Alpha Home & Commercial Building Inspections

Property Inspection Report

, Pittsburg, NH 03592
Inspection prepared for:
Real Estate Agent: -

Date of Inspection: 11/4/2020 Time: 11:00 AM
Order ID: 11820

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

LICENSED HOME INSPECTOR
Stephan C. Mangekian
License # 54
STATE OF NEW HAMPSHIRE

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

Client , Building owner

2. Occupancy

Occupied - Furnished

3. Building Faces

West

4. Weather Conditions

Cloudy, 30-39 degrees, ground is snow covered

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 retail store containing approximately 6,000 sq.ft., reported to be constructed circa 1985.

Purpose and Scope

At the request of xxxxxxxxxxxxxxxxx a visual review was performed on the subject property. This was a visual review of readily accessible areas and components. It was not technically exhaustive and no excavation, disassembly or removal of covers, panels or obstructions was performed. Some components were assessed on a random sampling of like items. This review was limited to identifying the existing conditions of the structure, plumbing system, heating / cooling and electrical system. Fire protection systems were noted but not assessed in this report. Specialty equipment, store fixtures and tenant fit up are not assessed in this inspection. This assessment is in accordance with the ASTM standard E2018-15 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.

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

1.3. Some surfaces were snow covered; not fully inspected.

Limited visibility of parking area due to snow cover.

Front parking

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 left side of building has improper slope towards foundation, this is conducive to water intrusion, hazardous icing conditions and damage to building components. Recommend monitoring condition and take measures to divert water away from this area as needed.

2.3. 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.

2.4. 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.

Neutral grading at front

Grading at left side of building is toward the foundation

Surface drain at left side of building

Neutral grading at right side of building

Gas pumps were not inspected

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.

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.

4.2. One or more areas of guardrail have damage to post or panels. Recommend assessment and repairs by a qualified contractor.

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

Front retaining wall is damaged / leaning

Front retaining wall at loading dock is leaning

Loading dock wall is leaning

Damaged guardrail

5. Signage

Observations:

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

Exterior Areas

1. Doors

Observations:

1.1. Exterior doors were checked for evidence of damage and improper installation, they were opened and closed on a random basis.

1.2. There is peeling paint at one or more door and framing, recommend scraping, caulking and painting by a qualified contractor as needed.

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

1.4. 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

Front door does not seal well

Left side door

Corrosion / damage at left side door

Right side lower level door

Damage at lower door and frame and peeling paint at right side lower level door.

Right side / basement door does not seal well.

2. Sidewall System

Materials: Vinyl siding, wood frame construction.
Observations:

2.1. A visual inspection of exterior surfaces is performed, checking for evidence of deterioration, damage, excessive staining, or improper installation.

2.2. Noted stains/ discoloration / corrosion at wall surfaces. Recommend inspection, cleaning, repairs as needed and taking measures to divert stain causing water or moisture and monitoring area for further staining or damage.

2.3. Penetrations at one or more exterior area of building are not properly sealed, this is conducive to water, insect and animal intrusion, recommend repair by a qualified tradesman.

2.4. 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.

2.5. 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.

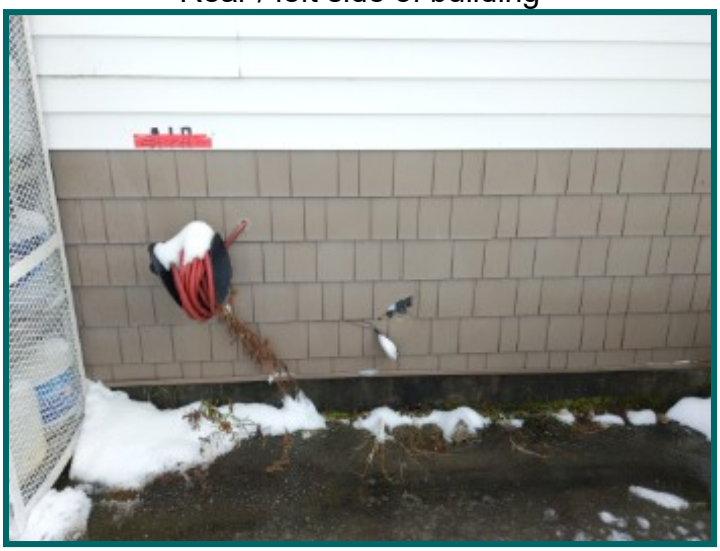
Front / left side of building

Front / right side of building

Rear / right side of building

Rear / left side of building

Damaged siding is in contact with ground at front / left side



Damaged siding in front of building

Damaged siding and staining on siding in front of building.

Damaged siding at left side of building

Open penetration at rear of building

Damaged siding and siding in contact with ground at right side of building

3. Window Condition

Materials: Wood , 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. Peeling paint observed, suggest scraping and painting as necessary.

Peeling paint at right side windows.

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

Gap in soffit at front of building

5. Stairs

Observations:

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

5.2. Limited visibility due to snow cover.

5.3. One or more stairways have uneven riser heights, this is considered a potential trip hazard. For new construction it is required for steps to have even risers with a maximum of 3/8 of an inch difference between the risers over the entire length of the stairs. When the risers are uneven, people tend to either trip at the higher riser when ascending the stairs or stomp down hard on the lower risers when descending the stairs.

5.4. There is damage or gaps in stair framing, recommend assessment and repairs by a qualified contractor.

Uneven riser height and damaged framing at left side stairs

6. Deck and Porch

Observations:

6.1. Outside decks, porches or landings were inspected for any areas of damage, missing or improper hand rails or guard rails and for any areas of improper installation.

6.2. Porch and stairs were snow covered limiting visibility.

6.3. One or more support joists are missing properly installed mechanical hangers, recommend installation and proper nailing of joist hangers by a qualified contractor.

6.4. One or more footings for deck posts were not located, missing footings can be conducive to heaving and settlement of deck.

6.5. One or more support post is out of plumb, this is an indication of settlement or movement of the deck/porch, recommend assessment by a qualified contractor.

6.6. There are areas of settlement to decks and or porches, recommend assessment by a qualified tradesman and repairs as needed.

6.7. Areas of movement or damage at deck/porch framing, recommend assessment and repairs by a qualified contractor.

Left side porch/landing support post is not plumb.

