

COMMERCIAL INSPECTION REPORT

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Inspection Services



Prepared For: Client Name

8/22/2024

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Report Summary

Significant Issues		
Sidewall		
Page 5	Brick	<ul style="list-style-type: none"> The majority of the steel lintel(s) of the garage area were found to no longer be flat and typical but rather have distortions and ripples. This is a sign of moisture and metal fatigue. Lintels are an essential part of the structure of the building and further review by a qualified structural contractor is recommended to determine the proper repair.
Flatwork		
Page 9	Flatwork	<ul style="list-style-type: none"> Tripping hazards were noted at the following areas, front walk, loose paver.
Paving, Curbing and Parking		
Page 10	Paving, Curbing and Parking	<ul style="list-style-type: none"> A seal coat is recommended within the next year to seal cracks and extend the life of the asphalt surface.
Page 11	Parking Lighting	<ul style="list-style-type: none"> The electric connection(s) for the parking light are open and exposed. These should be within sealed weather tight connections for not only pedestrian safety but function.
Roof General		
Page 14	General Roof Information	<ul style="list-style-type: none"> The roofing material appeared to be older. Recommend periodic monitoring of the roofing for eventual replacement.
Page 16	Surface Material	<ul style="list-style-type: none"> The granular surface is beginning to show signs of deterioration from the ultraviolet rays of the sun, this is a normal sign of aging and indicates a limited life expectancy. Blisters were noted in one or more areas. This usually indicates there is moisture under the top layer of the roofing. Further evaluation by a qualified roofing contractor is recommended.
Rooftop Units		
Page 25	Condensate	<ul style="list-style-type: none"> Condensate from the evaporator coils of the HVAC rooftop units was discharged onto the surface of the roof. This condition is improper. Condensate should be discharged off the roof or to a roof drain.
Water Heater		
Page 30	General Condition	<ul style="list-style-type: none"> This water heater was actively leaking and should be shut off, drained immediately and an an evaluation and any necessary work performed by a qualified HVAC or plumbing contractor.
Restrooms (men's / women's)		
Page 31	Sinks	<ul style="list-style-type: none"> In the Women's restroom on the 2nd floor the sink did not function.
Fixture		
Page 32	Basin(s)	<ul style="list-style-type: none"> Leaking noted at the sink drain at unit 206.

Panels		
Page 36	Working Clearance	<ul style="list-style-type: none"> This electrical distribution panel did not have proper clearances for working space or to provide quick access for an emergency disconnect. This condition should be corrected for safety reasons. The clear working space required in front of an electrical panel is 30" wide (or at least as wide as the service equipment) by 36" deep with a minimum headroom clearance of 6 feet-6 inches. 307 & 200
Sewer Scope Report		
Page 48	Comments	An obstruction, which appears to be in-organic, was noted in the lateral pipe at approximately 24 feet from the clean out (inside manhole). The flow was disturbed.
Recommendations		
Page 49	Recommendations	Build-up or other debris was noted in the system. We recommend consulting with a cleaning professional for further attention.

Life and Health Safety		
Power Distribution		
Page 34	Branch Wiring	<ul style="list-style-type: none"> A junction box installed in unit 206 was missing a cover and energized electrical components were exposed to touch. This condition is an electrical shock/electrocution hazard. A listed cover should be installed. Open electrical connections were observed in the undersink area of the Suite 302 Kitchenette.
Devices & Fixtures		
Page 38	GFCI Protection Outside	<ul style="list-style-type: none"> Ground fault circuit interrupter (GFCI) exterior electrical receptacles were generally old, with many responding poorly or not at all. Any such receptacles should be brought into good working order by a qualified electrical contractor.
Page 38	GFCI/AFCI Protection Inside	<ul style="list-style-type: none"> No ground fault circuit interrupter (GFCI) protection of electrical receptacles was provided in unit 206

Mechanical		
Heating Equipment		
Page 20	Heating Equipment Comments	<ul style="list-style-type: none"> The 1st floor package unit is at or very near the average statistical life expectancy. Budgeting for replacement is recommended.
Water Heater		
Page 30	General Condition	<ul style="list-style-type: none"> These water heaters appeared to be past their design life and may need replacement soon.

