

Alpha Home & Commercial Building Inspections

Property Inspection Report



Inspection prepared for: Office Inspection Sample
Real Estate Agent: -

Date of Inspection: 6/25/2015 Time: 9:00 AM
Order ID: 2262

Inspector: Steve Mangekian
License # 0054
PO Box 594 , 465 Daniel Webster Highway, Merrimack, NH 03054
Phone: 603-816-1014
Email: steve@AlphaBuildingInspections.com
AlphaBuildingInspections.com



Thank you for choosing National Property Inspection

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, Seller present, Various Employees / tenants

2. Building Faces

South, East

3. Weather Conditions

Sunny, 70-79 degrees, Ground is dry

4. 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 five unit office building approximately 8100 sq ft, reported to be constructed in 1985. The building is partially occupied.

Purpose and Scope

At the request of xxxxxxxxxxxxxxxxxxxx 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

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 re grading to prolong the life.



Settlement crack at front walkway

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 drain culverts at parking lot area. It is important that culverts are serviced on a regular basis to assure proper drainage.



3. Vegetation Observations

Observations:

3.1. Recommend always pruning or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects, water intrusion and fungal growth.

3.2. 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 roof should be cut back or removed.

4. Signage

Observations:

4.1. Sign lights were not observed on or at night.



Exterior Areas

1. Doors

Observations:

1.1. Exterior doors were checked for evidence of damage and improper installation, there were opened and closed 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 or frame except where noted.

2. Sidewall System

Materials: CMU block walls., A visual inspection of exterior surfaces is performed, checking for evidence of deterioration, damage, excessive staining, or improper installation. No major system safety or function concerns noted or reported at time of inspection except where noted.

3. Window Condition

Materials: Aluminum, Insulated Pane

- Inspectors cannot always determine the integrity of the thermal seal in double-glazed windows. Evidence of failed seals may be more or less visible from one day to the next depending on the weather and inside conditions (temperature, humidity, sunlight, etc.).

Observations:

3.1. A visual inspection of exterior window surfaces is performed, checking for evidence of deterioration or damage. No major system safety or function concerns except where noted.

Roof

1. Roof Condition

Age of Roof: 30 years, Roof was walked in limited areas

Materials:

- Ballast rubber roof

Observations:

1.1. The roofing system consist of steel roofing trusses, steel roof decking, fastened insulation panels and glued down EPDM rubber membrane with loose stone ballast. Some areas of stone ballast have been disturbed and should be regraded to cover all roofing services.

This type of rubber roof system can provide 20-30 years of service. The stone ballast does help to prevent UV damage from the sun and can extend the roof life. Regular maintenance will help to extend the life of roof. The roof appears to be 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.



Scuttle access at second floor



Stone ballast should be evenly spread



Roof surfaces





2. Gutter

Observations:

2.1. The roof system is drained through internal roof drains. The roof appears to have proper grading towards drains, recommend regular cleaning and inspection by a qualified roofing contractor.



Three roof top gutters.



Gutter drain down pipe

Attic / Mechanical Chase

Attics may be subject to limited inspection due to limited visibility, mobility and lastly most areas are covered by insulation and the potential to cause damage to the structure like (falling through ceilings) is possible. Due too these issues some hidden defects could be present but not able to detect under the scope of a home inspection.

Limitations of Attic and Insulation Inspection

- Present or possibility of future water leaks is not alway observable.
- Access to all areas of attic space is often limited due to lack of permanently installed walkways, the possibility of damage to insulation, low height and/or stored items. These areas are excluded from this inspection.
- Insulation/ventilation type and levels in concealed areas, like exterior walls, are not inspected.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- Any estimates of insulation R values or depths are rough average values.

1. Structure

Observations:

1.1. Engineered Roof Trusses

1.2. Mechanical **chase** is the area below roof structure and above the drop ceiling. This area was viewed from various places where ceiling panels were removed. Due to the finished space the entire area was not observed. Steel roof truss system setting on concrete walls was observed with framing for drop ceiling.