Missing joist hangers and footings were not located at left side porch/landing.

Damaged framing/post at left side landing

Support post at rear overhang is not plumb.

Settlement at rear overhang / missing footings

7. Electrical Exterior

Exterior lighting was not observed illuminated

Roof

1. Roof Condition

Age of Roof: 7 Years, Design Life: 20-25
Materials:
• Exposed Fastener Metal Roof
Observations:

1.1. The building has exposed fastener metal roof, reported to be approximately 7 years old. These metal roofs can have thousands of fastener penetrations which can be a potential source of water leaks, the condition can depend upon the care and maintenance of the roofing, including changing fasteners regularly, and repainting. Without complications, the average lifespan of this metal roofing system is considered to be 20-25 years. For the greatest longevity, you will need to perform regular maintenance. Not doing so can shorten the life of the roofing, as it can lead to leaking.

1.2. Snow covered; not fully inspected.

Front of building

Front of building

Rear of building

Rear of building

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. 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

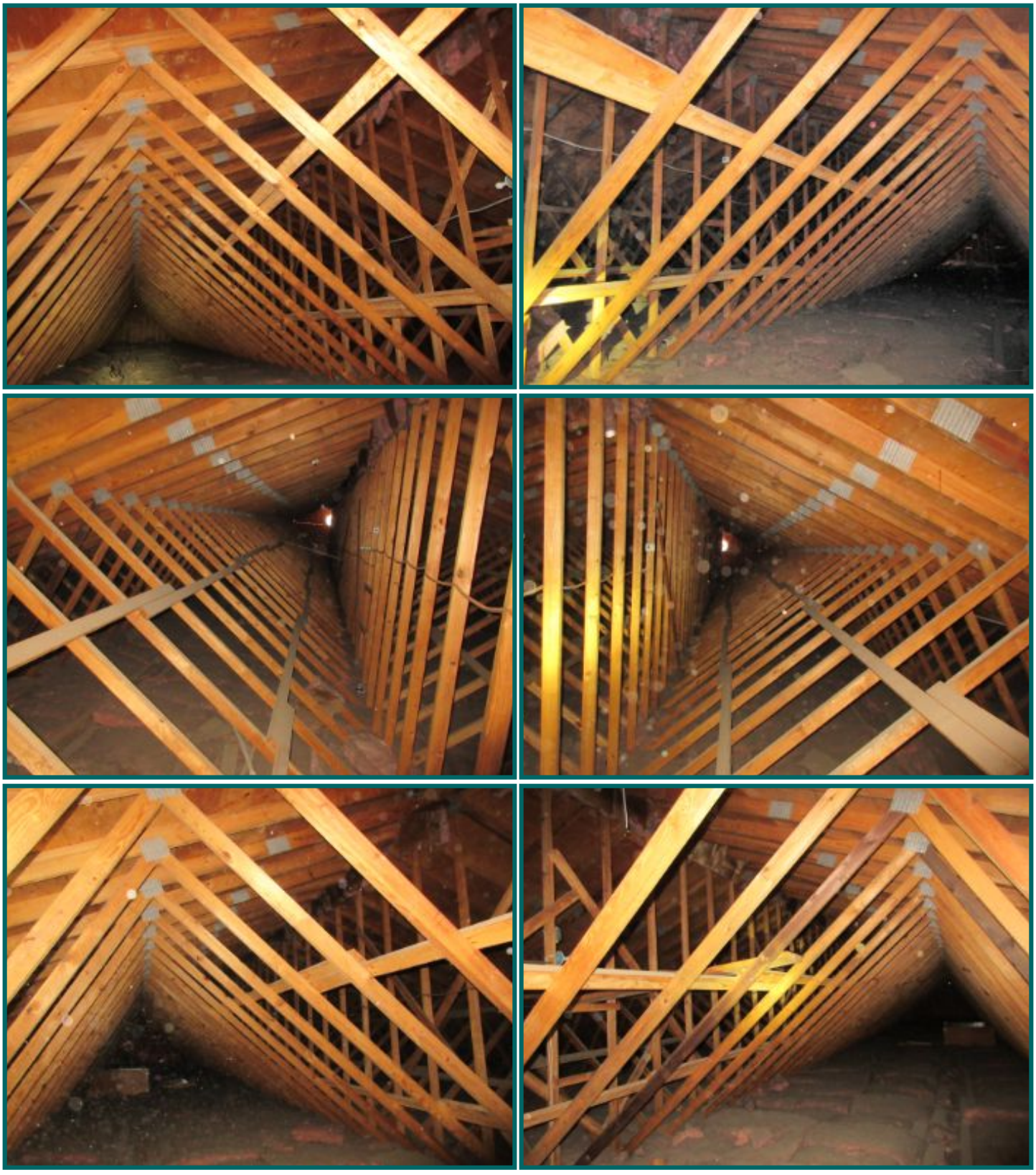
Observations:

2.1. Engineered Roof Trusses

2.2. Plywood

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

2.4. 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.



Stains tested dry

Stains tested dry

3. Ventilation

Observations:

3.1. Under eave soffit inlet vents noted.

3.2. Ridge exhaust venting noted.

3.3. Gable louver vents noted.

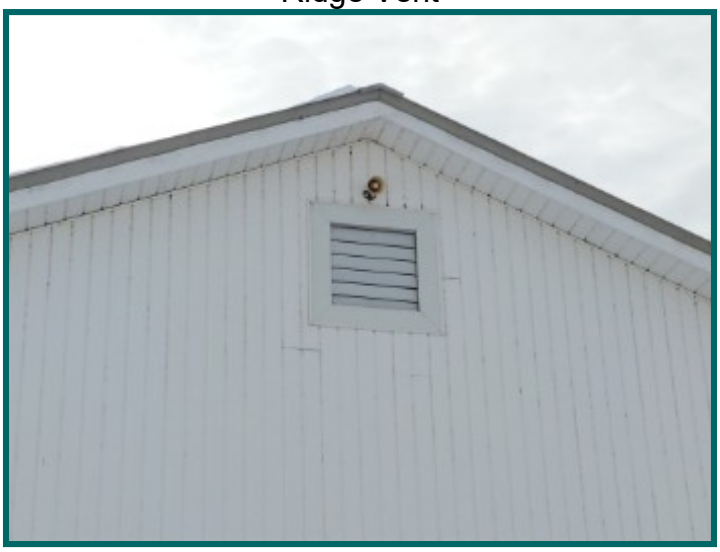
3.4. There is both gable and ridge vent for upper ventilation with soffit vents for lower ventilation, many shingle manufacturers, do not recommend this combination of upper attic vents as it may diminish lower ventilation. Recommend monitor condition for proper venting and repairs by a qualified contractor as needed.

