PROPERTY INSPECTION REPORT



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Steve Mangekian License # 0054 Alpha Home & Commercial Building Inspections

oximately 10,900 sq ft, reported to be constructed in 1970. Inspection Prepared For: Commercial Client Agent:

Date of Inspection: 8/12/2020

Thank you for choosing Alpha Commercial Building Inspections

This Property Condition Assessment 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 ASTME 2018-15 Standards of Practice view at http://www.astm.org/Standards/E2018.htm

A commercial property condition 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 condition 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

Buyer Agent , Selling Agent , Seller

2. Occupancy

Occupied - Furnished

3. Building Faces

Southeast

4. Weather Conditions

Sunny, 90-99 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 is a free-standing building operating as a church approximately 10,900 sq ft, reported to be constructed in 1970.

Purpose and Scope

At the request of client 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 E2018-15 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 E2018-15. 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 on site with the 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 minis 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 low voltage systems, intercoms, 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. Client may wish to have additional testing of these systems by qualified contractors.

Limiting Conditions

NO WARRANTY OF FITNESS OF MERCHANTABILTY 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 Alpha Home & Commercial Building Inspections within one year of the Property Condition Assessment. Failure to receive the request for arbitration within one year 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 year 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 property built prior to 1979 and disturbing more that 6 square feet in any room be certified lead disturbance and containment. For more information contact your realtor or visit www. epa.gov. This inspection takes into consideration that the building is over 50 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 an asphalt parking lot and drive. The parking and walk way surfaces were inspected for proper grading and any areas of significant damage.

1.2. Excessive deterioration and cracking was observed at the asphalt surfaces. Recommend assessment and repairs by a qualified asphalt contractor.



Front of building

Front of building



Cracking in surfaces

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 5% or 6 inches for a distance of 10 feet around the perimeter of the building.

2.2. Grading at one or more area of property has neutral slope, this may be conducive to ponding of water against foundation, recommend monitoring condition and take measures to divert water away from this area as needed.



Neutral grading at front

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. There is one or more large tree in lot; the roots may cause problems with the plumbing, asphalt surfaces, and or foundation. Recommend assessment by a qualified tree removal company.

3.3. 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.



Dense vegetation at right side

Large tree at right side

4. Wall or Fence Condition

Materials: Concrete Wall, Chain Link Fence Observations:

4.1. Retaining walls should be monitored for movement and integrity on a regular basis. Spring is the best time to monitor for movement from winter conditions and spring rains.

4.2. There are cracks, damage or evidence of movement in retaining walls. Recommend further investigation and repair as needed by a qualified masonry contractor.

4.3. One or more areas of fencing have damage to post or panels. Recommend assessment and repairs by a qualified fence contractor.



Front of building

Leaning

The subject property is a free-standing building operating as a church approximately 10,900 sq ft, reported to be constructed in 1970., Lowell, MA



Large cracks

Large cracks



Damaged fence sections

5. Signage

Observations:

5.1. Sign does not appear to be illuminated.

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Exterior Areas

1. Doors

Observations:

1.1. Exterior doors were checked for evidence of damage and improper installation, they 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.

1.2. Corrosion, damage or deterioration on surface of door and or door frame at one or more area. Suggest repairs/replacement as needed.





Corrosion on door and damaged threshold at left Damage/corrosion to door and or trim at left side side entry



Lower level emergency exit door was not operated, sealed with plastic on bottom

2. Sidewall System

Materials: Exterior wall envelope is CMU block wall construction with vinyl siding at upper gable ends

Observations:

2.1. 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.

2.2. One or more areas of damage to exterior wall surfaces, recommend full assessment and repairs by a qualified contractor.

2.3. There is vertical and or step cracking at one or more areas of exterior wall, recommend assessment and repairs by a qualified masonry contractor.

2.4. Gaps exist at one or more openings around the exterior, such as those where outside faucets, utility supply pipes penetrate the exterior or at transitions or flashings. Gaps should be sealed as necessary to prevent moisture intrusion and entry by vermin.



Lifting siding at front

Step cracking at front



Limited inspection of right side due to dense vegetation

Very limited visibility of right side



Several small vertical and step cracks at left side



Damage to exterior surfaces at left side

Vertical and step cracking



Damage to exterior surfaces at left side



Limited visibility of rear wall



Penetration gaps should be sealed at rear

3. Window Condition

Materials: Vinyl, 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.