Purpose and Scope

General Information

Materials: Attendees- Buyer(s), , Buyers Agent, , Seller(s) Agent, • Building Type -Office, Multi Story • Occupancy -Occupied, Employees & visitors • Utilities -Utilities On • To perform a limited, visual survey of specific components on the subject property and list our observations of items and conditions which indicate the need for immediate repair. • The scope of our assessment was limited to the following specific visually accessible components: Foundations of the building(s), structural framing (load carrying members only), interior and exterior claddings, roof structure and load carrying members of the roof framing, mechanical systems, electrical systems, and plumbing systems. • The intent of this inspection is to provide information, based upon visual observations made at the time of the inspection, for the purpose of purchase or occupancy of the property being inspected. Any other use of this report or the inspector assigned to this inspection may be subject to an additional charge. • Our assessment and this report are intended to be confidential to you, our client, for your exclusive use. They cannot be relied upon by a third party. We make no representation as to the condition of this property other than stated specifically in writing in the text of this narrative report.

Further investigation including acquisition of bids by contractors and service companies in respect to any recommendations within this report are recommended and required. Please see the Contract Provisions for further details.

Sidewall

Brick

Observations:

- Sidewall cladding consists of brick.
- Maintenance Recommendations: Brick walls and openings, while typically needing very little maintenance, benefit with periodic monitoring for any potential moisture entry points such as cracked, loose or separated masonry joints.
- Typical settlement cracks were observed at one or more areas. They commonly occur in the first few years after the building is completed and do not usually indicate a structural deficiency. Monitoring of the cracking is suggested. If the cracking appears to increase in size or area, then additional review is recommended.
- Typical caulking maintenance is recommended at one or more areas in order to prevent moisture damage to the underlying wall surfaces.
- The majority of the steel lintel(s) of the garage area were found to no longer be flat and typical but rather have distortions and ripples. This is a sign of moisture and metal fatigue. Lintels are an essential part of the structure of the building and further review by a qualified structural contractor is recommended to determine the proper repair.



View of Masonry



View of Masonry



Lintel Distortion

Sidewall (continued)



Lintel Distortion



Lintel Distortion



Lintel Distortion



Lintel Distortion



Lintel Distortion



Settlement Cracks



Settlement Cracks



Rusting lintel



Settlement Cracks



Lintel Distortion



Lintel Distortion



Lintel Distortion



Lintel Distortion



View of Masonry



Cracks



Recent repairs



Cracks

Exterior Doors and Windows

Exterior Doors

Observations:

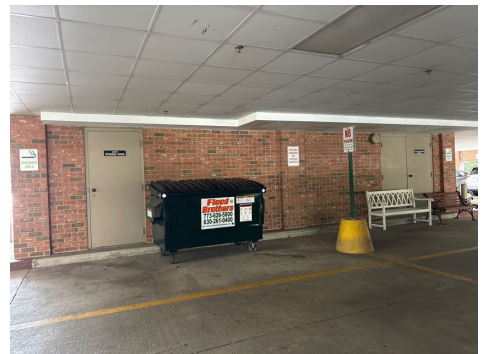
- The exterior walk doors are Storefront.
- The exterior walk doors are Steel clad.
- A representative sampling of the door operation was conducted, and all appear to be in adequate condition.



View of Exterior Door



View of Exterior Door



View of Exterior Door



View of Exterior Door

Landscape and Building Lighting

Building Lighting

Observations:

- Building lighting is present and appears functional and satisfactory.



View of lighting

Trees/ Vegetation

General Vegetation

Observations:

- Vegetation was generally overgrown and needed to be cut back.



