

Alpha Home & Commercial Building Inspections

Property Inspection Report



industrial building 57,000 sf circa 1984 , Peterborough, NH 03458
Inspection prepared for:
Date of Inspection: 9/4/2020 Time: 9:00 AM
Order ID: 11349

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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 ASTM E 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

Selling Agent

2. Occupancy

Vacant - Furnished

3. Building Faces

West

4. Weather Conditions

Partly Cloudy, 70-79 degrees, ground is damp

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 standalone commercial / industrial building containing approximately 57,000 sq.ft., reported to be constructed circa 1986 (left building), with additions in 1993 (middle building) and 2004 (right building).

Purpose and Scope

At the request of xxxxxxxxxxxxxxxx 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: none

Documents provided: Commercial building questionnaire, see attachment

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 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 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 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

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.



Left side parking



Damaged asphalt surfaces throughout left side parking.



Front parking



Cracks / damaged surface at front and left side of building



Asphalt surfaces at rear / left side of building
appear to be beyond their design life.



rear left



Rear of building



rear right

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.

2.3. There is one or more surface drain at exterior of building, recommend monitor for proper drainage, keep clear of snow / ice / debris and have cleaned and serviced as needed.

2.4. There are monitoring wells on the property, these are used to observe levels of soil or water contaminates. Recommend contacting property owner for more information and assessment by a qualified environmental testing / engineering firm if needed.

2.5. Undetermined access cover at rear loading dock area, recommend contacting property owner for more information and assessment as needed.



Neutral grading



Surface drains



Drainage culvert



Keep culverts free from debris

Undetermined access cover at rear loading dock
area

Monitoring wells at rear of building

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.



Vegetation in close proximity to building should be cut back or removed

4. Wall or Fence Condition

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.



Retaining walls at rear loading dock

5. Signage

Observations:

5.1. Damaged wood signage at front of building, recommend repairs as needed.



Exterior Areas

1. Doors

Observations:

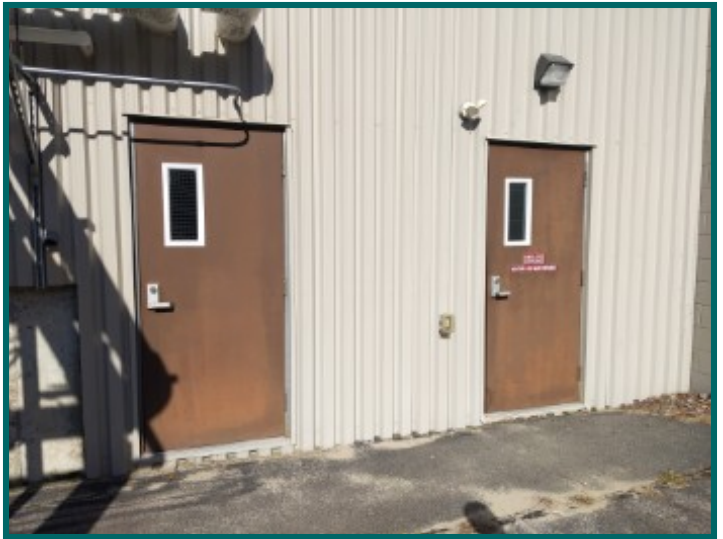
1.1. Exterior doors were checked for evidence of damage and improper installation, they were opened and closed on a random basis. All doors that were tested opened and closed with no binding with no significant visible areas of wear or damage to door or frame except where noted.

1.2. One or more exterior door has damage of door, frame, or trim, recommend full assessment of all doors and repairs by a qualified tradesman as needed.

1.3. One or more exterior door does not seal well. This can be an energy drain and allow vermin into building. Recommend repair / adjustment by a qualified contractor.



Front doors



Rear doors



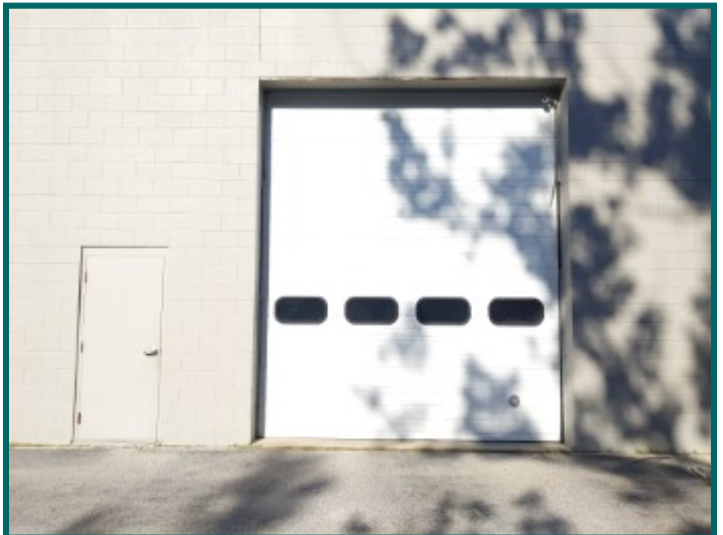
Rear door does not seal well



Warehouse / loading dock doors



Impact damage at rear overhead door/door does not seal well



Rear left overhead



Damage to door and or trim at rear garage



Damage to door and or trim at rear garage door



Left side



Damage, rot on trim at left side

2. Sidewall System

Materials: Left building : Wood siding, wood frame construction, concrete foundation., Middle building : CMU block walls with steel frame and concrete foundation. , Right building : Steel frame and truss, steel panel exterior wall system with concrete foundation.

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. Siding is in contact with finish grade at one or more area of building, this is conducive to moisture and insect intrusion, recommend monitor area and have repaired as needed by a qualified contractor.

2.3. One or more areas of damage or deterioration to siding. This condition is conducive to water intrusion and further deterioration. There may be damage to structural components of the building that are not visible until further probing by a qualified professional are performed. Recommend further assessment and repair by a qualified tradesman.

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



Front of building



Front of building



Front / left side of building



Front / right side of building



Right side / rear



Rear of building



Rear of building



Rear / left side



Rear / left side



Rear / left side



Damage to exterior surfaces in contact with
finished grade at left front.



Missing trim front left building



Damage to exterior surfaces at front



Damage to exterior surfaces at loading dock



Damage to exterior surfaces at loading dock



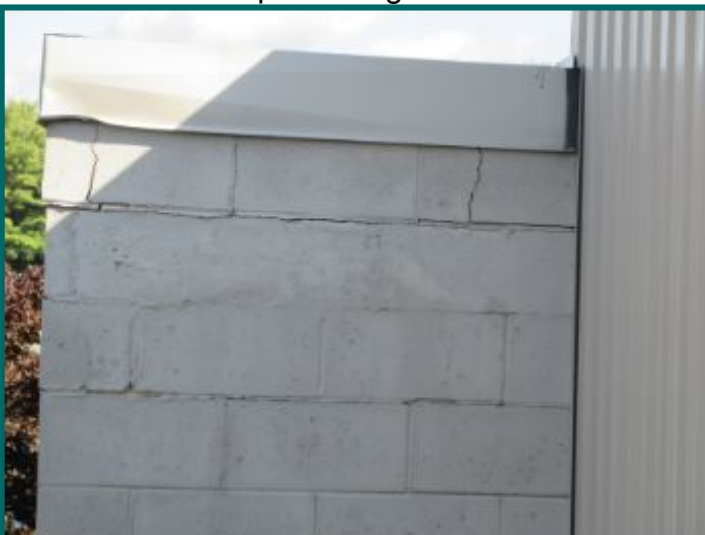
Damage to exterior surfaces at warehouse side door



Step cracking at rear



Step cracking rear left



damaged block and mortar at front of middle building



Damaged block / horizontal cracking at front / left side of middle building

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.

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

3.3. There area areas of damaged or missing caulking. Suggest caulking of doors and window frames as necessary.

3.4. 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.



Needs caulking front of left building



Fogged window at Neatly Done second floor



Peeling paint at left rear

4. Eaves & Trim

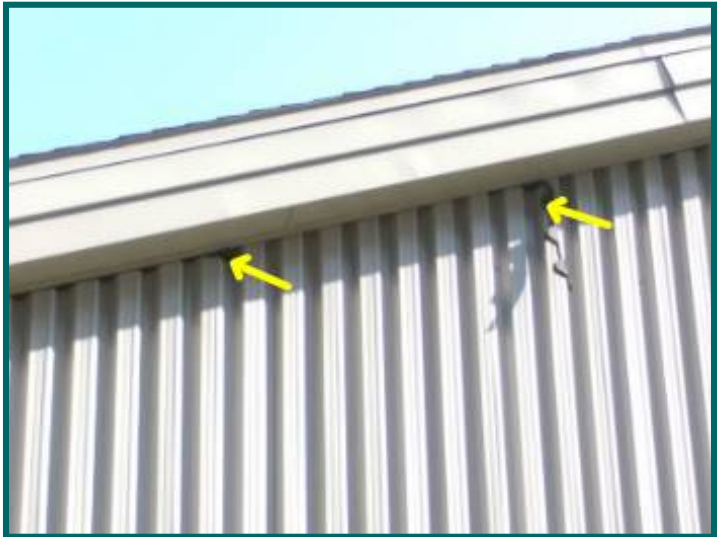
Observations:

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. No major system safety or function concerns except where noted or reported at time of inspection.

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



Damage, rot on trim at left front



Deterioration to trim at right side



Damage, rot on trim at rear



Deterioration to trim at left side

5. Stairs

Observations:

- Exterior 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.