3.2. There is broken glass at one or more window, recommend repairs by a qualified tradesman.

3.3. One or more windows have broken seals (fogged), this condition can diminish the energy efficiency of the window and cause permanent hazing to the glass, recommend repair by a qualified window contractor.



Fogged windows at front



Broken pane and fogged window at front right corner



Fogged window at right side

Fogged windows at left side

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Fogged window at left side



Broken panes at left side above entry door



Fogged windows at right side

4. Eaves & Trim

Observations:

4.1. A visual inspection of exterior trim, soffit and fascia surfaces is performed, checking for evidence of deterioration, damage, excessive staining, or improper installation.

4.2. Trim boards have areas of damage and or deterioration, recommend full assessment of trim boards and repairs by a qualified contractor.

4.3. Soffit trim is gapped in one or more area, this is conducive to insect and animal intrusion, recommend repair by a qualified tradesman.



Missing and damaged soffit trim along right side

5. Electrical Exterior

Observations:

5.1. Main service entrance cable is under ground.



Outside lights were not viewed on

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Gap in soffit trim at left side



Main service cable entrance in mechanical room

6. Exterior Paint

Observations:

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



Peeling paint at front corner

Peeling paint at left side

Roof

1. Roof Condition

Age of Roof: 6 Years, Design Life: 20-25, Inspected from ground level with binoculars Materials: • Asphalt shingles

Observations:

1.1. Recommend inspection and maintenance on a regular basis of all seams, flashing and roof penetrations by a qualified roofing contractor, to prolong life of roof and protect against leaks.



Right side roof surface



Left side roof surface





Attic / Mechanical Chase

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. Access

Observations:

1.1. Attic space was entered and walked in limited areas.

1.2. Some attic areas were inaccessible 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.

1.3. Recommend insulating the back of attic access cover to reduce condensation, ice damming, heating and cooling costs



Second floor hallway access, cover should be insulated

2. Structure

Observations:

2.1. Engineered Roof Trusses

2.2. Plywood

2.3. Limited visibility to attic framing due to finish surfaces, insulation, stored items or lack of safe access.



Right side



Left side

3. Ventilation

Observations:

- 3.1. Under eave soffit inlet vents noted.
- 3.2. Gable louver vents noted.



Soffit Vent

Gable Vent

4. Insulation Condition

Materials: Fiberglass batts Depth:

Insulation averages about 8 inches in depth

• *Current building standards would require approximately 16-18 inches of insulation or R-49 in attic floor area. Client may wish to add insulation to enhance energy efficiency. Observations:

4.1. Areas of missing insulation. Missing insulation can be a contributing factor to condensation, fungal growth, ice damming, and energy loss. Recommend installing additional insulation where needed by a qualified tradesman.

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Areas of missing insulation

Areas of missing insulation



Areas of missing insulation

5. Duct Work

Observations:

5.1. Ducts are loose or damaged at one or more area, this can contribute to energy loss, ice damming, moisture and mold growth, recommend assessment by a qualified HVAC contractor.



Disconnected ductwork at right rear corner, above living room

Foundation

1. Foundation walls

Observations:

1.1. The foundation system presumably consists of continuous reinforced concrete footings and bearing walls with reinforced concrete slabs on grade. The building exterior was inspected for signs of significant structure cracking and settlement. Foundation appears to be solid with no evidence of significant movement or cracks.

1.2. Foundation wall at the rear corner is deteriorated, recommend assessment and repairs as needed by a qualified contractor.



Deterioration to wall at rear corner

Undermined exterior wall

2. Floor Slab

Observations:

- 2.1. Concrete Floor Slab
- 2.2. Concrete slab not fully visible due to floor covering.
- 2.3. Water staining on floor, recommend monitor for water intrusion and repairs as needed.

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Water staining at rear behind finished wall

Electrical

1. Service Panels

Observations:

• The service entrance is under ground and enters via metal piping up and through floor to the lower level mechanical area. The main service is 200-amps, 4-wire 3-phase. Disconnecting power requires the deactivation of single main switch disconnect which is clearly marked. Three sub panels were observed. Visible wiring was copper. The electrical service appeared adequate for the current load and use.

