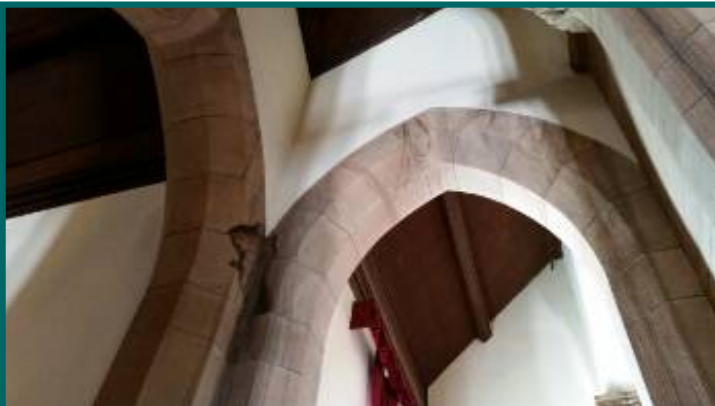




front basement ceiling area



ceiling stains in main sanctuary below area of roof repair



staining in sanctuary below area of roof repair



damage to sanctuary lofts ceiling



water stain in sanctuary rear office



Many areas of ceiling damage in basement.



areas of ceiling damage in basement.



Suspected leaks at perimeter wall ceiling areas, suspected mold .



Staining on basement duct work.



Damaged missing ceiling tiles.



Efflorescence at wall ceiling transition. Evidence of water intrusion



Staining around chimney transitions.





Staining on ceiling at right side tower.



Staining at left side tower stairs, may be from pigeon activity, may be unsanitary.

## 6. Floors

### Observations:

6.1. Interior finish floor surfaces were checked for visible evidence of damage, settlement cracks and improper installation.

6.2. Water staining on floor at one or more area, areas of elevated moisture. Recommend assessment and repairs of all affected areas by a qualified contractor.

6.3. Some of the floors in this building are a vintage 9x9 size; be advised that these tiles may be the type that contain and have an adhesive containing asbestos. Asbestos is a health risk when it is made friable - in other words, when its fibres and dust can be breathed in by the lungs. To be safe, please refrain from removal and damaging these tiles until it is certain they are not asbestos containing material.

6.4. Damage or excessive wear to flooring in one or more area, recommend assessment and repairs by a qualified flooring contractor.



elevated moisture levels in fan motor room



Elevated moisture levels on floor and wall in basement.



basement damaged floor tiles.



Front basement



9 by 9 tiles at many areas of building.



damaged 9 by 9 tiles left side hallway





Damaged flooring sanctuary side hall.



damage floor rear sanctuary office below heat register

## 7. Plumbing Fixtures

### Observations:

#### 7.1. TOILET-----

7.2. Hot water is shut off or not working to one or more sinks. recommend assessment and repairs by a licensed plumber.

7.3. Unable to test all plumbing fixtures, water was off to many of the sinks and toilets at the time of inspection.

7.4. Grease traps: These are small devices connected directly to the outgoing drains of sinks inside the commercial kitchen or restaurant. Grease traps are designed to retain fat oils and grease, usually from one fixture. Because they hold small quantities of captured fat oils and grease, such traps must be cleaned frequently (e.g. daily, weekly). If not properly cleaned and operated, fat oils and grease will pass through the trap and into the sewer system, clogging the sewer pipes and creating blockages. The results can be raw sewage overflowing into your kitchen and bathroom areas creating an expensive and unpleasant cleanup.



No hot water.



Water shut off to many sinks



grease trap in kitchen



toilet clog 1st floor rear bath

## 8. Fireplace

Materials: Masonry fireplace noted.

Observations:

8.1. Recommend having fireplace, flue and chimney cleaned and inspected by a qualified chimney contractor before using. Chimney flu inspections are not with in the scope of this inspection

8.2. Damper is damaged or missing, recommend full inspection cleaning and repair by a qualified chimney contractor.



Damper damaged first floor fireplace

## 9. Stairs & Handrail

Observations:

9.1. Interior stairs were inspected for any areas of damage, missing or improper hand rails or guard rails and for any areas of improper installation.



Pigeon activity at left side tower stairs.

## 10. Cabinets

### Observations:

10.1. Cabinets / vanity is loose or damaged, recommend repairs by a qualified tradesman.



damage cabinet first floor bath

### Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expenses to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. All repairs should be done by a licensed & bonded trade or professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