6. Electrical Exterior

Observations:

6.1. One or more exterior outlet has damaged or missing weatherproof cover, recommend repairs by a licensed electrician.



Missing weather proof outlet cover at warehouse



Exterior lighting was not observed illuminated



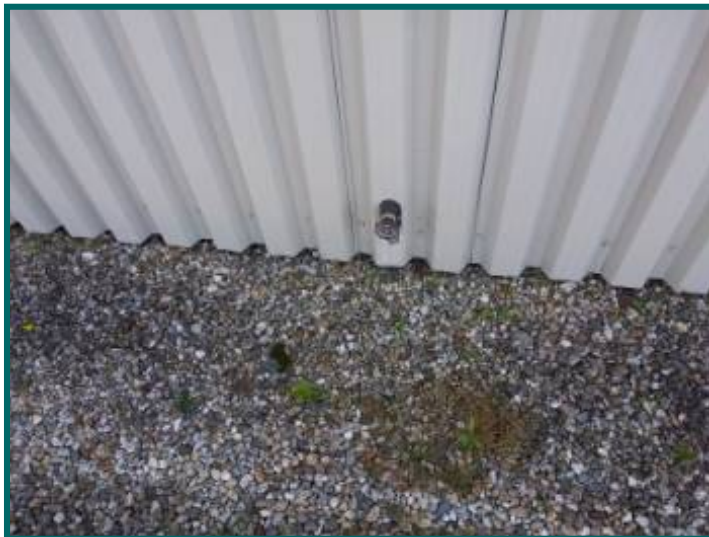
One or more exterior light on photo sensor did not illuminate during inspection.

7. Exterior Faucets

Observations:

7.1. The water is shut off or not working to one or more exterior faucet, not tested. Recommend contacting building owner for confirmation of proper operation or assessment by a qualified plumber if needed.

7.2. One or more exterior faucet is damaged and/or loose at wall termination, repairs recommended.



No water to exterior faucet at front



Damaged faucet handle at rear

8. Exterior Paint

Observations:

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



Peeling paint throughout left building



Peeling paint throughout left building

Roof

1. Roof Condition

Age of Roof: Left building : 20+ years old. Middle building : 27+ years old. Right building 16 years old. , Design Life: 20-25, Roof was walked in limited areas

Materials:

- Asphalt shingles
- Flat roof, rubber membrane
- Ballast rubber roof

Observations:

1.1. The roofing system for the right building upper roof consist of steel roofing trusses, steel roof decking, fastened insulation panels and glued down EPDM rubber membrane sheets. (Ethylene propylene diene terpolymer, EPDM). Recent studies have shown that these roofs can last as long as 20 - 30 years if properly maintained. See following link: <http://www.epdmroofs.org/epdm-todays-choice/long-term-performance>

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, except where noted. 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.

1.2. The middle building has a ballasted roof, these are "loose-laid." This means the contractor can assemble all the components, including the thermal barrier and insulation, without fastening them to each other or the roof deck. Membrane seams are sealed, the waterproofing layer is secured to the parapet and at roof penetrations, but it isn't adhered to the roof deck or the layers beneath it.

The key to the entire system is the ballast thats placed on top of the membrane, which weighs down all the components to hold them in place. The ballast (stone cover) also acts as protection from UV rays which can extend the life of the rubber. Recent studies have shown that these roofs can last as long as 30 years if properly maintained. See following link: <http://www.epdmroofs.org/epdm-todays-choice/long-term-performance>

Recommend inspection, maintenance and repairs be done 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. Roof age reported to be same age as building still within its design life.

1.3. The left building and the front / sloped portion of the right building roof are covered with asphalt shingles. The typical design life for asphalt shingles is 20-25 years.

1.4. Staining and fungal growth on surface of roof, recommend cutting back trees and cleaning of roof surfaces by a qualified roofing contractor to help prolong life of roof.

1.5. EPDM roof has a few areas of prior repair is approaching its life expectancy. Recommend monitor for further deterioration and water intrusion and repairs or replacement as needed by a qualified roofing contractor .

1.6. One or more areas of roof surface appears to be approaching or at its intended useful design life. Recommend assessment for repairs / replacement by a qualified roofing contractor.

1.7. There area areas of lifting and or damage to roof surfaces, recommend assessment and repairs as needed by a qualified roofing contractor.

1.8. Shingles show granular loss, are missing, curling, cracked or damaged in one or more area. Recommend further investigation and repair by a qualified roofing contractor.

1.9. There area interior surfaces with staining and or elevated moisture present, this is evidence past or present roof leaks, recommend assessment and repairs as needed by a qualified roofing contractor.



Left building front roof



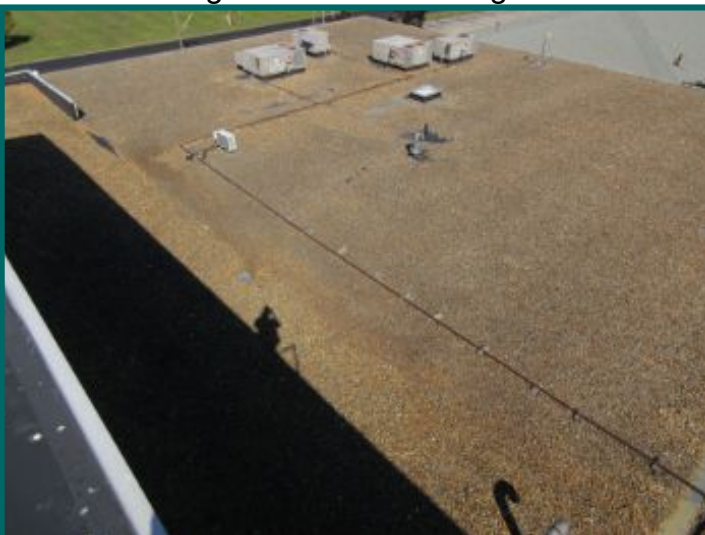
left building rear roof



damaged surface / granular loss and fungal growth at left building



damaged surface / granular loss at left building roof



Middle building roof is beyond its design life.



Water intrusion / leaks at interior of middle building.



Damaged rubber roofing middle building



Damaged rubber roofing middle building



Damaged rubber roofing middle building



Areas of missing ballast and prior repairs at
middle building



beyond design life / water intrusion at interior



damaged roof surface



right building roof



right building roof



right building roof



right building roof



Prior repairs at right building roof.



prior repair at right building roof



right building front roof



right building front roof



damaged surface at right building front roof

2. Flashing

Observations:

2.1. There is heat tape in gutters and or at edge of roof, the heat tape was not operated or tested during inspection, recommend monitoring for proper operation during icing conditions to prevent ice damming and water intrusion into building. Recommend asking current property owner for information on and history of heat tape use and any leaks or water intrusion issues. Recommend monitoring for water intrusion at roof edge and repairs of any affected areas as needed.

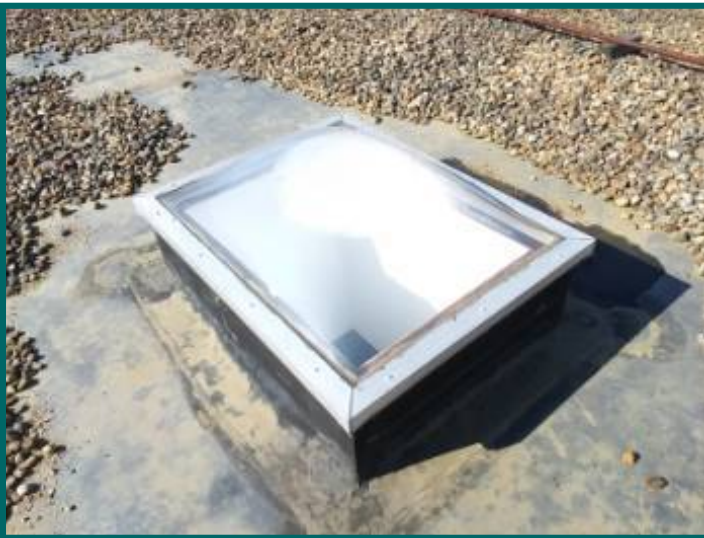


Heat tape at rear left.

3. Sky Lights

Observations:

3.1. Skylights are fogged in right front bedroom. Recommend repair by a qualified contractor.



Fogged skylight middle building

4. Gutter

Observations:

4.1. It is important that all gutters properly divert water outside of and away from building to prevent water intrusion. The final termination of internal gutters were not located. Recommend asking property owner where and how well gutters drain and making corrections if needed.

4.2. Gutter and down spouts have areas of damage, this can cause damage to exterior wall surfaces and water intrusion into building. Recommend having repaired as needed by a qualified contractor.

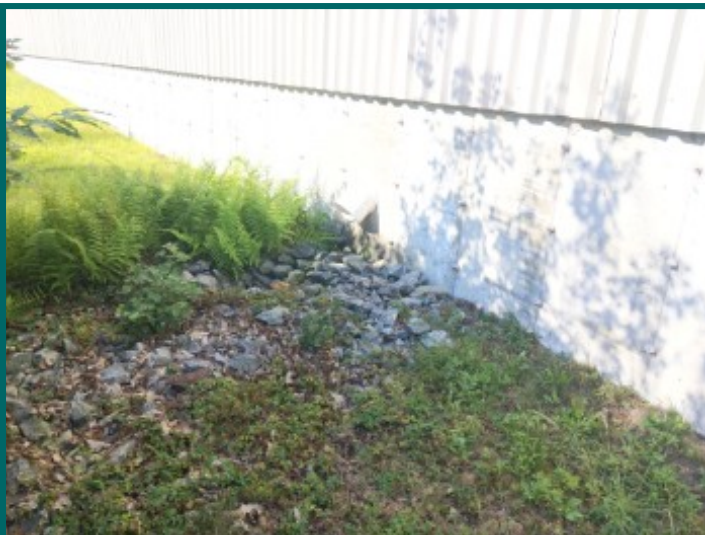
4.3. Downspout drains onto sidewalk / driveway. Recommend exploring ways to divert water away from this area, or at the very least, recognize this as a potential ice hazard; use ice melt products and exercise caution.