Overgrown Vegetation



Overgrown Vegetation

Signage

Signage

Observations:

- The exterior service disconnect switch is present.
- A driven rod is not present or visible. Further review will be necessary to determine if one is present. There are times a rod is placed within the concrete base of the sign.



View of sign



Switches Present

Flatwork

Flatwork

Observations:

- Tripping hazards were noted at the following areas, front walk, loose paver.



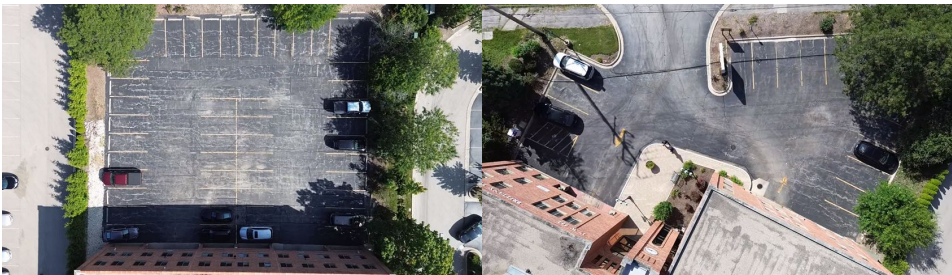
Loose Paver

Paving, Curbing and Parking

Paving, Curbing and Parking

Observations:

- All parking surfaces on the lot are paved with asphalt. Asphalt parking surfaces have a typical lifespan of 20-30 years with preventative maintenance.
- Typical settling cracks were noted. All concrete, asphalt and masonry cracks, (it's just a matter of degree), and the cracks observed appear to be normal.
- Potholes were found in the parking or driving area. While pot holes are normal they can cause not only vehicle damage but be a potential trip hazard. Filling them with the appropriate materials is recommended.
- The curbs were found to be in satisfactory condition with the exception of: displaced bumpers and spalling concrete on bumpers.
- **A seal coat is recommended within the next year to seal cracks and extend the life of the asphalt surface.**



View of parking



View of parking



Recommend sealing



Recommend sealing



Displaced Bumpers



Pot holes



Recommend sealing



Stormwater Drainage

Observations:

- There was an underground stormwater system installed beneath the parking lot. Viewing into catch basins no significant deficiencies were observed.



View of Storm Drain

View of Storm Drain

Parking Lighting

Observations:

- The electric connection(s) for the parking light are open and exposed. These should be within sealed weather tight connections for not only pedestrian safety but function.



View of Lighting



View of Lighting



Open Electric

Access and Egress

Access and Egress

Observations:

- Access and egress to the property are via the South and found to be satisfactory.



View of access

Other Site Components

Bollards and Protection

Observations:

- Bollards are protective devices installed to prevent vehicle contact with various components or structural elements.



View of corner protection



View of bollards

Garage / Outbuilding

General Elevation View(s)

Carport

Garage Interior

Observations:

The garage interior was found to be normal condition typical for the age of the home or materials used.



View of Garage Interior



View of Garage Interior



View of Garage Interior



View of Garage Interior

Parking Garage: Multi-Level

Type of Access

Observations:

- The parking garage consisted of open parking.

Roof General

General Roof Information

Materials: Walked On: The roof surface was walked on during the inspection. A survey of the roof was made by walking patterns and walking in areas where vulnerabilities typically exist. Not every square foot of roof surface are was stepped on.

Materials: Rolled roofing (MSR) is a mineral surfaced oil-based asphalt product that is available in 100 square feet rolls Though roll roofing is similar to asphalt shingles, it is considerably cheaper, thinner and less durable. The typical service lifespan of an asphalt roll roofing is 10-15 years.

Observations:

- Whenever a roof is ballasted or has rock, tile, wood or any other covering placed over the sheet materials it is almost impossible to determine the exact condition of the roofing materials. There could be issues present which are absolutely not visible without moving this covering. The coverings are often placed on the roof for solar protection, impact protection, or to finish the roof for pedestrian use. We recommend a more thorough investigation of the roof to determine the exact conditions. This inspection was limited to the visual condition only.