1.3. Rodent or pest trap stations in attic, recommend requesting treatment history from home owner and continue treatment as needed.





Rodent traps

Foundation

1. Foundation walls

Observations:

1.1. Concrete

1.2. Limited visibility due to finished basement space and or stored items or cluttered conditions.

1.3. There is dark staining on foundation walls that appears to be mold, no moisture present at time of inspection. Recommend cleaning or removing any affected areas and monitoring for water intrusion and staining and further investigation and treatment if needed by a qualified professional.



Staining in water heater closet.

2. Under Floor Framing

Observations:

2.1. Engineered wood steel floor joists

2.2. Limited visibility due to finish basement, insulation or cluttered conditions.



Steel trusses

3. Floor Slab

Observations:

3.1. Concrete Floor Slab

3.2. Concrete slab not fully visible due to floor covering.

4. Sump Pump

Observations:

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



Drain line termination at rear building



Sump pit with pumps



High water Alarm for sump pit

Electrical

1. Service Panels

Observations:

- The service entrance is under ground to main service disconnect box at left side exterior wall then enters via metal piping up and through wall to basement mechanical area. The main service is 400-amps, 4-wire 3-phase. Disconnecting power requires the de-activation of single main switch disconnect located at left side exterior wall, main shutoff is padlocked cannot be shut off without key. Numerous sub-panels were observed, our inspection was visual only. Visible wiring was copper. The electrical service appeared adequate for the current load and use.

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



Main electric disconnect switch at left side of building is locked.



Basement and house panel



One 200 amp and four 100 amp 3 phase services in basement mechanical room

Plumbing

1. Plumbing System

Observations:

1.1. Building is serviced by a 3/4 " water meter all copper. The main water supply shut off valve is located at the meter. There is a secondary sub meter measuring water usage for dentist office. Back flow prevention device is located near meter, 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.

1.2. There is a fire suppression system present, not assessed. The system requires annual maintenance and inspection by a qualified contractor. Last maintenance service is 4 years out of date.

1.3. There is a fire suppression system present, not assessed. The system requires annual maintenance and inspection by a qualified contractor. Last maintenance service is 4 years out of date.



Fire suppression control panel



Plumbing riser for fire suppression system



Fire suppression service tag expired in June 2011



Main water shut off valve is located at water meter.



Back flow prevention valve.



Secondary water meter for dentist office.

Water Heater

1. Condition

Observations:

- Building is serviced by a single electric water heater one year old, typical design life for water heater is 10-15 years. Water heater appears to be in acceptable condition and working.
- Water temperature is between 110 and 120 degrees, this is an acceptable temperature. Should be set minimum of 110 degrees for comfort and 120 degrees to prevent scalding hazard, particularly for very young and very old.



Water Temperature

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. There are five roof top gas-fired heating and cooling package units. All are reported to be original to building 30 years old. Typical design life for these systems is 20 to 25 years. It was reported that quarterly maintenance is done by Victory HVAC Service. Last maintenance service visit has itemized condition of existing equipment and recommendations with pricing for repairs or replacement as needed. I have requested this report and was told it has been forwarded to client. Not all systems were tested not all systems started and operated properly basement system and 2nd floor left hand system did not start when calling for heat and air conditioning at the thermostat. Recommend the client contact Victory Heating and Cooling Services for further information and review their report most recent report.



AC has acceptable temperature drop at 2nd floor left side unit



Ceiling mounted electric space heater in basement service room reported does not work.



Electric space heaters in common hallway reported not working



Heat and air in basement did not come on



Five roof top air handlers



Contact for HVAC service company



Second floor left unit heating and cooling working.

2. Venting

Observations:

2.1. There is a make up air ventilator in basement. These specialty systems are not operated. Recommend assessment by HVAC contractor during quarterly PMI visits.



Makeup combustion air vent at rear of building

3. Fuel Lines

Observations:

3.1. Fuel shut off located at boiler / furnaces.

3.2. Fuel shut off located at exterior wall.

3.3. Heating fuel is:

3.4. Natural gas



Five gang gas meter bank at rear of building

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. Copper Romex Wiring

1.3. Metal Clad Copper Wiring (MC)

1.4. THHN wire in metal conduit.

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



One line of recessed cans in basement would not come on

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.