3.5. Whole building fan present, it is important to cover and insulate fan during heating season to control heating cost. Need to uncover prior to using in the summer.

3.6. One or more bathroom / interior vent fans terminate 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 / vent fans to exterior of building by a qualified contractor.

Ridge Vent

Ridge Vent



Gable Vent

Gable Vent fan

Soffit Vents

Soffit Vents

Whole building fan not tested / control not located

recommend insulating vent fan in winter

Improper bathroom vent fan termination

deli area fan improperly terminates in attic

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.




Foundation

1. Foundation walls

Observations:

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

1.2. Foundation wall materials:

1.3. Concrete walls

1.4. Areas of efflorescence on foundation wall. This is white hazing on wall surfaces, evidence of past or present presence of water, recommend monitor for water intrusion and assessment and repairs as needed by a qualified professional.

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

1.6. 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.

Cracking at left side wall

Vertical crack and water staining at left side wall

Vertical crack and water staining / efflorescence at left side wall

Efflorescence / water staining at rear wall

Cracks with water staining / efflorescence

Water staining at vents.

Water staining around boiler vent

2. Under Floor Framing

Observations:

2.1. Beam material: steel

2.2. Steel lally columns

2.3. Plywood sheathing sub floor.

2.4. Dimensional lumber wood Joists

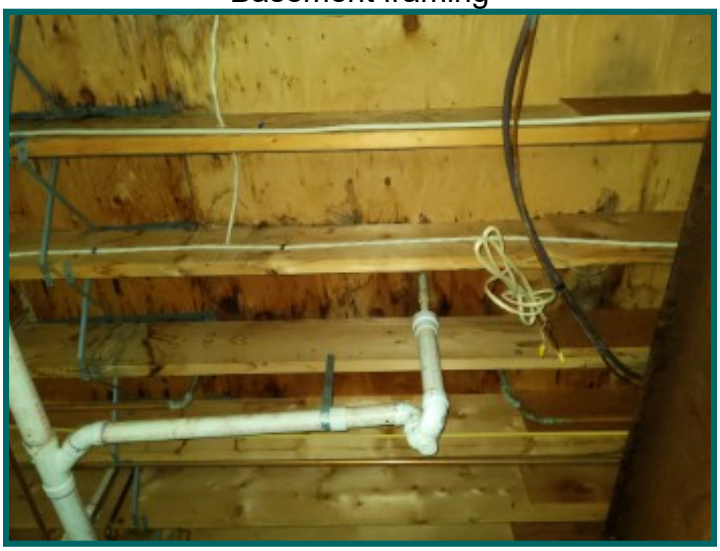
2.5. Limited visibility due to finish basement, insulation or cluttered conditions.

2.6. Water staining on framing at one or more area, tested dry at time of inspection, recommend monitor for further water intrusion and repairs as needed by a qualified contractor.

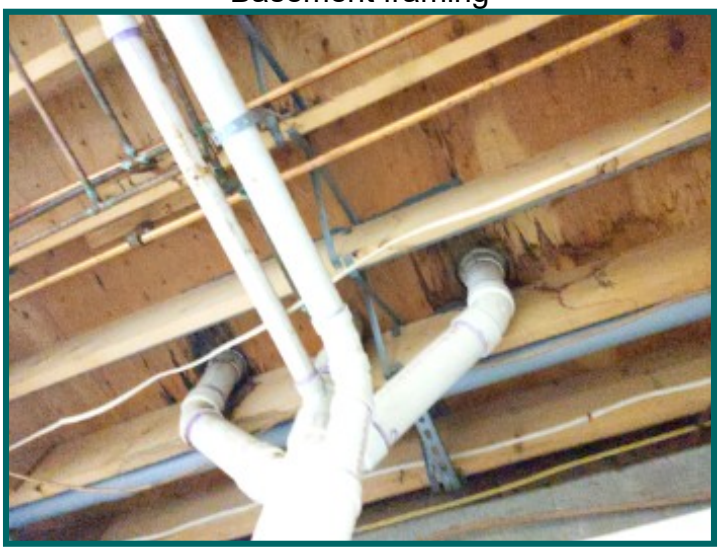
2.7. Improper notching on floor joists, recommend repair by a qualified framing contractor.

Basement framing

Basement framing



Water staining at rear / left side of basement



Water staining below bathrooms

Improperly notched joist at rear / left side of basement

Water staining at right side of basement

Water staining at right side of basement

Water staining at right side of basement

Water staining on framing below front entry.