- Estimated Roof Age:30+

Estimated Remaining Lifespan:3-5 Years

- The roofing material appeared to be older. Recommend periodic monitoring of the roofing for eventual replacement.



Aerial View of Roof

Aerial View of Roof

Aerial View of Roof



Aerial View of Roof

Aerial View of Roof

Aerial View of Roof

Roof General (continued)



Aerial View of Roof



View of Roof



View of Roof



View of Roof



View of Roof



View of Roof



View of Roof



View of Roof



View of Roof



View of Roof

Roof General (continued)

Surface Material

Observations:

- The roof appears to have been patched or repaired in one or more areas. Recommend checking with the current owner as to the nature of the repair.
- The granular surface is beginning to show signs of deterioration from the ultraviolet rays of the sun, this is a normal sign of aging and indicates a limited life expectancy.
- Blisters were noted in one or more areas. This usually indicates there is moisture under the top layer of the roofing. Further evaluation by a qualified roofing contractor is recommended.



Blisters



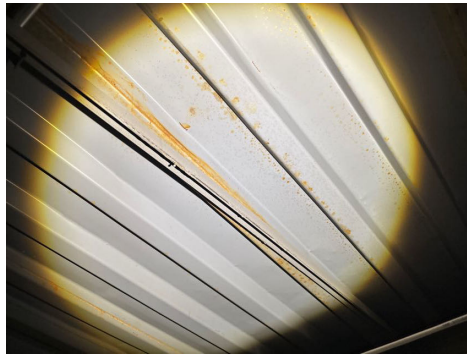
Repaired Area

Roof Sheathing Comments

Materials: The roof sheathing is corrugated metal. There is typically foam insulation placed above this material to create an insulated structure. Many times this foam is not visible.

Observations:

- No visible signs of issues were noted to the sheathing of the building. However, some areas may be hidden from view. Continued monitoring is recommended.



View of Sheathing

Roof Flashing Comments

Observations:

- Roof flashings appear to be adequately installed and maintained.

Roof Drainage Comments

Observations:

- Heat tape or drainage warmers have been added to the roof drainage. While these can help prevent gutters or drains from freezing they do require maintenance and attention. The installation can be a fire hazard when not properly maintained. The inspection or operation of this system is beyond the scope of this inspection.

Roof General (continued)



Gutter Warmers

Roof Framing Comments

Observations:

- All areas which were visible for examination appear to be in good structural condition.
- Framing of the roof structure is of pre-engineered metal frames and metal purlins. The typical construction of pre-engineered roof systems consists of structural steel frames which bear directly onto load bearing columns, and at the same spacing as the columns. Purlins span the distance between the frames for the purpose of attaching the roof sheathing and the roofing membrane.



View of Roof Framing

Other Roof Comments

Observations:

- The skylight(s) were found to be typical for there age. Any deviations to the typical condition will be listed in this section.



General View of the Skylight(s)



General View of the Skylight(s)



Debris

Parapet

Observations:

- The parapets appeared to be in satisfactory condition at the time of inspection.
- The parapet coping or flashing was noted to be sealed with caulk at the time of inspection. Caulk sealing can be an effective waterproofing method for a period of time. However, the seals will require periodic maintenance to ensure they remain waterproof.



View of Parapet



Maintain Seams

Slab Foundation

Slab Foundation

Observations:

- This structure is constructed slab-on-grade, there are no raised foundations or underfloor crawlspaces.
- The Inspector observed no deficiencies in the condition of the visible portions of the concrete slab-on-grade foundation. Most of the slab was not directly visible due to floor coverings
- The above-ground portions of the perimeter foundation showed no noticeable concerns.

Load Bearing Walls

Load Bearing Walls

Observations:

- No visible evidence of stress or excessive movement were noted at the load bearing walls.
- The load bearing walls are constructed of structural masonry.