Back up lights, exterior lighting, life safety equipment (such as fire and smoke alarms) and security systems are 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.

• Circuit breakers are not properly marked at one or more electric panel, recommend marking panels properly for safety.

• Sharp-pointed metal screws hold panel cover in place. These are a potential hazard as they may puncture wire insulation and electrify panel box, becoming a shock or electrocution hazard. These screws should be replaced with approved, flat-tipped screws.

• There is one or more open breaker spaces on service panels this is a safety hazard. The knockouts in the dead front (cover of the main panel) were removed. This is considered a major safety hazard as live components of the electrical system are potentially exposed. Recommend repairs by a qualified electrician to prevent injury/electrical shock.



Main electric service equipment

Single electric meter

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MAIN DISCONNET

200 AMP 3 0

208 VOLT

.



200 amp main disconnect

3 phase



200 amp sub panel



Pointed screws



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100 amp kitchen sub panel



Breakers are not fully labeled



Open breaker spaces at front entry sub panel

Breakers are not fully labeled



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Security / alarm main panel at kitchen

Plumbing

1. Plumbing System

Observations:

1.1. Building is reported to be serviced by municipal water and sewer. There is a 5/8 " 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.

1.2. Many plumbing lines are not visible due to finished space.

1.3. There is a sediment filter that should be monitored and changed on a regular basis. A dirty sediment filter can significantly diminish water flow and pressure.

1.4. There is heat tape on the main water line, the heat tape is not plugged in. Client should check with seller for any procedures during winter months to prevent any freezing pipes

1.5. One or more drain line appears to be improperly pitched, should be 1/4" per foot towards drain, recommend review and repair by a licensed plumber.

1.6. Drain lines appear to lack proper support, recommend adding support hangers.



Water meter, 5/8"



Main water shut off valve is located at water meter

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Sediment filter, recommend changing to clear cover to observe when filter needs to be changed



Main drain line termination



Heat tape on main water line, not energized



Sag in drain line and improperly secured at lower level mechanical chase



Sag in drain line at lower level mechanical chase

Water Heater

1. Condition

Observations:

• Building is serviced by a single 40 gallon gas fired water heater two years old, typical design life for water heater is 10-15 years. Water heater appears to be in acceptable condition and working except where noted.

• Water temperature is between 110 and 125 degrees, this is an acceptable temperature. Should be set minimum of 110 degrees for comfort and 125 degrees to prevent scalding hazard, particularly for very young and very old.



40 gallon gas fired water heater at lower level utility closet, 2 years old



Water temperature



Mixing valve / burner control to adjust water temperature.

2. TPRV

Observations:

2.1. A Temperature Pressure Relief Valve (**IPR 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



3. Plumbing

Materials: copper



4. Venting



Water heater is power vented to plastic side vented pipe.



Water heater vent termination

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. Heating and cooling for the building is provided by individual split system forced hot air furnaces with pad mounted AC compressors. Four pad mounted AC compressors were located. All of the compressors are 18+ years old. Furnace air handlers are located in the front entry closet, the lower level mechanical closet and in the attic. Three furnaces are 18-20 years old and the fourth is two years old.

The typical design life of an AC compressor is 10-15 years and for furnace / air handler is 15-20 years. There is a ductless mini split system that is disconnected and no longer in use.

1.2. One or more system component is approaching or beyond its design life, recommend full inspection and service by a qualified HVAC / heating contractor.

1.3. For commercial HVAC systems a preventative maintenance and cleaning by a qualified Heating and Cooling company is recommended twice a year. It was reported service is performed in house by a member of the church group.

1.4. Attic air handlers are missing condensate drain pans, this is a water intrusion hazard, recommend assessment by a qualified HVAC company.

1.5. There is a corrosion inside cabinet on one or more furnace, Recommend full inspection, preventative maintenance and repairs as needed by a qualified HVAC contractor.

1.6. The front entry furnace was reported to be in need of repairs/replacement, does not operate. Recommend full inspection and repairs if needed by a qualified HVAC contractor.

1.7. One or more air conditioner system did not operate properly. Recommend HVAC contractor evaluate the system.

1.8. One or more HVAC component was not tested / unable to test during inspection, recommend verifying proper operation prior to closing and inspection and repairs if needed by a qualified HVAC contractor.