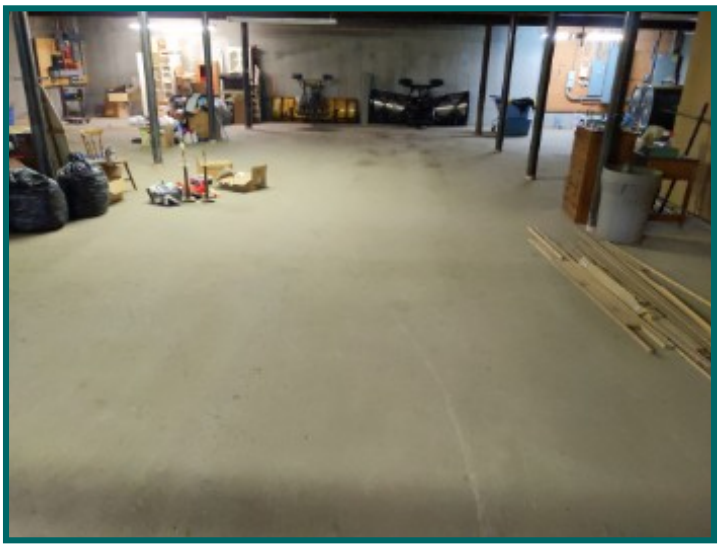
3. Floor Slab

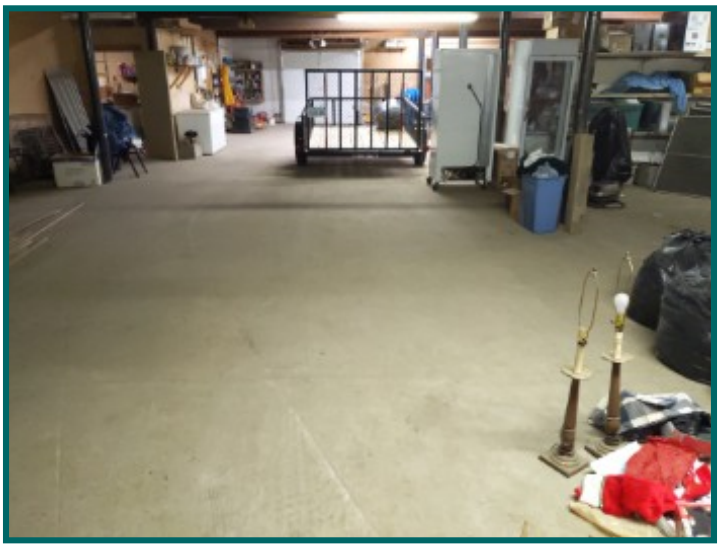
Observations:

3.1. Concrete Floor Slab

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

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





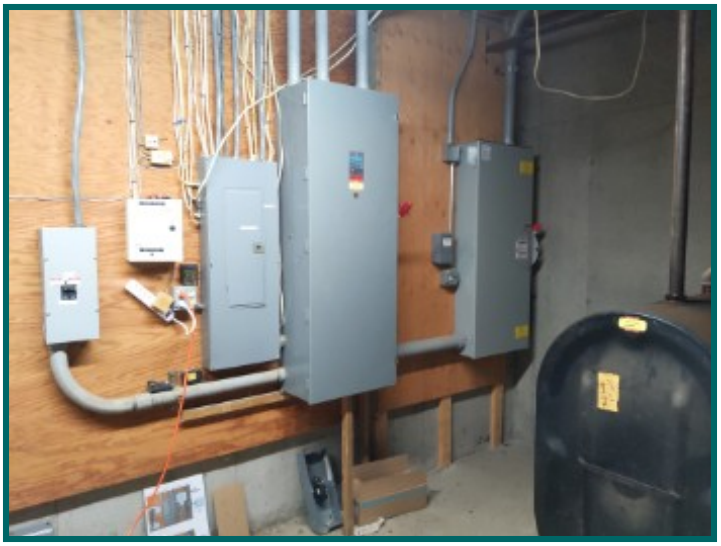
Typical cracks

Electrical

1. Service Panels

Observations:
• The service entrance is 400 amp single phase overhead to meter and main panel located at basement interior wall. Disconnecting power requires the deactivation of single main switch disconnect which is clearly marked. One main and multiple 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 obtaining service records and 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 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. Recommend obtaining service records and or having the generator wiring and generator evaluated by a qualified electrical contractor.

Electric meter and main service entrance at left side of building



Main electric service equipment

400 amp,120/240 volt, single phase service disconnect in basement.

Basement electrical panel

Electrical panel/equipment for gas pumps

Electrical panel at top of basement stairs

Front entry panel

Refrigeration equipment electrical panel

Deli/kitchen area electric panel

Generator at rear of building. Enclosure was locked, unable to test.

Plumbing

1. Plumbing System

Observations:

1.1. There is corrosion on one or more plumbing line or fitting in basement, recommend monitor for any further corrosion and leaking and have repairs by a licensed plumber as needed.

1.2. ----------SUPPLY MATERIALS ----------

1.3. Copper water supply lines

1.4. Pex water supply lines

1.5. ---------DRAIN, WASTE, VENT MATERIALS ----------

1.6. "PVC" waste and vent pipes noted.

1.7. There appears to be a separate dry well that services drain lines for laundry and refrigeration condensate lines, not inspected. Client may wish to have further investigation into condition and check with seller for history of back ups.

1.8. One or more plumbing line or fitting is leaking. Recommend further investigation and repair by a qualified plumber.

Main water shut off valve is located at well tank. Valve is leaking.

Corrosion on plumbing through basement

Main drain line termination in basement

Drain line termination at rear / right side of basement appears to be going to a separate dry well.

2. Well

Observations:
• A visual assessment of the well equipment and operation of the well was conducted, no gauges or special testing equipment were used. This report makes no comment or prediction as to the future production or operation of the well system. Operation of multiple plumbing fixtures at the same time may not be advisable to help prevent over loading the well system. The client may wish to have additional testing done by a qualified well company. The system is a drilled well with submerged pump and well tank located in the basement. The well head was located at the rear of the property. The well riser has a minimum 8" reveal above finish grade, no holes or cracks were visible, the cap is tightly attached. Pump pressure gauge is damaged, could not determine water pressure levels at the tank, recommend repairs and assessment by a qualified well company.
• There is a sediment filter that should be monitored and changed on a regular basis.
• Water quality testing was not performed. Recommend comprehensive water test be performed by a qualified testing professional.
• Pump pressure gage is damaged, could not determine water pressure levels at the tank, recommend repairs and assessment by a qualified well company.

Wellhead at rear / right side of building

Well Tank

Well guage is not operating properly.

Sediment Filter, recommend changing to clear cover to observe when filter needs changing.

Water Heater

1. Condition

Observations:

1.1. Building is serviced by a single water heater integrated with boiler, it's exact age was not determined, typical design life for water heater is 10-15 years. Water heater appears to be in acceptable condition and working except where noted.