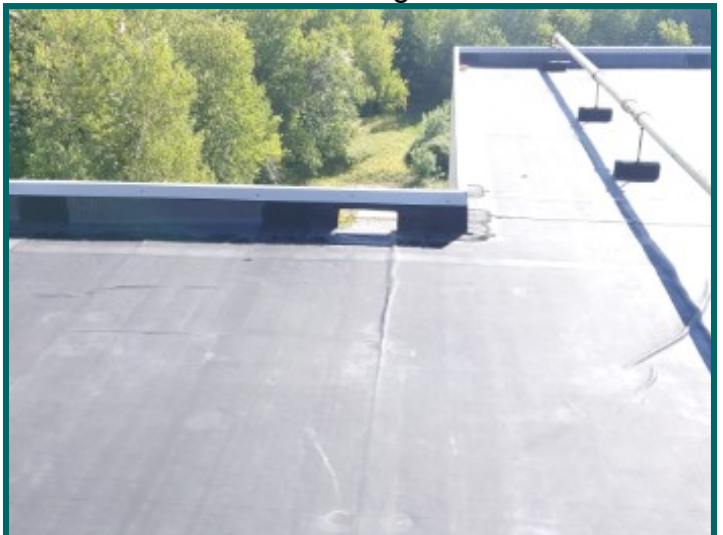
Internal roof drains at right building



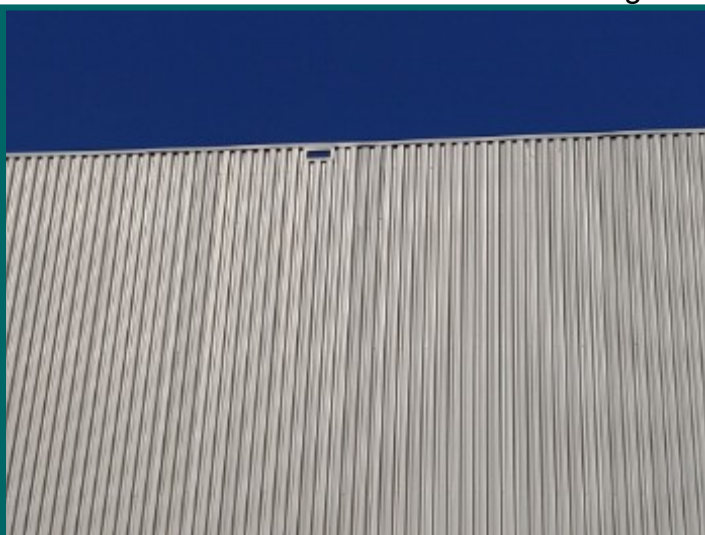
Internal roof drain termination at right side of building.



Roof drain termination at rear of building



Scuppers at right building



Missing downspouts at scuppers



Internal roof drains at middle building.
Termination was not located.



Gutter terminates onto walkway at rear of building.



Missing downspout on gutters



Missing downspout on gutters

Attic / Mechanical Chase

Limitations of Attic and Insulation Inspection

- Present or possibility of future water leaks is not always 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. 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.

2. Structure

Observations:

2.1. Engineered Roof Trusses with plywood decking

2.2. Steel frame and truss with steel roof decking

2.3. 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.

2.4. One or more roof trusses are damaged, have been cut, or altered; this may compromise the integrity of the structure. We recommend review by a licensed structural engineer for evaluation and repair or replacement, as necessary, prior to close.

2.5. Stains were found in one or more attic surface areas, no elevated levels of moisture were found. The stain(s) may be due to past or present roof and/or plumbing leaks. Recommend asking the property owner about history of water intrusion and or assessment of any affected areas by a qualified contractor and repairs as necessary.



Steel frame at rear right / warehouse



Right building / warehouse



Front right



Steel frame on CMU wall at middle building



middle building



middle building



left building attic



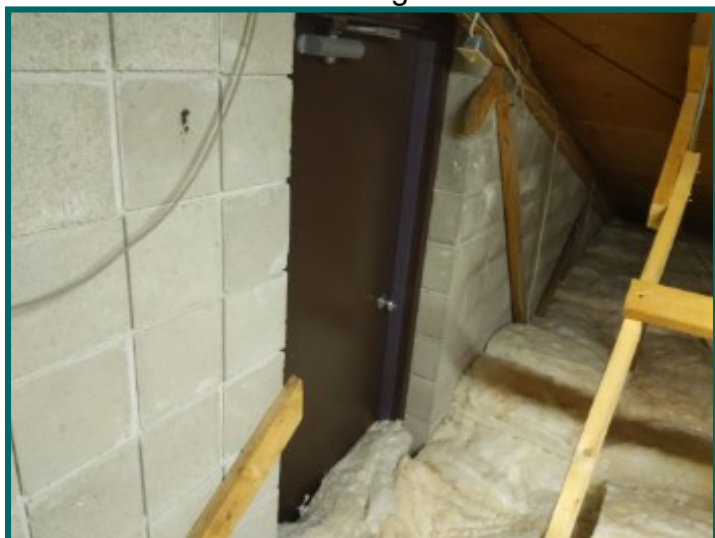
left building attic



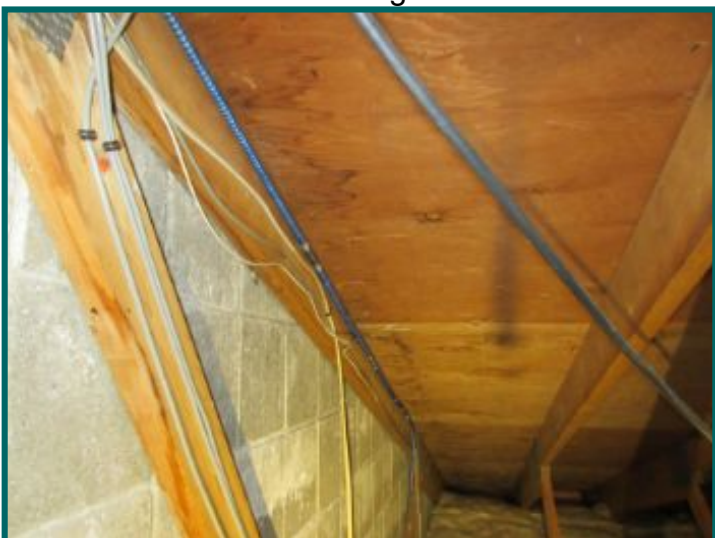
left building attic



left building attic



Cut/altered truss



Stains tested dry



Stains tested dry



Damaged truss in left building attic



damaged / cut truss in left building attic

3. Ventilation

Observations:

3.1. Under eave soffit inlet vents noted.

3.2. Ridge exhaust venting noted.

3.3. Roof can vents

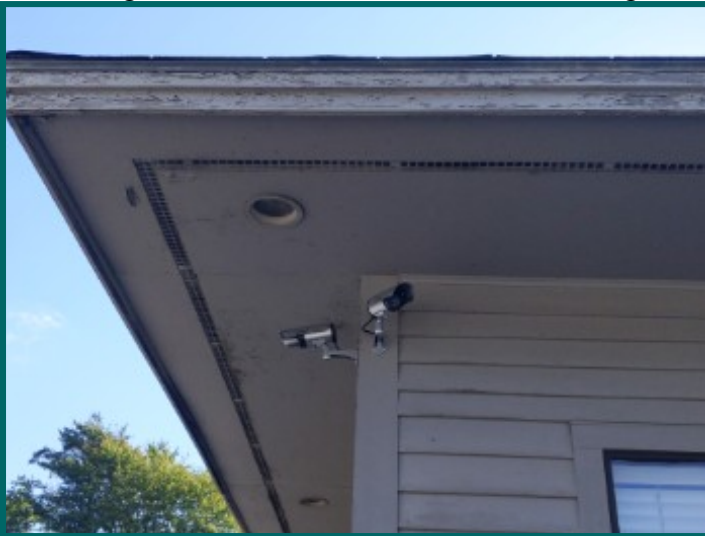
3.4. Bath fans venting directly into attic. This can cause condensation, staining and fungal growth on attic framing as well as be a contributing factor to ice damming. Recommend repair properly terminating bath fans to exterior of building by a qualified contractor.



Ridge vent and can vents at left building



ridge vent and can vents in left building attic



Soffit Vent at left building



Soffit vents with propa vents at left building



vent terminating in attic at left building



Inproper bath fan termination middle rear bath

4. Insulation Condition

Materials: fiberglass batts noted

Depth:

- Insulation averages about 10-12 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. Rodent activity observed in the attic. Vermin can damage insulation & electrical wiring.
Recommend a professional pest contractor evaluate for treatment.



left building attic



left building attic



left building attic



left building attic



left building attic



Rodent activity in left building attic.

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 in left building attic

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. Vertical cracks noted on foundation wall at one or more location, recommend monitor for further movement and or water intrusion and sealing / repairs as needed.

1.3. Some areas of exterior foundation walls are covered with rigid foam board insulation. This installation should not go down to finish grade as it can be conducive to wood destroying insect entering the building. The National Pest Management Association tried to ban it some years ago. Both termites and carpenter ants can create galleries through the material. Termites can tube through the underside undetected.



Vertical cracks at right side wall



Vertical crack on side wall.



Vertical crack on rear wall



insulation in contact with ground and wood siding

2. Floor Slab

Observations:

2.1. Concrete Floor Slab

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

2.3. Typical settlement cracks, recommend monitor for further movement and water intrusion and repairs by a qualified contractor as needed.

2.4. There are floor drains at slab area, recommend monitor for proper drainage, keep clear of debris and have cleaned and serviced as needed.

2.5. Dirt floor with no vapor barrier, this is conducive to moisture and insect intrusion. Recommend installation of vapor barrier and ballast, (plastic sheeting and crushed stone) by a qualified tradesman.





Incomplete finish / dirt floor without vapor barrier
at front right.