You can always call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Grounds		
Page 5 Item: 1	Parking Lot / Walk Ways	<p>1.3. One or more area of damaged concrete surfaces, may be causing water intrusion into building. Recommend assessment by a qualified concrete flat work contractor and repairs as needed.</p> <p>1.4. Areas of drive way or parking lot appear to be subject to falling ice, it was reported that vehicles have been damaged in the past, this can be a very serious safety hazard, recommend taking corrective action as needed.</p>
Page 6 Item: 3	Vegetation Observations	<p>3.1. Vegetation such as trees, shrubs and/or vines are in contact with or less than one foot from the structures exterior. Vegetation can serve as a <b>conduit</b> for wood destroying insects and fungal growth and may retain moisture against the exterior after it rains. Vegetation should be pruned and/or removed as necessary to maintain a one foot clearance between it and the structures exterior.</p>
Exterior Areas		
Page 9 Item: 2	Sidewall System	<p>2.1. The exterior brick and stone masonry walls are in fair condition. There are many areas of loose and receding grout, there are several vertical and step cracks walls, some loose bricks at upper corners, some areas of prior repair. Front surface basement wall has elevated levels of moisture, outside surface should be assessed immediately in this area. Recommend full inspection and repairs by a qualified masonry contractor.</p>
Page 11 Item: 3	Exterior Paint	<p>3.1. Peeling paint observed on siding and trim, suggest scraping and painting as necessary.</p>
Page 11 Item: 4	Window Condition	<p>4.1. There are damaged window panes or broken glass at one or more area of building, recommend repair by a qualified tradesman.</p> <p>4.2. Boarded up window(s) observed.</p> <p>4.3. Peeling paint observed, suggest scraping and painting as necessary.</p>
Page 13 Item: 5	Stairs	<p>• No handrail present at at one or more stair way. Where four or more stairs are present it is recommended to have installation of hand rail by a qualified tradesman for safety.</p>
Page 13 Item: 6	Exterior Faucets	<p>6.1. The water is shut off to one or more faucets, not tested.</p>



Roof		
Page 15 Item: 1	Roof Condition	<p>1.1. Several missing or damaged shingles. Recommend further investigation and repairs by a qualified roofing contractor.</p> <p>1.2. The building has areas of flat rubber roofing system with EPDM rubber membrane sheets. (Ethylene propylene diene terpolymer, EPDM) This type of rubber roof system can provide 20-30 years of service. Regular maintenance will help to extend the life of roof. The roof age appears to be within its intended design life and in acceptable condition. Recommend regular inspection of all seams and roof penetrations and maintenance by a qualified roofing contractor, to prolong life of roof and protect against leaks. Lower flat rubber roof was observed from upper roof areas and was not walked.</p>
Page 17 Item: 2	Flashing	2.1. Damaged flashing at <b>drip edge</b> and transitions at one or more area of building, areas of suspected leaks. Recommend assessment and repairs by a qualified roofing contractor.
Foundation		
Page 20 Item: 1	Foundation walls	<p>1.4. A few areas of damage to the foundation walls, due to the age it is recommend to have stone and grout lines on wall inspected and repaired as needed on a regular basis.</p> <p>1.5. Moisture intrusion was observed one or more areas of the foundation. Moisture can create high humidity, mold &amp; can damage stored items &amp; finishing materials. Recommend a qualified contractor review affected areas of the foundation for correcting any water intrusion issues.</p> <p>1.6. Areas of streaking / staining on walls, this is evidence of past or present water intrusion, recommend monitor for further water intrusion and repairs as needed by a qualified contractor.</p> <p>1.7. It was reported that bulkhead area has a history of leaking, current owner has installed a sump pump and dehumidifier. There is still active water intrusion in that area.</p>
Page 21 Item: 2	Under Floor Framing	<p>2.4. Water staining along perimeter framing, areas of suspected water intrusion, recommend assessment and repairs as needed by a qualified contractor.</p> <p>2.5. Water staining at one or more area on ceiling dry at time of inspection, recommend assessment and repairs as needed by a qualified contractor.</p> <p>2.6. There is corrosion, rot or damage at support framing components. Recommend full assessment and repairs as needed by a qualified contractor.</p>
Page 22 Item: 3	Floor Slab	3.1. Wet conditions noted at one or more area. recommend further investigation by a qualified contractor. Wet conditions can cause unhealthy conditions in building and damage to building components.

Page 23 Item: 4	Ducting / Heat Pipes	4.1. Insulation on heat pipes, ceilings, walls and old boiler in basement may contain <b>asbestos</b> . Recommend further investigation and encapsulation or proper removal if needed by a qualified asbestos remediation company.
Page 25 Item: 5	Sump Pump	5.1. Sump pump and drain line should be monitored for proper operation particularly during wet conditions to help prevent water intrusion.
Plumbing		
Page 28 Item: 1	Plumbing System	1.1. Building is serviced by a 2 " water meter all copper. The main water supply shut off valve is located at the meter. Back flow prevention device was not located, this device requires periodic testing in most municipalities. There are sub slab supply and drain lines that were not observed. No deficiencies were reported or observed. There are areas of corrosion on plumbing lines, water is shut off during most of the year, many plumbing fixtures have water shut off, there are many areas of older plumbing lines that are no longer in service. Property manager reported that there are current leaks at second floor bath and water is shut off to that area. Recommend full assessment of plumbing system by a licensed plumber.
Water Heater		
Page 29 Item: 2	TPRV	2.3. Temperature & Pressure relief pipe is leaking, recommend repair by a qualified plumber.
Heat/AC		
Page 31 Item: 1	HVAC Equipment	1.1. The building is heated by a main steam boiler with wall radiator and forced hot air heat registers. The boiler is approximately 10 years old. Typical design life for a commercial heating boiler is 20 years. There are return condensate pumps and hydronic air handlers that appear to be much older, estimated age was not determined. Commercial heating systems should have regular preventative maintenance, it was reported that system service by heating contractor is repairs as needed basis with regular in house maintenance performed by property manager Steve White. It was reported that there is an outside temperature system control that will not let boiler operate in summer conditions. The system was not operated. I spoke to Joe Bofforo from Bofforo Mechanical Contractors, he reported that his company installed the existing boiler, has done service on the system on an as needed basis, no preventative maintenance work, in his opinion as of the last time he worked on the system it was fully operational. Many of the older components all though operational at his last visit could require repair or replacement any time. The system will require a full assessment and start up by a qualified heating contractor. Recommend regular cleaning and preventative maintenance by a qualified heating contractor be performed annually.
Interior Areas		