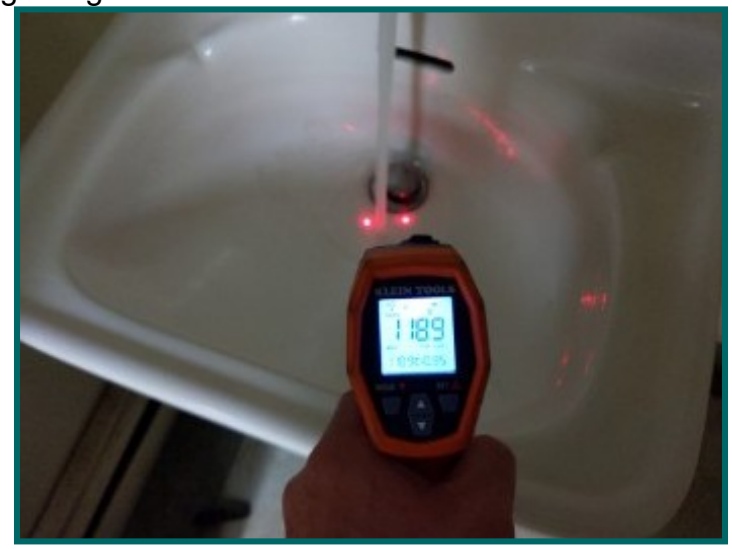
1.2. One or more water heater is approaching or at the end of its typical service life. Client should monitor condition and have replaced as needed.

1.3. Corrosion on water line connection at one or more water heater, recommend monitor for further signs of water and repair by a licensed plumber as needed.

1.4. 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.

Single water heater integrated with boiler, exact age not determined but appears to be approaching design life.

Corrosion at water heater plumbing lines / fittings.



Water temperature

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. T/P relief valve extension is missing. Recommend installing of extension pipe that exits within 6" of floor. This is a safety item to prevent scalding in the event the temperature pressure relief valve releases hot water and or steam.

Missing downpipe at TPR valve.

Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum.
The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. HVAC Equipment

Observations:

1.1. The building is heated by a main boiler with baseboard heaters. The boiler is 32 years old. Typical design life for a commercial heating boiler is 20 years.

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. Oil boilers and furnaces require annual maintenance. Last maintenance recorded is 4-26-19. Recommend inspection of oil tank and oil lines during each annual oil burner service. For systems with service tag older than one year recommend service and inspection by a qualified oil heating company.

1.4. There is corrosion on plumbing fixtures and or outside cabinet surface, this is an indication of leaks, of age or improper combustion. Recommend full inspection and repairs if needed by a qualified heating contractor.

1.5. T/P relief valve extension is missing at one or more boiler. Recommend installing of extension pipe that exits within 6" of floor. This is a safety item to prevent scalding in the event the temperature pressure relief valve releases hot water and or steam.

Oil fired boiler in basement, 32 years old. Corrosion on boiler / boiler plumbing.

Most recent service tag.

Missing down pipe on boiler TP valve

2. Venting

Observations:

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

Boiler vent termination

3. Fuel Lines

Observations:

3.1. Fuel shut off located at furnace / boiler.

3.2. Heating fuel is:

3.3. Oil (Buyer is advised that oil tanks are prone to corrosion, even from the inside, making leakage a possibility at any time. Inspector cannot warrant this tank from leakage, even between date of inspection and date of close. Many oil company's have their own acceptable standards based their liability insurance. Recommend inspection of oil tank by a qualified oil company during each boiler/ furnace servicing and prior to buying home).

3.4. Corrosion or staining on oil tank, recommend inspection by a qualified oil burner company. A leaking oil tank can create environmental hazardous conditions. Oil tank should be inspected for evidence of leaking by a qualified oil burner company and replaced or repaired as needed.

3.5. 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)

3.6. There is oil staining, wet oil on tank, oil lines / fittings, and or floor. Oil tank should be fully inspected by a qualified oil burner company and replaced or repaired as needed.

Oil fill located at side of building

Staining on oil tanks in basement

Underside of oil tanks

Underside of oil tanks

Oil leak at shut off valve/filter

Oil shut off valve at boiler.

Propane tanks at rear of building or for cooking / clothes dryer only.

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 for evidence of significant damage or improper operation.

2. Windows

Observations:

2.1. Interior windows were checked on a random basis for damage, staining and proper operation.

3. Walls

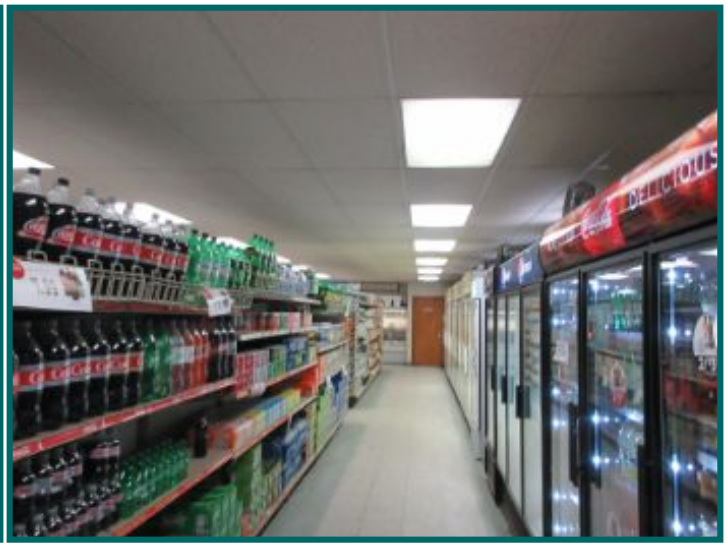
Observations:

3.1. Interior finish space walls were checked for visible evidence of staining , damage, settlement cracks and improper installation.

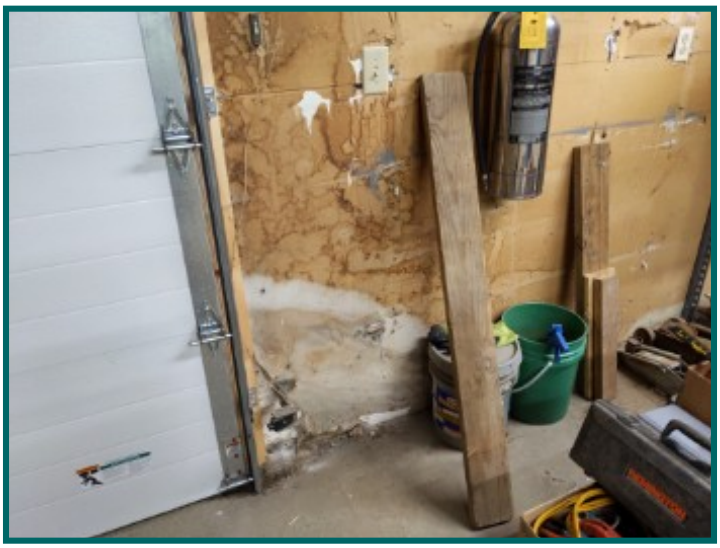
3.2. Stains on walls at one or more area of building, tested dry at time of inspection, recommend checking with current property owner about history of water intrusion or leaks, repairs by a qualified contractor and monitor for future water intrusion.