Floor drain at neatly done



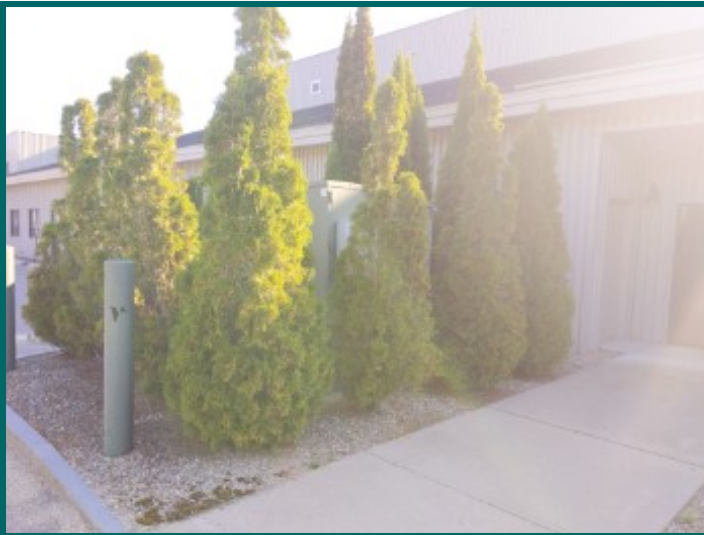
Floor drain at neatly done

Electrical

1. Service Panels

Observations:

- The service entrance is under ground to main transformer then enters building to right side electrical room. The main service is 1200-amps, 208Y/120 volt 4-wire 3-phase. Disconnecting power requires the deactivation of single main switch disconnect which is clearly marked. 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, 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.
- The main service panel contains wiring related to the use of an on demand propane or natural gas generator providing power to one or more areas of the building during general power failures. Inspection of the generator wiring lies beyond the scope of the general building inspection. This back up power system requires regular maintenance from a qualified contractor. You may wish to have the generator wiring and generator evaluated by a qualified electrical contractor.



Main transformer at front of building



Electric meter is located at main transformer in front of building.



Main electric service equipment in right building electrical room.



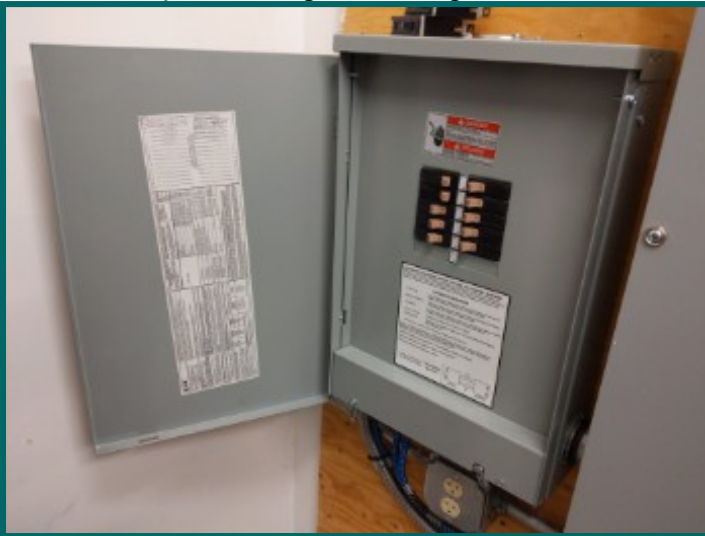
1200 amp three-phase 600 volt service disconnect switch



Electrical panel in right building electrical room.



Electrical panel in right building electrical room.



Automatic transfer switch



On demand generator at rear of building



Warehouse electrical panel



Warehouse electrical panel



Right side front office area second floor



Middle building second floor left side



Janitor room electrical panel



Left building kitchen area electrical panel



Left building computer server room electrical
panel



Left building front hallway electrical panel



Middle building rear room electrical panel



Left building electrical equipment

Plumbing

1. Plumbing System

Observations:

1.1. Building is reported to be serviced by municipal water and sewer. There is a 1-1/2" water meter all copper. The main water supply shut off valve is located at the meter. Back flow prevention device is located next to water meter, this device requires periodic testing in most municipalities. There are sub slab supply and drain lines that were not observed.

1.2. There is a fire suppression system present, not assessed. The system usually requires annual maintenance and inspection by a qualified contractor. Last maintenance service recorded is 5-13-19.



Main water shut off valve / water meter and backflow prevention at right side front room



Water meter



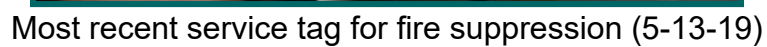
Backflow prevention and most recent service tag



Plumbing riser for fire suppression system



Fire suppression equipment in left building
sprinkler room



Water Heater

1. Condition

Observations:

- There were five water heaters observed servicing plumbing fixtures. Manufacture data plate build dates ranged from 1998 to 2015. Typical design life for water heater is 10-15 years.
- One or more water heater is approaching or at the end of its typical service life. Client should monitor condition and have replaced as needed.
- One or more plumbing fixture water temperature is below 110 degrees. Should be set minimum of 110 degrees for comfort and a maximum 125 degrees to prevent scalding hazard, particularly for very young and very old persons.
- One or more water heater was off at the time of inspection, could not test water heater(s). Recommend having seller or representative turn unit on and verify proper operation prior to closing.



Warehouse water heater 30 gallon 16 years old



Middle building 30 gallon 15 years old



Water temperature second floor middle building



Middle building 30 gallon 14 years old



Second floor middle building water heater is off



Water temperature left building water heater is off



Neatly done 22 years old 30 gallon in shop area



Neatly Done water heater 19 gallon 5 years old

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

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 right building rear warehouse space is serviced by four roof top mounted heating and cooling package units, all 16 years old. The typical design life for a package HVAC unit is 20 years. Heating and cooling for the right building front office area is provided by numerous water source heat pumps (WSHPs) located throughout the space, all 15 years old, typical design life is 15-20 years. There is a single boiler, 16 years old, and a water tower, 15 years old, that supply the WSHPs with heated or cooled water throughout the year. The typical design life for a commercial boiler and water tower are both 20 years. The middle building has five roof top mounted heating and cooling package units, one is 17 years old and four are 25+ years old. The left building is heated and cooled by air-to-air heat pumps with air handlers located throughout. The exterior compressors are 8 - 11+ years old the air handlers are 8 - 11 years old. The typical design life of an AC compressor is 10-15 years and for furnace / air handler is 15-20 years. The center building rear warehouse space (Neatly Done) has no AC system, it is heated with ceiling mounted space heater, 10 years old.

1.2. For commercial HVAC systems a preventative maintenance and cleaning by a qualified Heating and Cooling company is recommended twice a year. No service records were provided or service on any of the systems reported.

1.3. 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.

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

1.5. Temperature & Pressure relief pipe is leaking at one or more boiler, there is corrosion at end of pipe, recommend repair by a qualified plumber.



Cooling tower at rear of building, 15 years old



Cooling tower was shut down at the time of inspection.



Rear left, 11 / 8 / 8 / 10+ years old



Four rooftop units at front of middle building, all
25+ years old



Rooftop unit at rear of middle building, 17 years old



Mini split at middle building, 10+ years old



Right building rooftop units, 16 years old



Right building rooftop units, both 16 years old



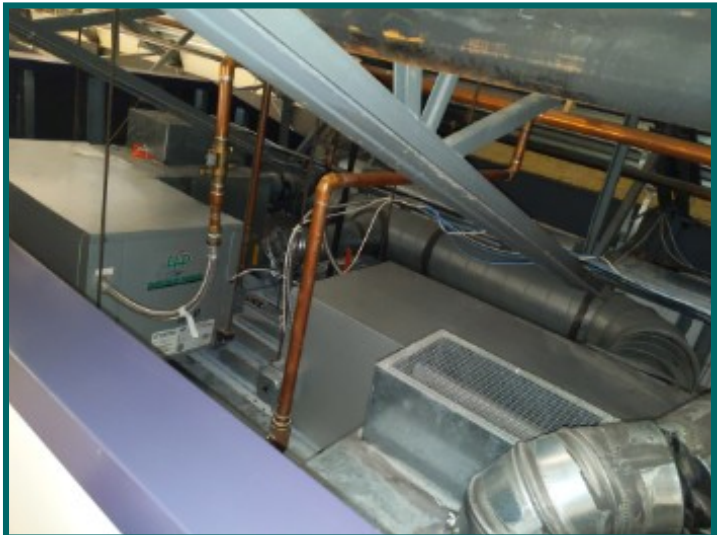
Single boiler for water source heat pumps in rear boiler room, 16 years old



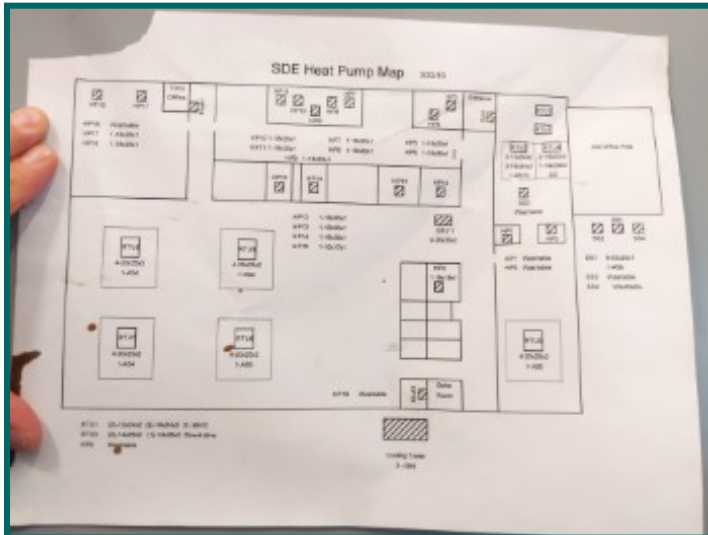
Boiler TP valve is leaking



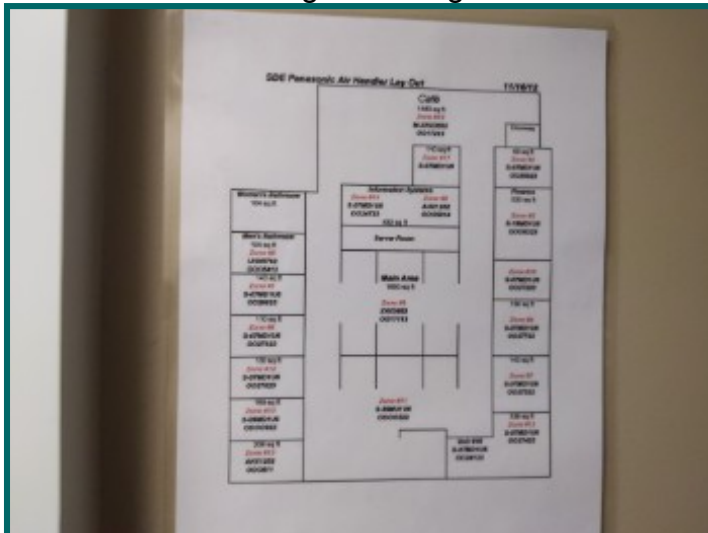
heat pumps located throughout front right, all units were 15 years old



Heat pumps located throughout right building front office area.