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Furnace at front entry closet, 21 years old. Reported to be not working and in need of repairs.



Furnace on upper platform in electrical closet, 20 years old



Burner chamber.



Clean flame pattern



Corrosion/water staining in cabinet



Seller reported AC system is not working at function room area

Furnace not operated at rear of second floor, thermostat only goes to 82 degrees, too hot to test



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Burner chamber.



Attic air handler is missing condensate drain pan



Ductless wall unit disconnected and laying in attic



Furnace at front of attic, 3 years old

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Burner chamber.



AC not working at second floor rear



Attic air handler is missing condensate drain pan



AC working at lower level but not blowing very cold



4 AC compressors and 1 ductless mini split at right side



Limited access to AC compressors

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Illegible data plate, appears 20+ years old



18 years old



Illegible data plate, 20+ years old



Illegible data plate, 20+ years old

2. Venting

Observations:

2.1. Plastic vent pipe termination for attic furnace is missing proper elbow, recommend repair by a qualified HVAC contractor.

2.2. Metal vent pipe for the lower level furnace is damaged at exterior wall termination, recommend repair by a qualified HVAC contractor.

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Damaged vent termination at rear



Attic furnace vent termination, missing elbow



Left side termination is no longer in use

3. Fuel Lines

Observations:

3.1. Fuel shut offs located at furnaces and water heater

3.2. Natural gas

3.3. Welded and threaded black iron pipe is used for gas supply distribution throughout the subject property.

3.4. Gas line is missing sediment drip leg at one or more appliance connection, recommend repair by a qualified heating contractor.





Single gas meter at lower level, rear wall



Missing drip leg at water heater

Gas shut off valve at water heater

4. Filters

Observations:

4.1. MAINTENANCE: The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rising with water or (2) Fiberglas disposable filters that must be REPLACED before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.

4.2. Air filters are dirty and/or missing, this can diminish efficiency and life of system, needs to be changed.

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Missing filter at lower level furnace



Filter is dirty needs cleaning or replacement at second floor function room



Filter is dirty needs cleaning or replacement at second floor hall

5. Thermostats



Front entry



Second floor hall front

Second floor hall rear

6. Distribution

Observations:

6.1. Duct works / air vents

6.2. One or more register is loose/damaged at the ceiling, recommend repairs by a qualified heating contractor.

6.3. Distribution could not be tested at one or more area, heat and/or AC could not be operated. Recommend assessment by a qualified heating contractor.



Lower level heat

Front entry area not tested, furnace could not be operated



Function room area heat



Not tested at second floor rear, thermostat cannot call for heat and AC did not operate



Loose register at second floor master bedroom



Presumbed disconnected attic ductwork at register in living room

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. Doors

Observations:

1.1. 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.

1.2. Door has broken pane in one or more area of building. Recommend assessment of doors and repair by a qualified tradesman.

1.3. Damage to door and or door frame at one or more areas of property. Recommend assessment of interior doors and repairs by a qualified tradesman as needed.

1.4. Door at one or more location is hitting door frame will not close, recommend repair by a qualified tradesman.

1.5. Door at one or more location does not latch or lock properly. Recommend assessment of doors and repair by a qualified contractor.



Broken glass on door at sound control room



Door was blocked area was not entered at front entry closet



Impact damage to door at function room office

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Sellers son sleeping at second floor bedroom, area was not entered



Door is hitting frame at second floor, storage room #5



Door does not latch at second floor bathroom

2. Windows

Observations:

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

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

2.3. Window would not open at one or more areas of building. Recommend assessment of windows and repairs by a qualified tradesman.

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Broken glass and window screwed shut at top of front stairs



Broken glass at second floor left side

3. Walls

Observations:

3.1. 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.

3.2. Stains noted on the walls with elevated levels of moisture present in one or more areas of building. Recommend asking current property owner for the source and history of any leaks or water intrusion, further assessment of affected surfaces and repairs by a qualified contractor as needed.

3.3. Damage to wall surfaces at one or more areas, recommend assessment of wall surfaces and repairs by a qualified tradesman.



Fire extinguisher tags are current, dated November 2019



Elevated moisture levels on outside wall at front entry rear bathroom



Elevated moisture levels on outside wall at front entry rear bathroom



Incomplete finish / missing sheet rock at kitchen Impact damage to wall at second floor living room



Damage to wall from door at front second floor entry



4. Ceilings

Observations:

4.1. 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.