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

3.4. Areas of excessive peeling paint, caution should be taken to prevent any lead paint hazards, recommend assessment and repairs by a qualified contractor.



Water staining and damage to wall behind basement laundry. Area tested dry.



Water staining and damage to wall at overhead door. Area tested dry.

4. Ceilings

Observations:

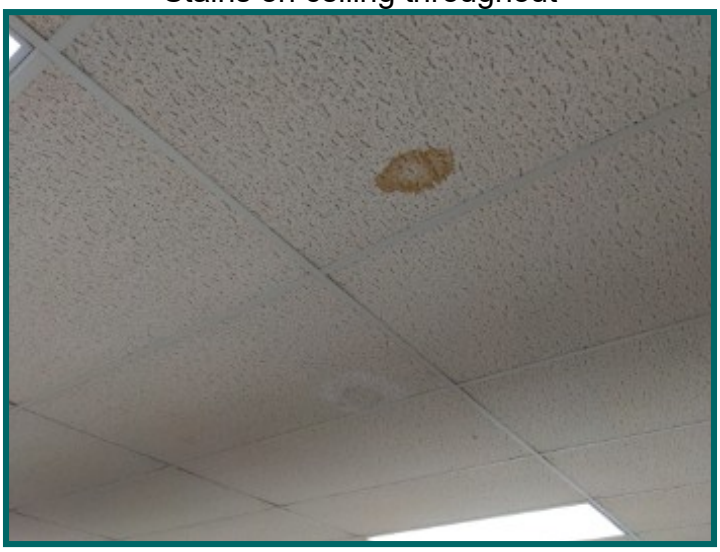
4.1. Interior finish space ceilings were checked for visible evidence of staining , damage, settlement cracks and improper installation.

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

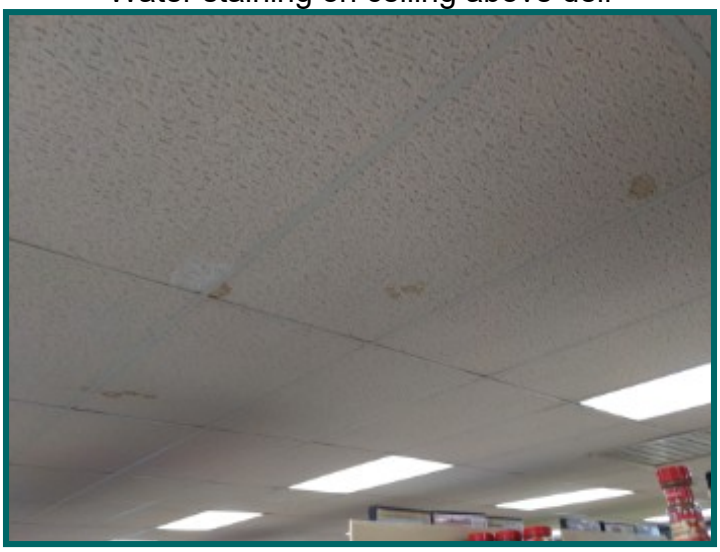
4.3. Stains noted on ceilings in one or more area of building. This is evidence of past or present leaks. They tested dry at the time of the inspection. Recommend asking current building owner for the source and history of any leaks or water intrusion, assessment and repairs by a qualified contractor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

Stains on ceiling throughout

Water staining on ceiling above deli



Water staining on ceiling throughout retail space.



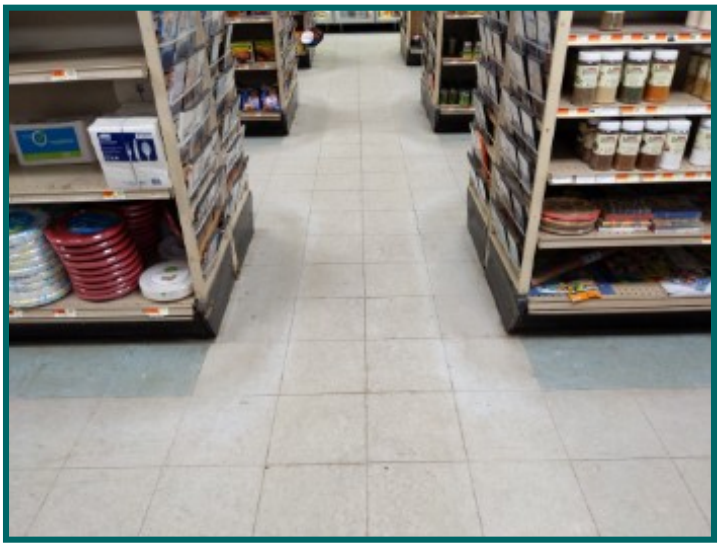
Water staining

5. Floors

Observations:

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

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



Worn flooring throughout

Worn flooring

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.

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.

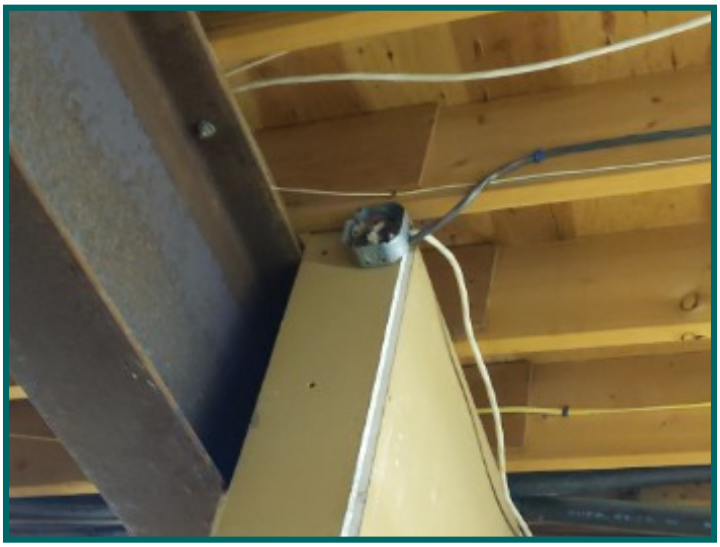
6.4. Improperly terminated wires present, this is a potential shock hazard, recommend proper termination of any exposed wires by a licensed electrician.