Heat pumps located throughout front office space of right building. Control system was not operating properly, unable to test



Unable to test left building HVAC, shut down / not operational at the time of inspection. Air handler in attic space above left building, 11 years old



Modine space heater at neatly done, 10 years old

2. Venting

Observations:

2.1. Metal single wall chimney vent pipe with power vent.

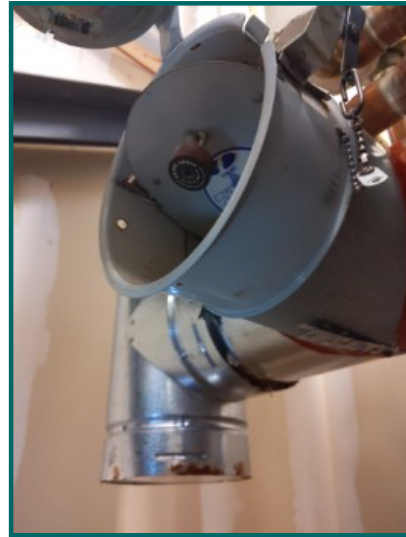
2.2. Metal double wall chimney vent pipe noted.

2.3. A Heat / Energy Recovery Ventilator is noted (**HRV** / ERV) This device provides central ventilation, while recovering heat/cooling from the exhausted air. This is considered a specialized device, therefore it is excluded from this inspection

2.4. Corrosion on vent pipe at one or more heating appliance. Recommend further investigation and repair as needed by a qualified HVAC company.



Boiler vent termination



Corrosion on boiler vent pipe



Boiler room makeup air vent



Modine / Neatly done heater vent termination.



ERV at right building second floor shut down so
it's not inspected



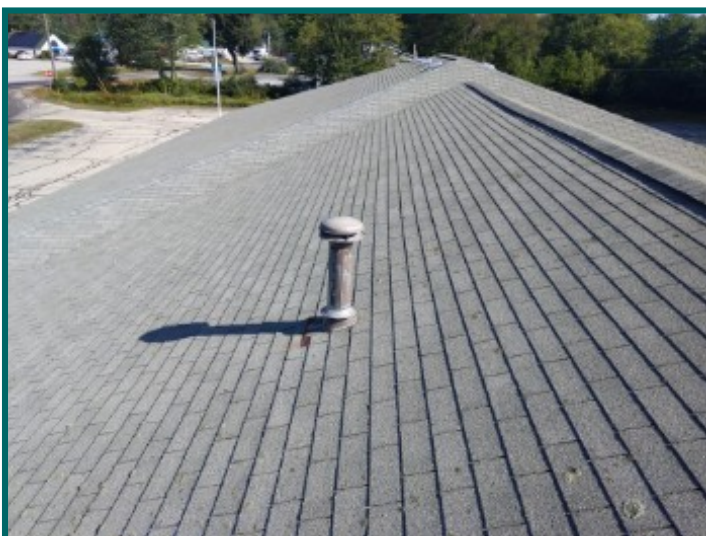
ERV is shut down



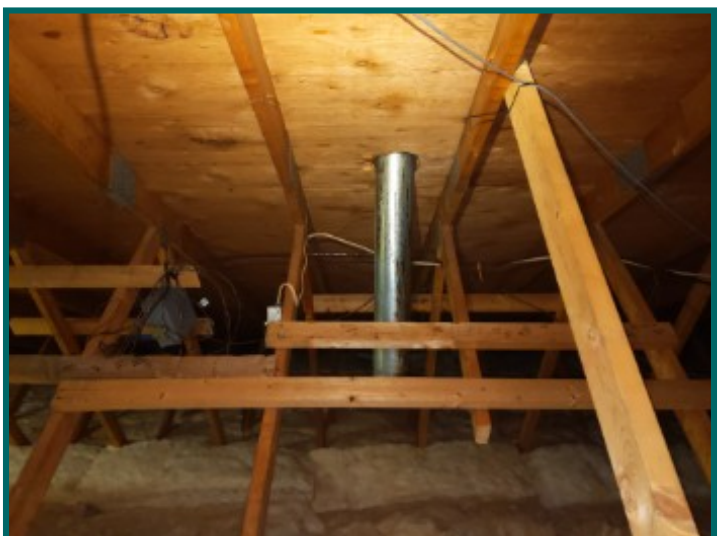
ERV vent termination and bathroom vent
terminations



ERV vent



No longer in use



No longer in use

3. Fuel Lines

Observations:

3.1. Fuel shut off located at furnace / boiler.

3.2. Fuel shut off located at exterior wall.

3.3. Heating fuel is:

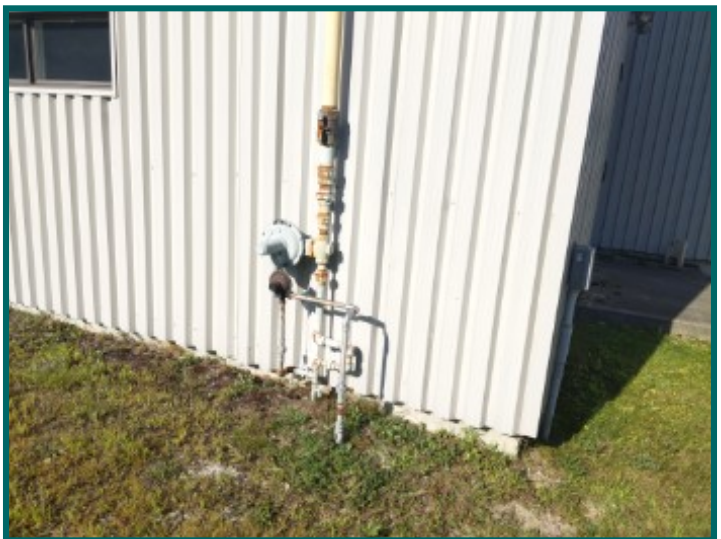
3.4. Propane Gas (propane tanks are outside of our scope of inspection, depending on the municipality, size of the tank and other factors clearances from other home components can vary, client may wish to contact fuel provider)

3.5. Iron gas pipe and **CSST** gas piping is used for gas supply distribution.

3.6. This building has corrugated stainless steel tubing (CSST) gas supply piping. The CSST gas piping system needs to be properly bonded to the electric grounding system. The bonding wire was not located during inspection. CSST gas pipe has been associated with lightning related fires, product defect allegations and litigation. Recommend an electrician and or plumber trained in CSST installation, local regulations and defect recognition inspect the CSST system and install or confirm proper grounding.



Propane tanks at rear of building



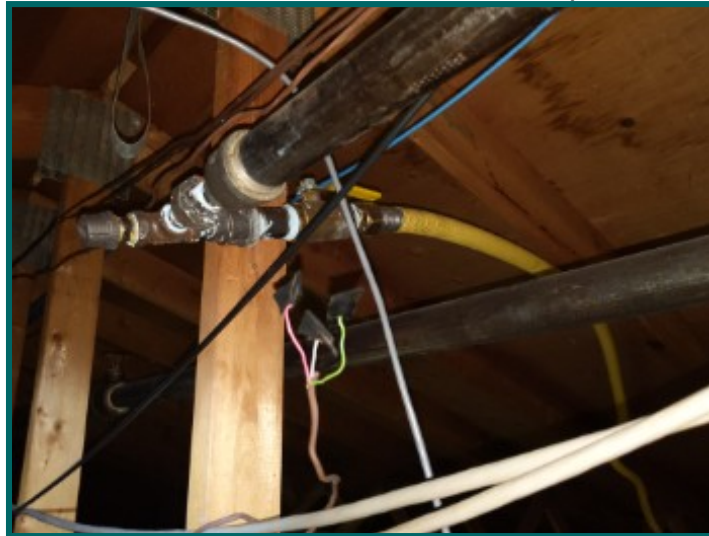
Propane gas entrance and shut off valves at rear of building



Propane tanks at rear left



Propane entrance at rear left



CSST gas lines present in left side attic, bonding wire was not located

4. Refrigerant Lines

Observations:

4.1. There are areas of missing insulation on coolant lines. This can diminish efficiency of system and create condensation and water damage to home. Recommend adding insulation as needed and monitor condition closely.



Damaged/missing insulation at rear of building.



Damaged / mission insulation at rooftop mini split.

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. One or more interior door was locked, that area of building was not entered.

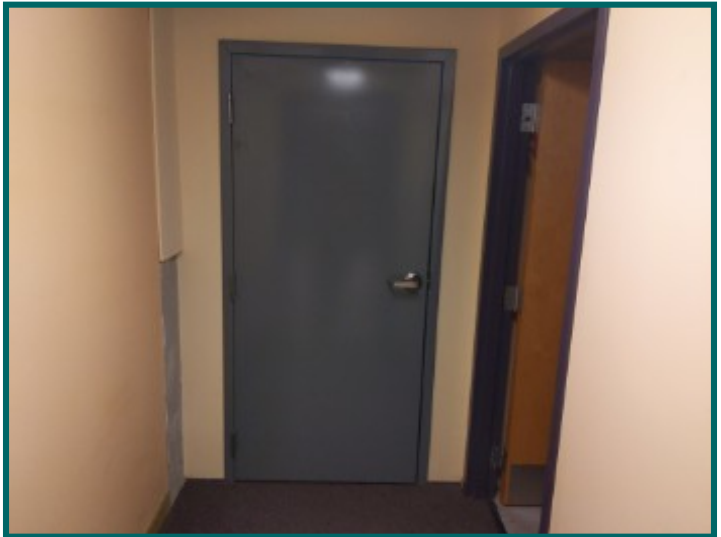
1.3. Door at one or more location does not latch or lock properly. Recommend assessment of doors and repair by a qualified contractor.