4.2. Stains noted on ceilings in one or more area of building. This is evidence of past or present leaks. They tested dry at the time of the inspection. Recommend asking current building owner for the source and history of any leaks or water intrusion, assessment and repairs by a qualified contractor of any affected areas and monitor for further water staining.

4.3. There are damaged or missing ceiling tiles present in one or more areas, recommend having repaired as needed.



Stains on ceiling at lower level



Bucket suspended from ceiling in lower level mechanical chase, client should check with seller for history of water leaks



Stains on ceiling at lower level



Stains on ceiling tested dry at second floor function room, below furnace area



Numerous damaged ceiling tiles



Stains on ceiling tested dry at second floor bathroom





Stains on ceiling tested dry at second floor, outside of bathroom



Several stains tested dry at second floor living room

Several damaged ceiling tiles

Stains on ceiling tested dry at second floor hall bathroom

Stains on ceiling tested dry at second floor hallway

Numerous damaged ceiling tiles

Page 50 of 67

5. Floors

Observations:

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

5.2. Cracked or loose tiles noted at one or more area of home, recommend assessment and repairs by a qualified contractor.

Cracked floor tiles at front entry

Cracked floor tiles at kitchen

Cracked floor tiles at kitchen

Cracked floor tiles at second floor bathroom

6. Interior Electrical

Observations:

6.1. 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 accept where noted.

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

6.3. Improperly terminated wires present, this is a potential shock hazard, recommend proper termination of any exposed wires by a licensed electrician.

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

6.5. Open splices were observed. This is a "Safety Concern". Whenever an electric wire is cut and reconnected, the "splice" should be encased in a covered "junction box" to prevent shocks and separation of the splice. Client is advised to consult with a licensed electrician prior to closing for repairs/replacement as needed to ensure safety.

6.6. One or more loose outlet noted, recommend repair by a licensed electrician.

6.7. Switch damaged or apparently inoperable at one or more area of the home, recommend repair by a licensed electrician.

6.8. One or more wall outlets have no power, recommend repairs by a qualified electrician.

6.9. One or more wall outlets are improperly wired. Recommend assessment and repairs/replacement as needed by a licensed electrician.

6.10. One or more electrical outlet in wet location is not GFCI protected. Recommend repair by a licensed electrician for safety.

6.11. One or more outlet / switch cover plates missing. Recommend repairs for safety.

6.12. One or more ceiling light is missing lense / globe, recommend repair by a licensed electrician.

6.13. One or more damaged outlet noted, recommend repair by a licensed electrician.

6.14. Improperly secured wires present, all wiring should be properly secured to the framing. recommend assessment by a licensed electrician.

Lights out at both first floor bathrooms

Lights out at front entry area

Improperly terminated wires at lower level, behind rear wall

Lights out at lower level

Open junction box at lower level, behind wall

Open air splice above electric meter

Light is out at sound control room

Loose outlet at sound control room

Damaged switch at sound control room

Open junction box in lower level mechanical chase

No power to outlet at function room

Improperly wired outlet reverse polarity at function room

lights out at function room

Various lights out at second floor

One or more kitchen counter outlet is not GFI protected

No power to GFI outlet at right of kitchen sink

Plate cover missing at kitchen

The subject property is a free-standing building operating as a church approximately 10,900 sq ft, reported to be constructed in 1970., Lowell, MA

Light out and missing lense covers at storage room #1

No GFI protection on outlet at second floor bathroom

Lights out at second floor living room

Loose outlet at second floor living room

Damaged outlet at second floor living room

Light is missing lens at second floor hall bathroom

Open junction boxes, loose unsecured wiring and improperly terminated wired in attic

Improperly terminated wires in attic

7. Plumbing Fixtures

Observations:

7.1. Plumbing fixtures are operated on a random basis, as well as visually inspected for evidence of leaks, damage or improper operation. All plumbing fixtures that were tested functioned properly at the time of the inspection, except where noted.

7.2. There is a reverse osmosis filter system with side tap at kitchen sink. This is usually installed to reduce arsenic levels in potable water for drinking, cooking and ice on refrigerator. This is where water for cooking and drinking should be taken. Assessment of the filter system is not included in the inspection. Client may wish to contact a water treatment company for proper maintenance and service.