Jewelry store unit was not entered no access was available

3. Windows

Observations:

3.1. Interior windows were checked on a random basis. All windows that were tested opened and closed with no binding with no significant visible areas of wear or damage except where noted.

4. Walls

Observations:

4.1. Interior finish space walls were checked for visible evidence of staining , damage, settlement cracks and improper installation. No significant deficiencies were observed except where noted.

4.2. There is dark staining on walls at one or more area that appears to be mold, no moisture present at time of inspection. Recommend cleaning or removing any affected areas and monitoring for water intrusion and staining and further investigation and treatment if needed by a qualified professional.



Dark staining basement wall front right corner



Water staining at left side basement wall tested dry



Dentist interior space well maintained.



Dentist interior space well maintained.

5. Ceilings

Observations:

5.1. Interior finish space ceilings were checked for visible evidence of staining , damage, settlement cracks and improper installation. No significant deficiencies were observed except where noted.

5.2. Stains noted at one or more area of the ceilings. This is evidence of past or present leaks. They tested dry at the time of the inspection. Source of all staining was not determined. Recommend repair and or painting of all affected areas and monitor for further water staining.



Second floor painted over stains on ceiling.

6. Floors

Observations:

6.1. Interior finish floor surfaces were checked for visible evidence of damage, settlement cracks and improper installation. No significant deficiencies were observed except where noted.

6.2. Rodent bait stations inside building, recommend maintenance of bait stations by a qualified pest control company.



Insect bait traps.



Rodent stations.

7. Plumbing Fixtures

Observations:

7.1. There are numerous bathrooms with toilet and sink and mop sink in basement service area. All plumbing fixtures were tested and functioning properly at the time of the inspection.

8. Stairs & Handrail

Observations:

8.1. Rail opening on stairs is greater than 4 inches, this is a safety hazard for young children. By todays construction and safety standards vertical ballusters should be installed no greater than 4" apart.



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 6 Item: 3 | Vegetation Observations | 3.2. 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. |
| Attic / Mechanical Chase | | |
| Page 11 Item: 1 | Structure | 1.3. Rodent or pest trap stations in attic, recommend requesting treatment history from home owner and continue treatment as needed. |
| Foundation | | |
| Page 13 Item: 1 | Foundation walls | 1.3. There is dark staining on foundation walls that appears to be mold, no moisture present at time of inspection. Recommend cleaning or removing any affected areas and monitoring for water intrusion and staining and further investigation and treatment if needed by a qualified professional. |
| Plumbing | | |
| Page 16 Item: 1 | Plumbing System | 1.3. There is a fire suppression system present, not assessed. The system requires annual maintenance and inspection by a qualified contractor. Last maintenance service is 4 years out of date. |
| Interior Areas | | |
| Page 22 Item: 1 | Interior Electrical | 1.5. One or more ceiling light fixtures not working at time of inspection. Recommend changing bulb and repair/ replacement by a qualified electrician as needed. |
| Page 23 Item: 4 | Walls | 4.2. There is dark staining on walls at one or more area that appears to be mold, no moisture present at time of inspection. Recommend cleaning or removing any affected areas and monitoring for water intrusion and staining and further investigation and treatment if needed by a qualified professional. |
| Page 25 Item: 6 | Floors | 6.2. Rodent bait stations inside building, recommend maintenance of bait stations by a qualified pest control company. |

| | | |
|-----------------|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Page 25 Item: 7 | Plumbing Fixtures | 7.1. There are numerous bathrooms with toilet and sink and mop sink in basement service area. All plumbing fixtures were tested and functioning properly at the time of the inspection. |
| Page 25 Item: 8 | Stairs & Handrail | 8.1. Rail opening on stairs is greater than 4 inches, this is a safety hazard for young children. By todays construction and safety standards vertical ballusters should be installed no greater than 4" apart. |