1.4. 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.

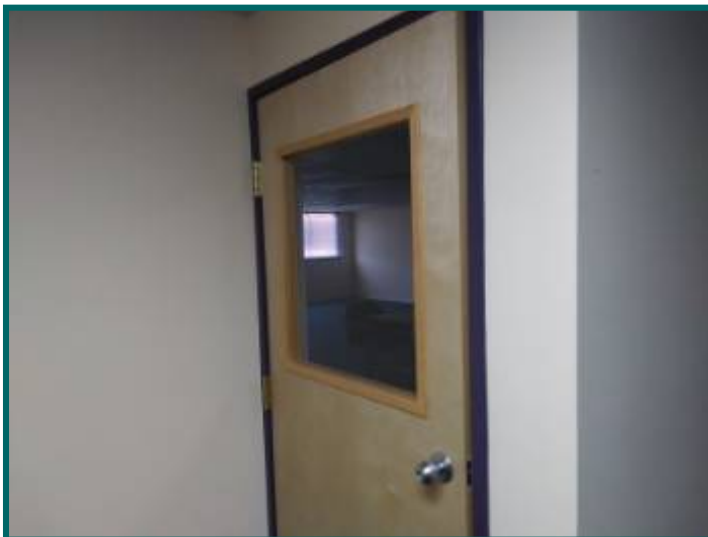
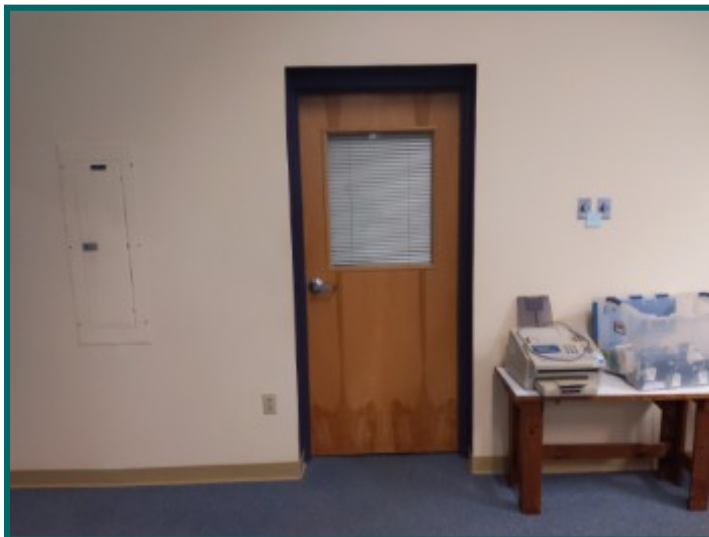
1.5. Door at one or more location is hitting door frame will not close, recommend repair by a qualified tradesman.



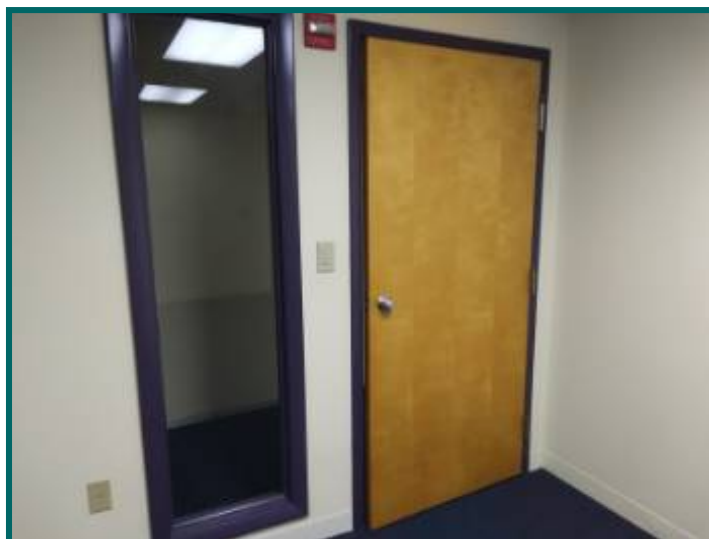
Broken glass at warehouse rear door



Door between front entry and warehouse was locked / would not open



Locked door in middle building rear room area not inspected Door is hitting frame at Mount Washington room



Door does not latch at Tom Mason room

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. Casement window crank is broken, will not operate properly at one or more area of the building, recommend assessment of windows and repairs by qualified tradesman.



Damaged window crank at middle front



Damaged window crank at middle front office



Damaged window crank at middle front office

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 on walls at one or more area of building, tested dry at time of inspection, recommend checking with current property owner about history of water intrusion or leaks, repairs by a qualified contractor and monitor for future water intrusion.

3.3. 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.

3.4. Although inspection for the presence of mold is specifically excluded in our inspection agreement we do note suspected evidence when observed. There is staining that may be fungal growth on surfaces at one or more area of property. Recommend asking current property owner for the source and history of any leaks or water intrusion, assessment and removal or cleaning / treating affected areas by a qualified contractor and monitor condition for further staining and or elevated moisture levels.

3.5. Efflorescence on exterior walls at one or more area of building, 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.

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

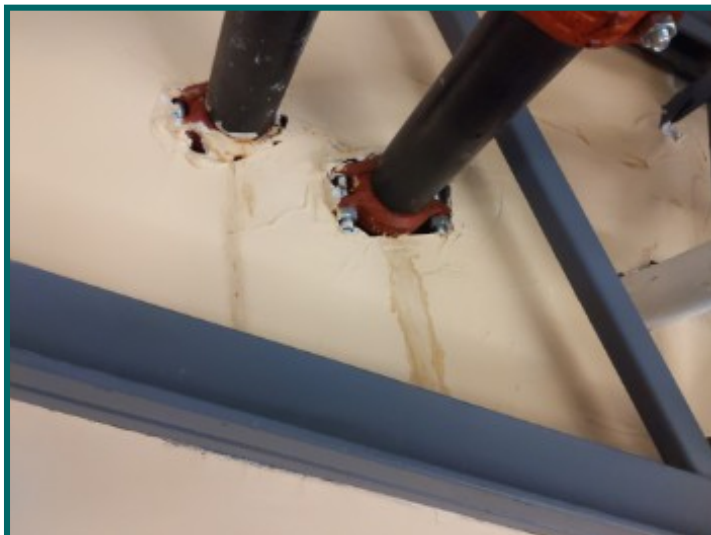
3.7. There are areas of interior finish, trim, electric wiring and or fixtures that are not fully installed at one or more area of the building. Recommend assessment and repairs / completion as needed by a qualified contractor.



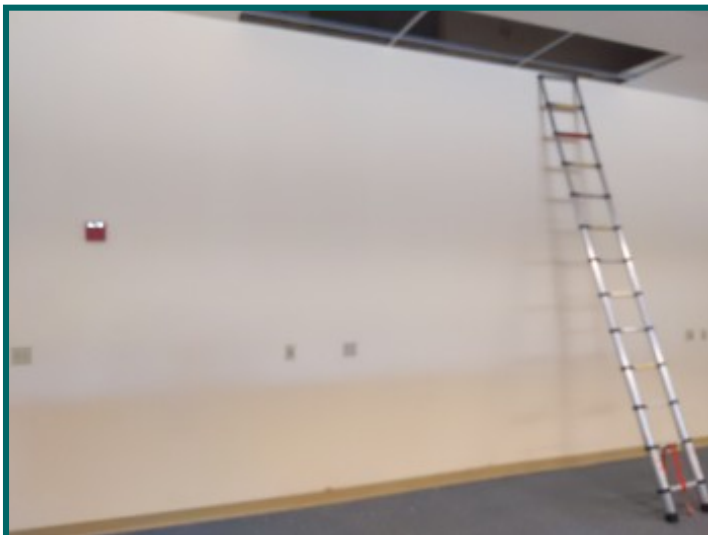
Incomplete finish at front right



Suspected mold staining in boiler room tested dry



Water staining at right building front office area
second floor tested dry



Wet conditions and suspected mold staining at
middle building rear room



water staining / efflorescence and wet conditions
at middle building right wall



water staining / efflorescence and wet conditions
at middle building right wall



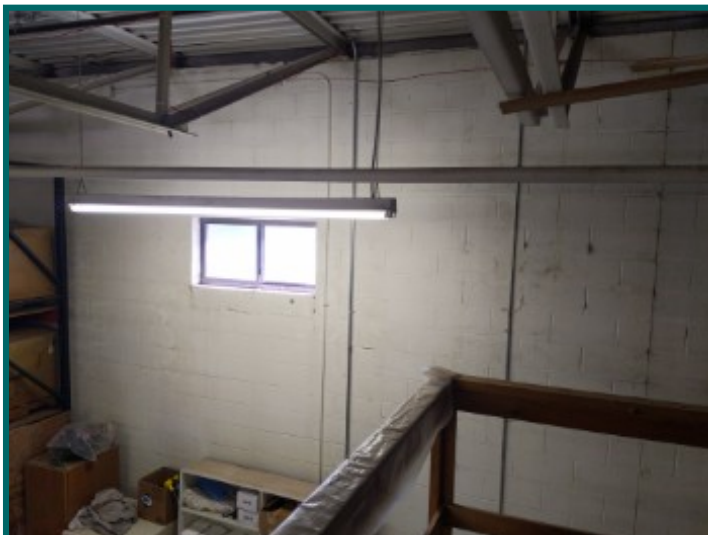
Wet conditions and suspected mold staining at
middle building rear room