Page 33 Item: 1	Interior Electrical	<p>1.2. Open junction boxes were observed, which is a safety concern. Recommend installing proper covers, as needed, for safety.</p> <p>1.3. One or more ceiling light fixtures not working at time of inspection. Recommend changing bulb and repair/ replacement by a qualified electrician as needed.</p> <p>1.4. There is corrosion and damage on one or more electric box or wiring, recommend assessment by a qualified electrician.</p>
Page 34 Item: 2	Doors	<p>2.2. Noted damage to door and or door frame at one or more areas of home. Recommend assessment of interior doors and repairs by a qualified tradesman as needed.</p>
Page 35 Item: 3	Windows	<p>3.2. Window has moisture intrusion and / or wood damage to window or frame at one or more area of the building. Recommend assessment of windows and repair by a qualified tradesman.</p>
Page 36 Item: 4	Walls	<p>4.2. Stains on wall below ceiling , dry at time of inspection , recommend monitor condition and repairs as needed.</p> <p>4.3. There is dark staining on walls at one or more area that appears to be mold, some areas of elevated moisture present. Recommend assessment, repairs and or treatment of any affected areas by a qualified professional and monitoring for further water intrusion and staining.</p> <p>4.4. Damage to wall surfaces at many areas of the building, recommend assessment of wall all surfaces and repairs by a qualified tradesman.</p> <p>4.5. Efflorescence on exterior walls, this is evidence of past or present water intrusion. Recommend assessment and repairs by a qualified professional and monitor for further water intrusion or staining.</p> <p>4.6. Areas of loose and or spalling bricks, recommend assessment by a qualified masonry contractor.</p> <p>4.7. Efflorescence on exterior walls, this is evidence of past or present water intrusion. Recommend assessment and repairs by a qualified professional and monitor for further water intrusion or staining.</p> <p>4.8. There are unsanitary conditions in left side front tower due to pigeon roosting. This area should be cleaned, repaired as needed and sealed to prevent further pest infestation.</p>

Page 39 Item: 5	Ceilings	<p>5.1. There were signs of paint blistering on the ceiling at one or more area. Recommend assessment and repairs of all affected areas by a qualified roofing and general contractor .</p> <p>5.2. Stains noted at one or more area of the ceilings. This is evidence of past or present leaks. Many areas of suspected leaks, mainly at areas of roof transitions and flashings. Source of all staining was not determined. Recommend assessment and repairs of all affected areas by a qualified roofing and general contractor .</p> <p>5.3. There is significant cracking or damage to ceiling surfaces in one or more locations, recommend repairs by a qualified contractor.</p>
Page 42 Item: 6	Floors	<p>6.2. Water staining on floor at one or more area, areas of elevated moisture. Recommend assessment and repairs of all affected areas by a qualified contractor.</p> <p>6.3. Some of the floors in this building are a vintage 9x9 size; be advised that these tiles may be the type that contain and have an adhesive containing asbestos. Asbestos is a health risk when it is made friable - in other words, when its fibres and dust can be breathed in by the lungs. to be safe, please refrain from removal and damaging these tiles until it is certain they are not asbestos containing material.</p> <p>6.4. Damage or excessive wear to flooring in one or more area, recommend assessment and repairs by a qualified flooring contractor.</p>
Page 44 Item: 7	Plumbing Fixtures	<p>7.3. Unable to test all plumbing fixtures, water was off to many of the sinks and toilets at the time of inspection.</p> <p>7.4. Grease traps: These are small devices connected directly to the outgoing drains of sinks inside the commercial kitchen or restaurant. Grease traps are designed to retain fat oils and grease, usually from one fixture. Because they hold small quantities of captured fat oils and grease, such traps must be cleaned frequently (e.g. daily, weekly). If not properly cleaned and operated, fat oils and grease will pass through the trap and into the sewer system, clogging the sewer pipes and creating blockages. The results can be raw sewage overflowing into your kitchen and bathroom areas creating an expensive and unpleasant cleanup.</p>
Page 45 Item: 8	Fireplace	<p>8.2. Damper is damaged or missing, recommend full inspection cleaning and repair by a qualified chimney contractor.</p>
Page 46 Item: 10	Cabinets	<p>10.1. Cabinets / vanity is loose or damaged, recommend repairs by a qualified tradesman.</p>