Brick Surface Condition

Observations:

- Brick exterior walls exhibited areas of minor accumulation of efflorescence. Efflorescence is the brick surface accumulation of a white powdery residue that in small or moderate amounts is a cosmetic concern. Its presence is an indication that moisture has been seeping through the brick. To avoid possible worsening of this condition, you should consult with a qualified masonry contractor to discuss options and costs for correction; typically installing drainage holes.



Efflorescence-Stairway

Structural Cavities

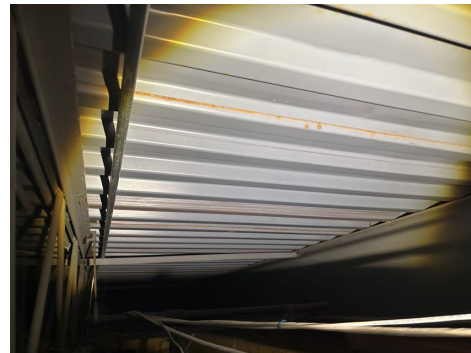
Attic Spaces

Observations:

- Attic space is limited in most cases to the area above the T-Bar ceilings. Many of these areas are not readily accessible for evaluation due to the lack of a walking platform. Inspection was made at various areas by the use of a ladder and no abnormalities were noted
- Ventilation appears to be adequate.
- No visible signs of excessive moisture are noted at this time, however, these signs do not typically appear until damage is already been done to ceiling and/or framing components. If this concerns you, we recommend further evaluation by a licensed contractor.



View of Attic Space



View of Attic Space

I. The inspector should inspect:

- Multiple gas meter installations, such as a building with multiple tenant spaces, and verify that each meter is clearly and permanently identified with the respective space supplied.
- The heating systems using normal operating controls and describe the energy source and heating method.
- And report as in need of repair heating systems which do not operate.
- And report if the heating systems are deemed inaccessible.
- And verify that a permanent means of access with permanent ladders and/or catwalks is present for equipment and appliances on roofs higher than 16 feet.
- And verify the presence of level service platforms for appliances on roofs with a 25 percent slope or greater.
- And verify that a luminaire and a receptacle outlet are provided at or near the appliance.
- And verify that the system piping appears to be sloped to permit the system to be drained.

- I. For connectors, tubing and piping that might be installed in a way that exposes them to physical damage.
- J. Wood framing for cutting, notching and boring that might cause a structural or safety issue.
- K. Pipe penetrations in concrete and masonry building elements to verify that they are sleeved.
- L. Exposed gas piping for identification by a yellow label marked "Gas" in black letters occurring at intervals of 5 feet or less.
- M. And determine if any appliances or equipment with ignition sources are located in public, private, repair or parking garages or fuel-dispensing facilities.
- N. And verify that fuel-fired appliances are not located in or obtain combustion air from sleeping rooms, bathrooms, storage closets or surgical rooms.
- O. For the presence of exhaust systems in occupied areas where there is a likelihood of excess heat, odors, fumes, spray, gas, noxious gases or smoke.
- P. And verify that outdoor air intake openings are located at least 10 feet from any hazardous or noxious contaminant sources such as vents, chimneys, plumbing vents, streets, alleys, parking lots or loading docks.
- Q. Outdoor exhaust outlets for the likelihood that they may cause a public nuisance or fire hazard due to smoke, grease, gases, vapors or odors.
- R. For the potential of flooding and evidence of past flooding that could cause mold in ductwork or plenums.
- S. Condensate drains

Heating Equipment

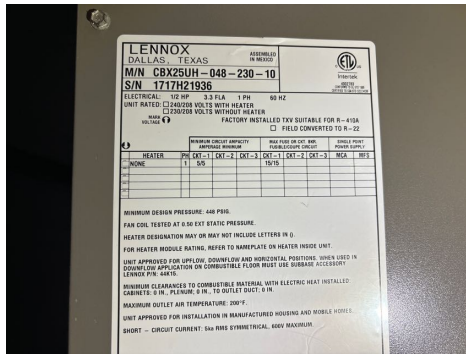
Heating Equipment Comments

Observations:

- These units responded to normal controls and operated as intended. There are no current service records that we could locate, (usually they are attached to the equipment or nearby in the same room). We recommend that these units be serviced at least twice annually to maintain and extend the life of the equipment. Since we are uncertain as to whether regular servicing of this equipment has been done and are only able to inspect the unit visually from the exterior, we recommend that you have an HVAC technician service and examine this unit as needed. It may also be appropriate to enter into a maintenance contract with a commercial HVAC company.
- **The 1st floor package unit is at or very near the average statistical life expectancy. Budgeting for replacement is recommended.**



Suite 200 Air Handler



Suite 200 Airhandler Data Plate (2017 Lennox)



View of Mechanical Room Heater

Rooftop Units (continued)



Suite 303 RTU



Suite 203 RTU



Unlabeled RTU



Suite 306 RTU



Suite 206 RTU



Suite 307 RTU



Suite 305 RTU



Suite 207 RTU



Suite 201 RTU



Suite 304 RTU



Atrium RTU

Curbs

Observations:

- Multiple RTU curbs were noted to be rusting at the time of inspection. It is recommended to apply rust proofing products to the curbs to prevent further deterioration.

Rooftop Units (continued)



Rust/Corrosion (Multiple Units)



Rust/Corrosion (Multiple Units)

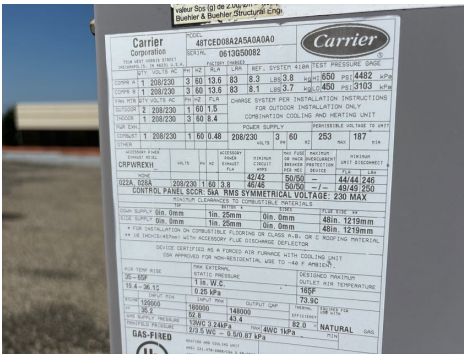


Rust/Corrosion (Multiple Units)

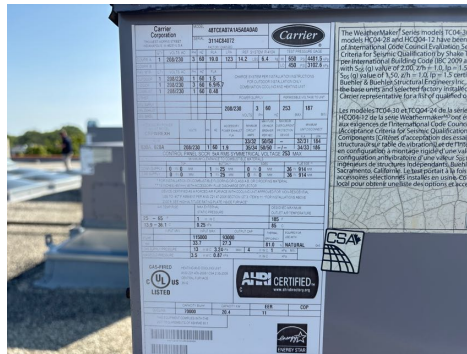
Data Plate

Observations:

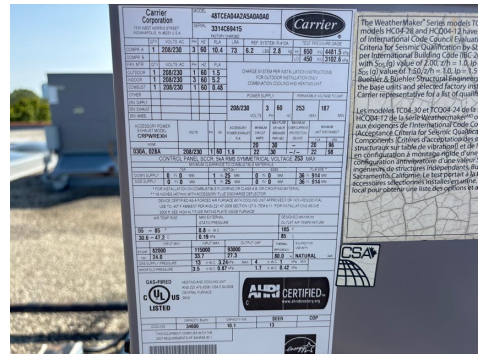
- The photo shows the information marked on the RTU label or data plate.



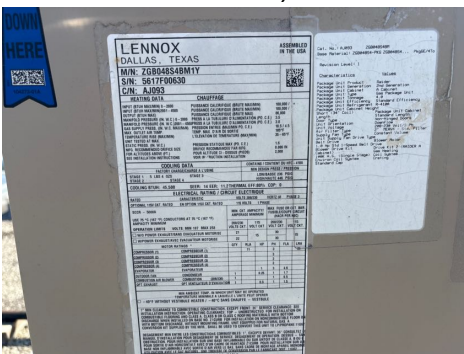
Suite 300 RTU Data Plate (2013 Carrier)