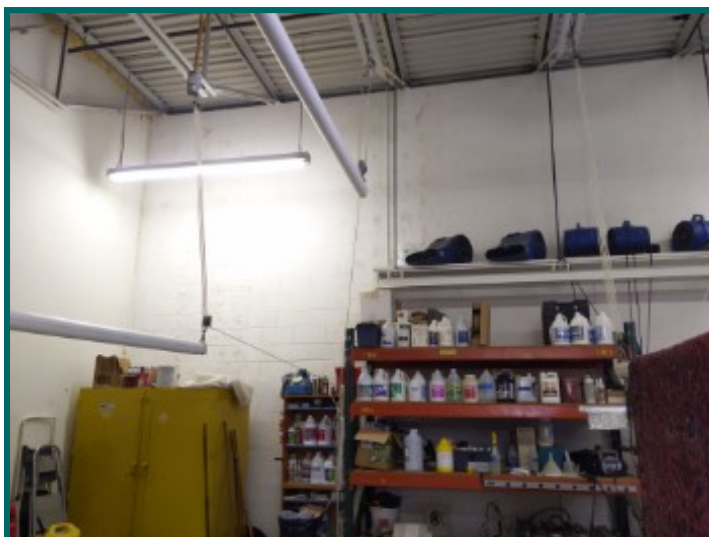
Wet conditions and suspected mold staining at
middle building rear room



Fire extinguisher tag is expired



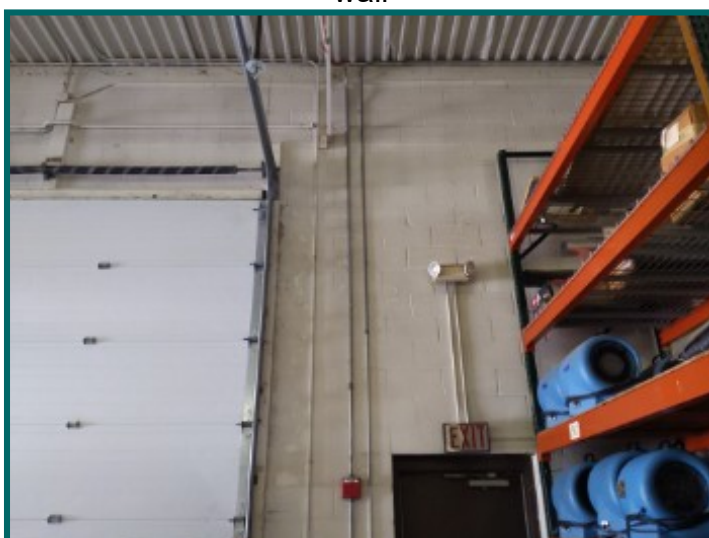
Water staining / efflorescence at Neatly Done right side wall.



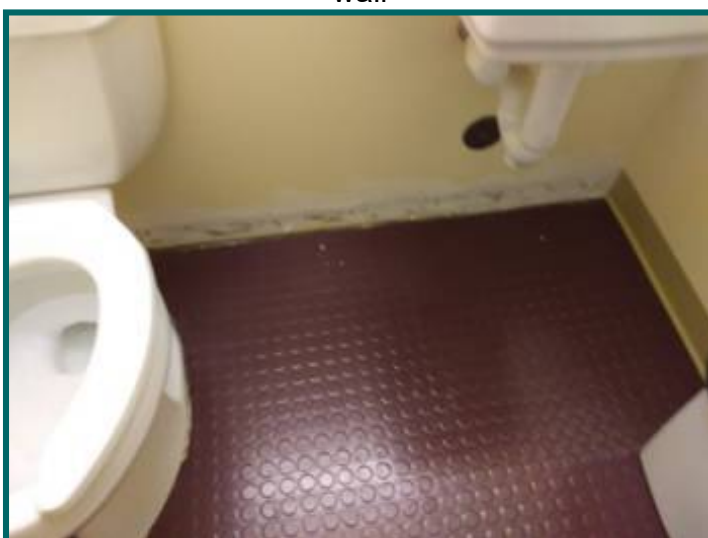
Water staining / efflorescence at neatly done left wall



Water staining / efflorescence at neatly done rear wall



Water staining / efflorescence at Neatly Done rear wall



Damage to wall at middle rear ladies room



Damage to wall at Mount Washington room



Damage to wall at second floor hallway



Incomplete finish second floor middle building rear

Damage to wall at middle building hallway at
warehouse entrance

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.

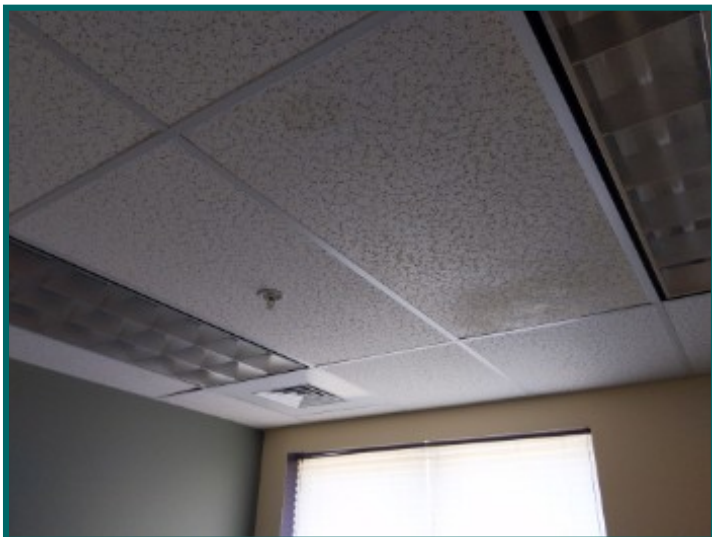
4.2. There are damaged or missing ceiling tiles present in one or more areas, recommend having repaired as needed.

4.3. 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.

4.4. Stains noted on the ceiling. elevated levels of moisture present in one or more areas of home. 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.



Water staining at right building front office ceiling
tested dry



Water staining at right building front office ceiling
tested dry



Missing ceiling tiles janitor room middle building



Stains on ceiling tested dry at warehouse office



Stains on ceiling tested dry at front middle office



Stains on ceiling tested wet at right rear middle
building



Leak / wet condition at plumbing above right rear office middle building



Stains on ceiling tested dry at middle office



Stains on ceiling tested dry at middle front



Damage to ceiling at left rear office middle building



Stains on ceiling tested dry at middle rear



Stains on ceiling tested dry at Mount Washington room



Damaged ceiling tiles at mount Washington room



Damaged ceiling tiles at mount Washington room



Stains on ceiling tested dry at Mount Monadnock room



Stains on ceiling tested dry at Mount Monadnock room



Stains on ceiling tested dry at Mount Monadnock room



Middle front left second floor



Stains on ceiling tested dry at left building Brad Wuorinen office



Stains on ceiling tested dry at left building middle



Damage to ceiling at left building middle office



Water staining throughout left building.

5. Floors

Observations:

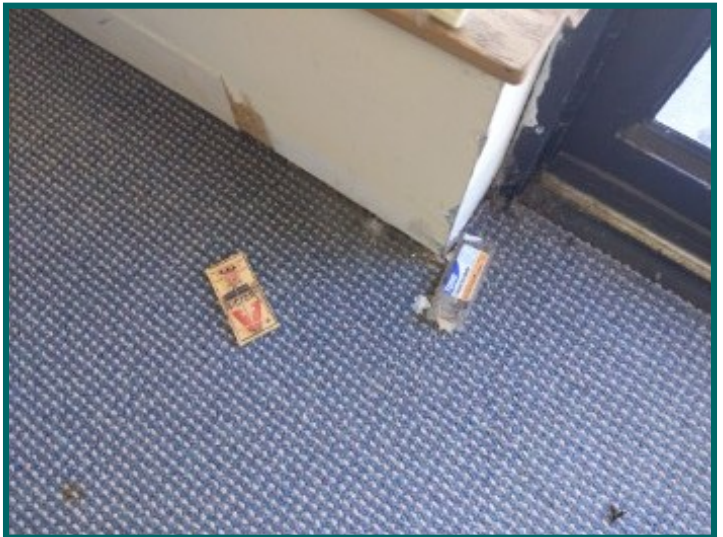
5.1. Interior finish floor surfaces were checked for visible evidence of damage, settlement cracks and improper installation. No significant deficiencies were observed except where noted.

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

5.3. Unable to open access panel at middle building rear room. Recommend contacting property owner for more information regarding the function of the access panel and assessment as needed by a qualified contractor.



Rodent treatment in warehouse



Rodent treatment and insect treatment at left building



Rodent bait stations



Rodent bait stations



Unable to open access panel at middle building rear room, area not inspected

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 except where noted.
- 6.2. One or more outlet / switch cover plates missing. Recommend repairs for safety.
- 6.3. One or more ceiling light fixtures not working at time of inspection. Recommend changing bulb and repair/ replacement by a qualified electrician as needed.
- 6.4. One or more wall outlets have no power, recommend repairs by a qualified electrician.
- 6.5. Open junction boxes were observed, which is a safety concern. Recommend installing proper covers, as needed, for safety.



Several warehouse lights did not turn on



Light is out at middle front office



Light is out at utility room middle building



No power to outlet at middle rear hallway



Light is out at Mount Washington room



Open junctions boxes in Tom Mason room closet



Plate covers missing at left building front office.



Lights are out throughout left building.



Missing plate cover left building rear



Lights out middle building hallway

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. The toilet bowl at one or more location is loose at floor anchor bolts. The wax ring inside the unit must have a snug, secure fit in order to keep from leaking. Properly resealing and re-securing this unit is suggested to prevent water leakage and damage to the sub-floor area. This type of damage is not always visible or accessible to the inspector at time of inspection.

7.3. Toilet flusher is not operating properly or broken at one or more toilet location, recommend assessment by a licensed plumber.



Loose toilet restroom next to Tom Mason room



Bad flusher second floor middle building ladies room



Loose toilet Neatly Done

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. Hand rails on stairs are non graspable , this is a potential safety hazard. An easily graspable hand rail should be installed by a qualified tradesman.

8.3. 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.



Missing graspable handrail and unsafe rail openings at Neatly Done.



Unsafe rail openings at neatly done mezzanine.

9. Vertical Transportation

Observations:

9.1. Elevator was not operating at the time of inspection. Recommend full evaluation and repairs by a qualified elevator company.