7.3. One or more sink has cracks on surface or counter, recommend assessment and repairs by a qualified contractor.

7.4. Sink stopper at one or more location does not work properly. Recommend repair/replacement by a qualified plumber.

7.5. Termination of bath fan vents could not be determined. Exhaust fans should be terminated to outside of house. Recommend assessment by a qualified contractor.

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Front entry front

Front entry rear

Cracks in sink

Second floor bathroom

RO side tap and filter system at kitchen sink

No leak observed but there is a bucket with water below second floor bathroom sink

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2 similar bathrooms at second floor hallway

Stopper stuck down in sink drain at second floor hall bathroom, sink was not operated

No bath fan terminations were located

8. Stairs & Handrail

Observations:

8.1. Interior stairs were inspected for any areas of damage, missing or improper hand rails or guard rails and for any areas of improper installation. Stairs appear to be in acceptable condition except where noted.

8.2. Stairs have one or more area of handrail missing. Recommend installing proper hand rail and balusters by a qualified contractor for safety.

8.3. Hand rail at one or more area does not extend to lowest stair this is a safety hazard, recommend repair by a qualified contractor.

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Missing hand rail at sound control area

Recommend extending handrail at sound control area

9. Cabinets

Observations:

9.1. There is a missing kitchen cabinet drawer facing, recommend repairs by a qualified tradesman.

Missing drawer facing at kitchen

10. Kitchen Appliances

Observations:

• Kitchen appliances are not operated, visual inspection only.

• Oven is missing anti tip bracket, recommend installation of anti tip devise to prevent stove from tipping over and causing injury

• One or more dishwasher is not properly fastened, recommend securing to counter top using the appropriate length screw to prevent tip from exiting top of counter causing damage.

The subject property is a free-standing building operating as a church approximately 10,900 sq ft, reported to be constructed in 1970., Lowell, MA

Second floor kitchen

Missing anti tip device

Dishwasher not fastened

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	1.2. Excessive deterioration and cracking was observed at the asphalt surfaces. Recommend assessment and repairs by a qualified asphalt contractor.
Page 6 Item: 3	Vegetation Observations	3.2. There is one or more large tree in lot; the roots may cause problems with the plumbing, asphalt surfaces, and or foundation. Recommend assessment by a qualified tree removal company.
		3.3. 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.
Page 7 Item: 4	Wall or Fence Condition	4.2. There are cracks, damage or evidence of movement in retaining walls. Recommend further investigation and repair as needed by a qualified masonry contractor.
		4.3. One or more areas of fencing have damage to post or panels. Recommend assessment and repairs by a qualified fence contractor.
Exterior Areas		
Page 10 Item: 1	Doors	1.2. Corrosion, damage or deterioration on surface of door and or door frame at one or more area. Suggest repairs/replacement as needed.
Page 11 Item: 2	Sidewall System	2.2. One or more areas of damage to exterior wall surfaces, recommend full assessment and repairs by a qualified contractor.
		2.3. There is vertical and or step cracking at one or more areas of exterior wall, recommend assessment and repairs by a qualified masonry contractor.
		2.4. Gaps exist at one or more openings around the exterior, such as those where outside faucets, utility supply pipes penetrate the exterior or at transitions or flashings. Gaps should be sealed as necessary to prevent moisture intrusion and entry by vermin.