6.5. Improper use of extension cord observed. Extension cords should not be permanently installed or be routed through walls, floors or partitions.

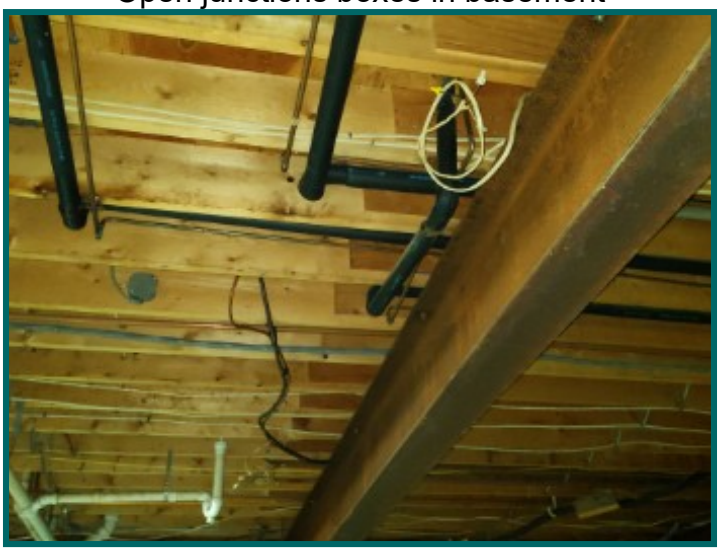
6.6. Open junction boxes were observed, which is a safety concern. Recommend installing proper covers, as needed, for safety.

6.7. One or more lights is damaged, not working or improperly wired, recommend having repaired by a licensed electrician if needed.

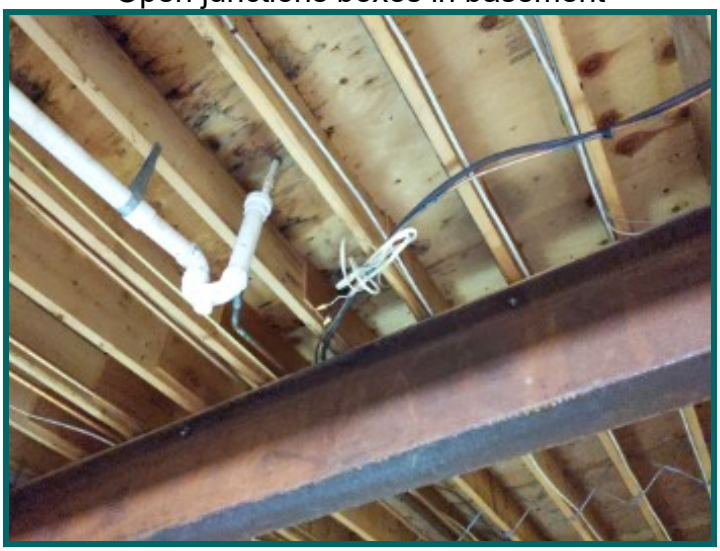
Open junctions boxes in basement



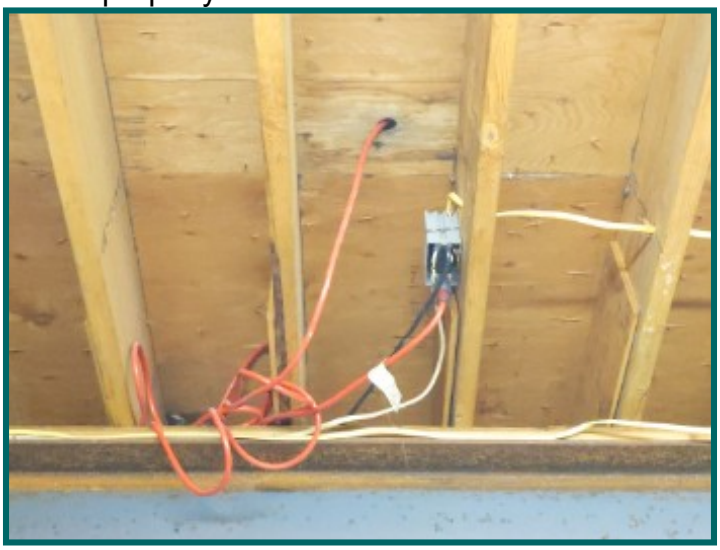
Open junctions boxes in basement



Improperly terminated wires in basement.



Improperly terminated wires in basement.



Improper use of extension cord in basement.

Improper use of extension cord in basement.

Several damaged fixtures / lights out in basement.

Several missing outlet covers / switch covers throughout.

Several missing outlet covers / switch covers throughout.

Open junctions boxes in basement

Improperly terminated wires at front basement wall.

improper use of extension cord

improper use of extension cord

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.

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 at one or more location continues to run after flushing; recommend have contractor evaluate and repair.

7.4. Sink is loose or damaged at one or more location, suggest repairs as needed by a qualified contractor.

Toilet is loose and is running at customer bathroom

Loose sink in employee bathroom.

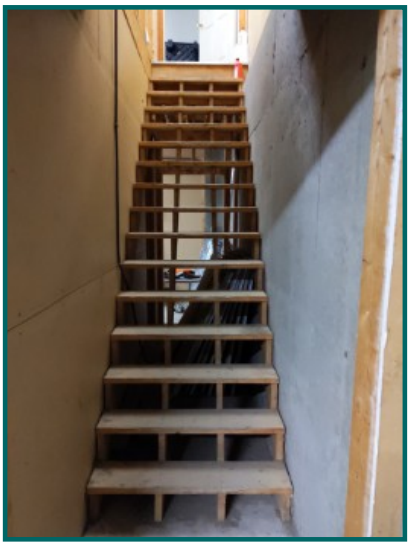
8. Stairs & Handrail

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.