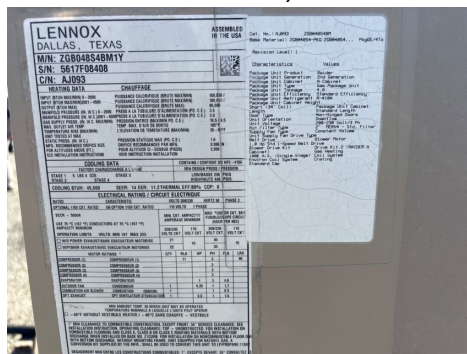
Suite 200 RTU Data Plate (2014 Carrier)



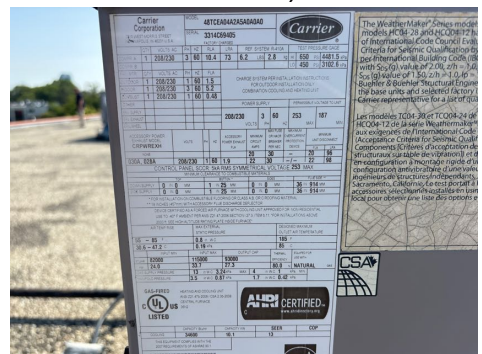
Suite 202 RTU Data Plate (2014 Carrier)



Suite 301 RTU (2017 Lennox)



Suite 302 RTU Data Plate (2017 Lennox)

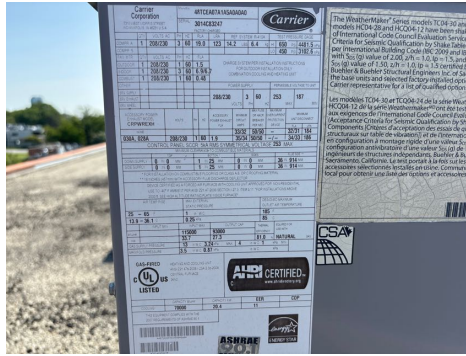


Suite 203 Data Plate (2014 Carrier)

Rooftop Units (continued)



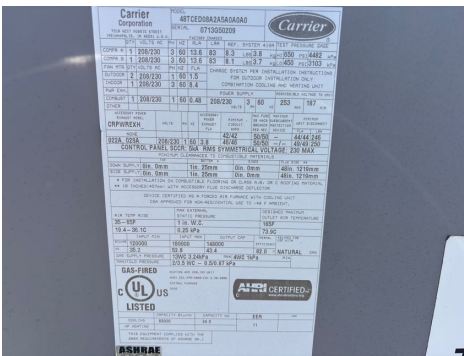
Suite 303 RTU Data Plate (2013 Carrier)



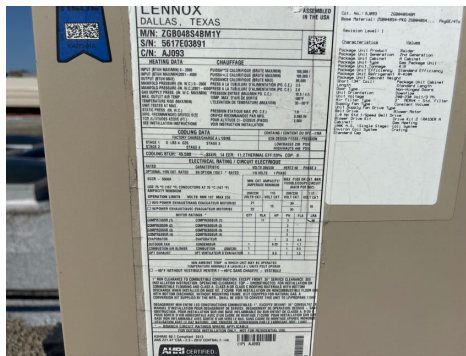
Suite 203 RTU Data Plate (2014 Carrier)



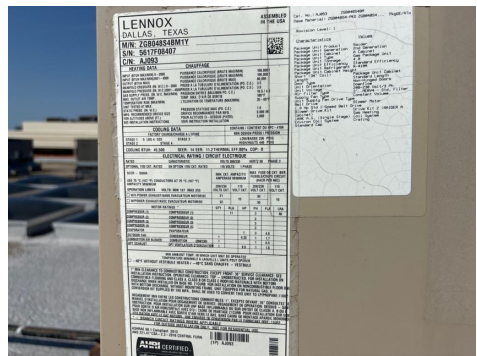
Unlabeled RTU Data Plate (2014 Carrier)