Page 13 Item: 3	Window Condition	3.2. There is broken glass at one or more window, recommend repairs by a qualified tradesman.
		3.3. One or more windows have broken seals (fogged), this condition can diminish the energy efficiency of the window and cause permanent hazing to the glass, recommend repair by a qualified window contractor.
Page 14 Item: 4	Eaves & Trim	4.2. Trim boards have areas of damage and or deterioration, recommend full assessment of trim boards and repairs by a qualified contractor.
		4.3. Soffit trim is gapped in one or more area, this is conducive to insect and animal intrusion, recommend repair by a qualified tradesman.
Page 15 Item: 6	Exterior Paint	6.1. Peeling paint observed on siding and trim, suggest scraping and painting as necessary.
Attic / Mechanical	Chase	
Page 19 Item: 1	Access	1.3. Recommend insulating the back of attic access cover to reduce condensation, ice damming, heating and cooling costs
Page 21 Item: 4	Insulation Condition	4.1. Areas of missing insulation. Missing insulation can be a contributing factor to condensation, fungal growth, ice damming, and energy loss. Recommend installing additional insulation where needed by a qualified tradesman.
Page 23 Item: 5	Duct Work	5.1. Ducts are loose or damaged at one or more area, this can contribute to energy loss, ice damming, moisture and mold growth, recommend assessment by a qualified HVAC contractor.
Foundation		
Page 24 Item: 1	Foundation walls	1.2. Foundation wall at the rear corner is deteriorated, recommend assessment and repairs as needed by a qualified contractor.
Electrical		
Page 26 Item: 1	Service Panels	 Circuit breakers are not properly marked at one or more electric panel, recommend marking panels properly for safety. Sharp-pointed metal screws hold panel cover in place. These are a potential hazard as they may puncture wire insulation and electrify panel box, becoming a shock or electrocution hazard. These screws should be replaced with approved, flat-tipped screws. There is one or more open breaker spaces on service panels this is a safety hazard. The knock-outs in the dead front (cover of the main panel) were removed. This is
		considered a major safety hazard as live components of the electrical system are potentially exposed. Recommend repairs by a qualified electrician to prevent injury/electrical shock.
Plumbing		
Page 30 Item: 1	Plumbing System	1.5. One or more drain line appears to be improperly pitched, should be 1/4" per foot towards drain, recommend review and repair by a licensed plumber.
		1.6. Drain lines appear to lack proper support, recommend adding support hangers.
Heat/AC		

Alpha Home & Cor	nmercial Building Ins	spections The subject property is a free-standing buildin operating as a church approximately 10,900 sq f reported to be constructed in 1970., Lowell, M
Page 35 Item: 1	HVAC Equipment	1.3. For commercial HVAC systems a preventative maintenance and cleaning by a qualified Heating and Cooling company is recommended twice a year. It was reported service is performed in house by a member of the church group.
		1.4. Attic air handlers are missing condensate drain pans, this is a water intrusion hazard, recommend assessment by a qualified HVAC company.
		1.5. There is a corrosion inside cabinet on one or more furnace, Recommend full inspection, preventative maintenance and repairs as needed by a qualified HVAC contractor.
		1.6. The front entry furnace was reported to be in need of repairs/replacement, does not operate. Recommend full inspection and repairs if needed by a qualified HVAC contractor.
		1.7. One or more air conditioner system did not operate properly. Recommend HVAC contractor evaluate the system.
		1.8. One or more HVAC component was not tested / unable to test during inspection, recommend verifying proper operation prior to closing and inspection and repairs if needed by a qualified HVAC contractor.
Page 39 Item: 2	Venting	2.1. Plastic vent pipe termination for attic furnace is missing proper elbow, recommend repair by a qualified HVAC contractor.
		2.2. Metal vent pipe for the lower level furnace is damaged at exterior wall termination, recommend repair by a qualified HVAC contractor.
Page 40 Item: 3	Fuel Lines	3.4. Gas line is missing sediment drip leg at one or more appliance connection, recommend repair by a qualified heating contractor.
Page 41 Item: 4	Filters	4.2. Air filters are dirty and/or missing, this can diminish efficiency and life of system, needs to be changed.
Page 43 Item: 6	Distribution	6.2. One or more register is loose/damaged at the ceiling, recommend repairs by a qualified heating contractor.
		6.3. Distribution could not be tested at one or more area, heat and/or AC could not be operated. Recommend assessment by a qualified heating contractor.
Interior Areas		