8.2. One or more stairways have uneven riser heights, this is considered a potential trip hazard. For new construction it is required for steps to have even risers with a maximum of 3/8 of an inch difference between the risers over the entire length of the stairs. When the risers are uneven, people tend to either trip at the higher riser when ascending the stairs or stomp down hard on the lower risers when descending the stairs.

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



Missing handrail at basement stairs

Uneven riser heights / stairs are not built to today's safety standards.

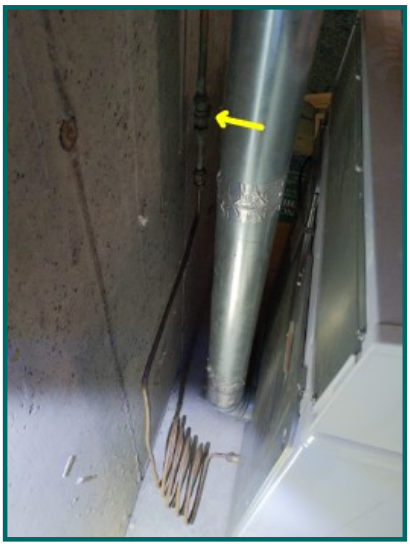
9. Kitchen Appliances

Observations:
• Kitchen appliances are not operated, visual inspection only.

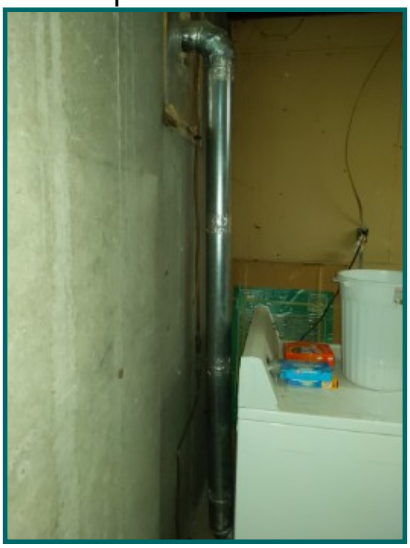
10. Laundry

Observations:
• Recommend regular inspection and cleaning of dryer vent to help prevent fire hazard.
• Laundry supply lines are rubber or plastic, recommend installing metal mesh burst proof hoses to help prevent water intrusion / damage from laundry leaks.

Recommend replacing rubber with steel mesh burst proof water hoses.



Fuel for dryer is propane gas. Gas shut off valve at dryer.



Rigid dryer vent hose is an approved material.

Dryer vent termination

Septic System

1. Septic System

Observations:

1.1. This property has a private septic system. It was not assessed in this report. Recommend having septic system inspected by a qualified septic professional.

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expenses to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. All repairs should be done by a licensed &bonded trade or professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.
You can always call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Grounds		
Page 6 Item: 4	Wall or Fence Condition	4.3. There are cracks, damage or evidence of movement in retaining walls. Recommend further investigation and repair as needed by a qualified masonry contractor.
Exterior Areas		
Page 8 Item: 1	Doors	1.3. One or more exterior door has damage to door, frame or trim, recommend full assessment of all doors and repairs by a qualified tradesman as needed. 1.4. 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.
Page 10 Item: 2	Sidewall System	2.5. 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.
Page 13 Item: 5	Stairs	5.4. There is damage or gaps in stair framing, recommend assessment and repairs by a qualified contractor.
Page 14 Item: 6	Deck and Porch	6.5. One or more support post is out of plumb, this is an indication of settlement or movement of the deck/porch, recommend assessment by a qualified contractor. 6.6. There are areas of settlement to decks and or porches, recommend assessment by a qualified tradesman and repairs as needed. 6.7. Areas of movement or damage at deck/porch framing, recommend assessment and repairs by a qualified contractor.
Attic / Mechanical Chase		
Page 20 Item: 3	Ventilation	3.6. One or more bathroom / interior vent fans terminate 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 / vent fans to exterior of building by a qualified contractor.
Foundation		

Page 26 Item: 2	Under Floor Framing	2.7. Improper notching on floor joists, recommend repair by a qualified framing contractor.
Plumbing		
Page 32 Item: 1	Plumbing System	1.8. One or more plumbing line or fitting is leaking. Recommend further investigation and repair by a qualified plumber.
Page 33 Item: 2	Well	• Pump pressure gage is damaged, could not determine water pressure levels at the tank, recommend repairs and assessment by a qualified well company.
Water Heater		
Page 36 Item: 2	TPRV	2.2. T/P relief valve extension is missing. Recommend installing of extension pipe that exits within 6" of floor. This is a safety item to prevent scalding in the event the temperature pressure relief valve releases hot water and or steam.
Heat/AC		
Page 37 Item: 1	HVAC Equipment	1.5. T/P relief valve extension is missing at one or more boiler. Recommend installing of extension pipe that exits within 6" of floor. This is a safety item to prevent scalding in the event the temperature pressure relief valve releases hot water and or steam.
Page 39 Item: 3	Fuel Lines	3.6. There is oil staining, wet oil on tank, oil lines / fittings, and or floor. Oil tank should be fully inspected by a qualified oil burner company and replaced or repaired as needed.
Interior Areas		
Page 42 Item: 4	Ceilings	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.
Page 44 Item: 6	Interior Electrical	6.4. Improperly terminated wires present, this is a potential shock hazard, recommend proper termination of any exposed wires by a licensed electrician. 6.5. Improper use of extension cord observed. Extension cords should not be permanently installed or be routed through walls, floors or partitions. 6.6. Open junction boxes were observed, which is a safety concern. Recommend installing proper covers, as needed, for safety. 6.7. One or more lights is damaged, not working or improperly wired, recommend having repaired by a licensed electrician if needed.

Page 47 Item: 7	Plumbing Fixtures	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 at one or more location continues to run after flushing; recommend have contractor evaluate and repair. 7.4. Sink is loose or damaged at one or more location, suggest repairs as needed by a qualified contractor.
Page 48 Item: 8	Stairs & Handrail	8.3. Stairs have one or more area of handrail missing. Recommend installing proper hand rail and balusters by a qualified contractor for safety.