9.2. Elevators require minimum annual state inspection and regular maintenance. Last state inspection expired 5-17-17. Last service tag 5-15-19. Recommend full inspection and service as needed by a qualified elevator company.

[illegible][illegible]

Page 74 of 81

10. Kitchen Appliances

Observations:

- Kitchen appliances are not operated, visual inspection only.
- One or more vent termination was not located. If kitchen vent hood is not the recirculating type, termination of kitchen venting system should be to the exterior with a proper hood or roof cap equipped with a back draft damper. Recommend assessment by a qualified tradesman.



Left building kitchen

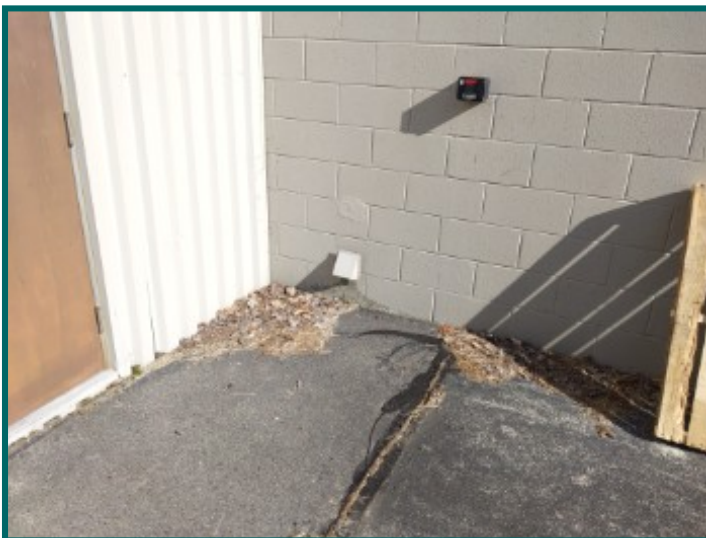


Kitchen vent fan termination was not located

11. Laundry

Observations:

- Electric dryer outlet is three prong, when buying appliances dryer will come with either 3 or 4 prong chord. You can buy three prong chord or upgrade outlet to a four prong receptacle to bring circuit up to current building standards.
- Recommend regular inspection and cleaning of dryer vent to help prevent fire hazard.
- The dryer vent termination at rear wall is located less than 12" from finished grade. The hood opening should point down and exhibit 12 inches of clearance between the bottom of the hood and the ground or other obstruction. This can create venting issues in winter during high snow levels. Recommend assessment and repairs by a qualified tradesman.



Dryer vent termination at rear of building is too close to ground.



Steel mesh burst proof laundry hoses.



3 prong dryer outlet

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 7 Item: 2	Grading / Storm Water Drainage	2.4. There are monitoring wells on the property, these are used to observe levels of soil or water contaminates. Recommend contacting property owner for more information and assessment by a qualified environmental testing / engineering firm if needed. 2.5. Undetermined access cover at rear loading dock area, recommend contacting property owner for more information and assessment as needed.
Exterior Areas		
Page 13 Item: 2	Sidewall System	2.3. One or more areas of damage or deterioration to siding. This condition is conducive to water intrusion and further deterioration. There may be damage to structural components of the building that are not visible until further probing by a qualified professional are performed. Recommend further assessment and repair by a qualified tradesman. 2.4. There is vertical and or step cracking at one or more areas of exterior wall, recommend assessment and repairs by a qualified masonry contractor.
Page 18 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.
Page 19 Item: 6	Electrical Exterior	6.1. One or more exterior outlet has damaged or missing weatherproof cover, recommend repairs by a licensed electrician.
Page 20 Item: 7	Exterior Faucets	7.2. One or more exterior faucet is damaged and/or loose at wall termination, repairs recommended.
Roof		

Page 23 Item: 1	Roof Condition	<p>1.6. One or more areas of roof surface appears to be approaching or at its intended useful design life. Recommend assessment for repairs / replacement by a qualified roofing contractor.</p> <p>1.7. There area areas of lifting and or damage to roof surfaces, recommend assessment and repairs as needed by a qualified roofing contractor.</p> <p>1.8. Shingles show granular loss, are missing, curling, cracked or damaged in one or more area. Recommend further investigation and repair by a qualified roofing contractor.</p> <p>1.9. There area interior surfaces with staining and or elevated moisture present, this is evidence past or present roof leaks, recommend assessment and repairs as needed by a qualified roofing contractor.</p>
Attic / Mechanical Chase		
Page 30 Item: 2	Structure	<p>2.4. One or more roof trusses are damaged, have been cut, or altered; this may compromise the integrity of the structure. We recommend review by a licensed structural engineer for evaluation and repair or replacement, as necessary, prior to close.</p> <p>2.5. Stains were found in one or more attic surface areas, no elevated levels of moisture were found. The stain(s) may be due to past or present roof and/or plumbing leaks. Recommend asking the property owner about history of water intrusion and or assessment of any affected areas by a qualified contractor and repairs as necessary.</p>
Page 33 Item: 3	Ventilation	3.4. Bath fans venting directly into attic. This can cause condensation, staining and fungal growth on attic framing as well as be a contributing factor to ice damming. Recommend repair properly terminating bath fans to exterior of building by a qualified contractor.
Page 35 Item: 4	Insulation Condition	4.1. Rodent activity observed in the attic. Vermin can damage insulation & electrical wiring. Recommend a professional pest contractor evaluate for treatment.
Page 36 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 39 Item: 2	Floor Slab	2.5. Dirt floor with no vapor barrier, this is conducive to moisture and insect intrusion. Recommend installation of vapor barrier and ballast, (plastic sheeting and crushed stone) by a qualified tradesman.
Plumbing		
Page 45 Item: 1	Plumbing System	1.2. There is a fire suppression system present, not assessed. The system usually requires annual maintenance and inspection by a qualified contractor. Last maintenance service recorded is 5-13-19.
Water Heater		

Page 47 Item: 1	Condition	<ul style="list-style-type: none"> • One or more water heater was off at the time of inspection, could not test water heater(s). Recommend having seller or representative turn unit on and verify proper operation prior to closing.
Heat/AC		
Page 49 Item: 1	HVAC Equipment	<p>1.3. 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.</p> <p>1.4. One or more system component is approaching or beyond its design life, recommend full inspection and service by a qualified HVAC / heating contractor.</p> <p>1.5. Temperature & Pressure relief pipe is leaking at one or more boiler, there is corrosion at end of pipe, recommend repair by a qualified plumber.</p>
Page 53 Item: 2	Venting	2.4. Corrosion on vent pipe at one or more heating appliance. Recommend further investigation and repair as needed by a qualified HVAC company.
Page 55 Item: 3	Fuel Lines	3.6. This building has corrugated stainless steel tubing (CSST) gas supply piping. The CSST gas piping system needs to be properly bonded to the electric grounding system. The bonding wire was not located during inspection. CSST gas pipe has been associated with lightning related fires, product defect allegations and litigation. Recommend an electrician and or plumber trained in CSST installation, local regulations and defect recognition inspect the CSST system and install or confirm proper grounding.
Interior Areas		

Page 61 Item: 3	Walls	<p>3.2. Stains on walls at one or more area of building, tested dry at time of inspection, recommend checking with current property owner about history of water intrusion or leaks, repairs by a qualified contractor and monitor for future water intrusion.</p> <p>3.3. 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.</p> <p>3.4. Although inspection for the presence of mold is specifically excluded in our inspection agreement we do note suspected evidence when observed. There is staining that may be fungal growth on surfaces at one or more area of property. Recommend asking current property owner for the source and history of any leaks or water intrusion, assessment and removal or cleaning / treating affected areas by a qualified contractor and monitor condition for further staining and or elevated moisture levels.</p> <p>3.5. Efflorescence on exterior walls at one or more area of building, 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>3.6. Damage to wall surfaces at one or more areas, recommend assessment of wall surfaces and repairs by a qualified tradesman.</p> <p>3.7. There are areas of interior finish, trim, electric wiring and or fixtures that are not fully installed at one or more area of the building. Recommend assessment and repairs / completion as needed by a qualified contractor.</p>
Page 65 Item: 4	Ceilings	<p>4.3. 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.</p> <p>4.4. Stains noted on the ceiling. elevated levels of moisture present in one or more areas of home. 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.</p>
Page 68 Item: 5	Floors	<p>5.2. Rodent bait stations inside building, recommend maintenance of bait stations by a qualified pest control company.</p> <p>5.3. Unable to open access panel at middle building rear room. Recommend contacting property owner for more information regarding the function of the access panel and assessment as needed by a qualified contractor.</p>

Page 70 Item: 6	Interior Electrical	<p>6.4. One or more wall outlets have no power, recommend repairs by a qualified electrician.</p> <p>6.5. Open junction boxes were observed, which is a safety concern. Recommend installing proper covers, as needed, for safety.</p>
Page 72 Item: 7	Plumbing Fixtures	<p>7.2. The toilet bowl at one or more location is loose at floor anchor bolts. The wax ring inside the unit must have a snug, secure fit in order to keep from leaking. Properly resealing and re-securing this unit is suggested to prevent water leakage and damage to the sub-floor area. This type of damage is not always visible or accessible to the inspector at time of inspection.</p> <p>7.3. Toilet flusher is not operating properly or broken at one or more toilet location, recommend assessment by a licensed plumber.</p>
Page 73 Item: 8	Stairs & Handrail	<p>8.3. 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.</p>
Page 73 Item: 9	Vertical Transportation	<p>9.1. Elevator was not operating at the time of inspection. Recommend full evaluation and repairs by a qualified elevator company.</p> <p>9.2. Elevators require minimum annual state inspection and regular maintenance. Last state inspection expired 5-17-17. Last service tag 5-15-19. Recommend full inspection and service as needed by a qualified elevator company.</p>
Page 75 Item: 10	Kitchen Appliances	<p>• One or more vent termination was not located. If kitchen vent hood is not the recirculating type, termination of kitchen venting system should be to the exterior with a proper hood or roof cap equipped with a back draft damper. Recommend assessment by a qualified tradesman.</p>