Alpha Home & Cor	nmercial Building	Inspections The subject property is a free-standing building operating as a church approximately 10,900 sq ft reported to be constructed in 1970., Lowell, MA
Page 45 Item: 1	Doors	1.2. Door has broken pane in one or more area of building. Recommend assessment of doors and repair by a qualified tradesman.
		1.3. Damage to door and or door frame at one or more areas of property. Recommend assessment of interior doors and repairs by a qualified tradesman as needed.
		1.4. Door at one or more location is hitting door frame will not close, recommend repair by a qualified tradesman.
		1.5. Door at one or more location does not latch or lock properly. Recommend assessment of doors and repair by a qualified contractor.
Page 46 Item: 2	Windows	2.2. Window has broken pane in one or more area of building. Recommend assessment of windows and repair by a qualified tradesman.
		2.3. Window would not open at one or more areas of building. Recommend assessment of windows and repairs by a qualified tradesman.
Page 47 Item: 3	Walls	3.2. Stains noted on the walls with elevated levels of moisture present in one or more areas of building. Recommend asking current property owner for the source and history of any leaks or water intrusion, further assessment of affected surfaces and repairs by a qualified contractor as needed.
		3.3. Damage to wall surfaces at one or more areas, recommend assessment of wall surfaces and repairs by a qualified tradesman.
Page 48 Item: 4	Ceilings	4.2. Stains noted on ceilings in one or more area of building. This is evidence of past or present leaks. They tested dry at the time of the inspection. Recommend asking current building owner for the source and history of any leaks or water intrusion, assessment and repairs by a qualified contractor of any affected areas and monitor for further water staining.
		4.3. There are damaged or missing ceiling tiles present in one or more areas, recommend having repaired as needed.
Page 51 Item: 5	Floors	5.2. Cracked or loose tiles noted at one or more area of home, recommend assessment and repairs by a qualified contractor.

Alpha Home & Cor	nmercial Building Ins	spections The subject property is a free-standing building operating as a church approximately 10,900 sq ft, reported to be constructed in 1970., Lowell, MA
Page 52 Item: 6	Interior Electrical	6.2. One or more ceiling light fixtures not working at time of inspection. Recommend changing bulb and repair/ replacement by a qualified electrician as needed.
		6.3. Improperly terminated wires present, this is a potential shock hazard, recommend proper termination of any exposed wires by a licensed electrician.
		6.4. Open junction boxes were observed, which is a safety concern. Recommend installing proper covers, as needed, for safety.
		6.5. Open splices were observed. This is a "Safety Concern". Whenever an electric wire is cut and reconnected, the "splice" should be encased in a covered "junction box" to prevent shocks and separation of the splice. Client is advised to consult with a licensed electrician prior to closing for repairs/replacement as needed to ensure safety.
		6.6. One or more loose outlet noted, recommend repair by a licensed electrician.
		6.7. Switch damaged or apparently inoperable at one or more area of the home, recommend repair by a licensed electrician.
		6.8. One or more wall outlets have no power, recommend repairs by a qualified electrician.
		6.9. One or more wall outlets are improperly wired. Recommend assessment and repairs/replacement as needed by a licensed electrician.
		6.10. One or more electrical outlet in wet location is not GFC protected. Recommend repair by a licensed electrician for safety.
		6.11. One or more outlet / switch cover plates missing. Recommend repairs for safety.
		6.12. One or more ceiling light is missing lense / globe, recommend repair by a licensed electrician.
		6.13. One or more damaged outlet noted, recommend repair by a licensed electrician.
		6.14. Improperly secured wires present, all wiring should be properly secured to the framing. recommend assessment by a licensed electrician.

Alpha	Home & Com	nmercial Building Ins	pections The subject property is a free-standing build operating as a church approximately 10,900 sc reported to be constructed in 1970., Lowell, I	ing 1 ft, MA
Pag	je 57 Item: 7	Plumbing Fixtures	7.3. One or more sink has cracks on surface or counter, recommend assessment and repairs by a qualified contractor.	
			7.4. Sink stopper at one or more location does not work properly. Recommend repair/replacement by a qualified plumber.	
			7.5. Termination of bath fan vents could not be determined. Exhaust fans should be terminated to outside of house. Recommend assessment by a qualified contractor.	
Pag	je 59 Item: 8	Stairs & Handrail	8.2. Stairs have one or more area of handrail missing. Recommend installing proper hand rail and balusters by a qualified contractor for safety.	
			8.3. Hand rail at one or more area does not extend to lowest stair this is a safety hazard, recommend repair by a qualified contractor.	
Pag	je 60 Item: 9	Cabinets	9.1. There is a missing kitchen cabinet drawer facing, recommend repairs by a qualified tradesman.	
Pag	je 60 Item: 10	Kitchen Appliances	 Oven is missing anti tip bracket, recommend installation of anti tip devise to prevent stove from tipping over and causing injury One or more dishwasher is not properly fastened, recommend securing to counter top using the appropriate length screw to prevent tip from exiting top of counter causing damage. 	