Suite 306 Data Plate (2013 Carrier)



Suite 206 RTU Data Plate (2017 Lennox)



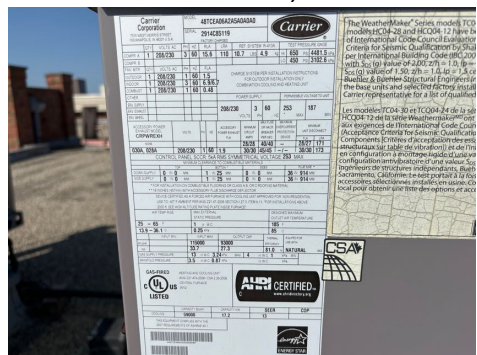
Suite 307 RTU Data Plate (2017 Lennox)



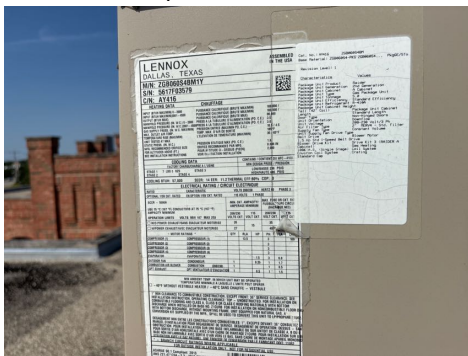
Suite 305 RTU Data Plate (2017 Lennox)



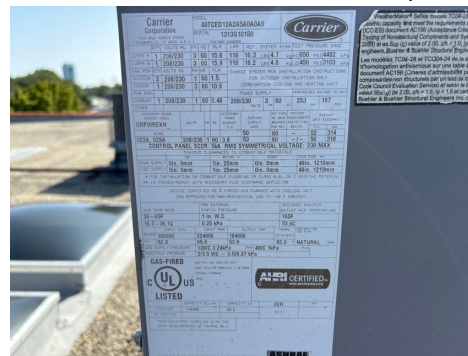
Suite 207 RTU Data Plate (2014 Carrier)



Suite 201 RTU Data Plate (2014 Carrier)



Suite 304 RTU Data Plate (2017 Lennox)



Atrium RTU Data Plate (2013 Carrier)

Rooftop Units (continued)

Condenser

Observations:

- Condenser coil fins of one or more HVAC rooftop unit (RTU) exhibited minor damage typical of that caused by hail. This condition may reduce system performance to some degree. Damage can sometimes be corrected by an HVAC service technician.



Damaged Fins-Suite 200 RTU



Damaged Fins-Suite 303 RTU



Damaged Fins-Suite 203



Damaged Fins-Unlabeled RTU



Damaged Fins-Suite 307 RTU



Damaged Fins-Suite 207 RTU



Damaged Fins-Atrium RTU

Condensate

Observations:

- Condensate from the evaporator coils of the HVAC rooftop units was discharged onto the surface of the roof. This condition is improper. Condensate should be discharged off the roof or to a roof drain.



All Units Discharge to Roof



All Units Discharge to Roof



Improper Condensate Drain-
Atrium RTU

Ventilation

Ventilation Comments

Observations:

- The bathroom ventilation was found to be in serviceable condition.



View of the ventilation



View of the ventilation

Conventional Air Cond.

General Condition

Observations:

- Inspection of the air-conditioning system typically includes visual examination of the following:
 - compressor housing exterior and mounting condition;
 - refrigerant line condition;
 - proper disconnect (line of sight);
 - proper operation (outside temperature permitting); and
 - proper condensate discharge.

The system should be serviced at the beginning of every cooling season.

- The Inspector observed no deficiencies in the condition of the air-conditioning system.



Suite 201 Condenser

Data Plate Problems

Materials: The photo shows the information marked on the condenser label or data plate.



Suite 201 Condenser Data Plate (2016 Allied)

Condenser Unit

Observations:

- The pad supporting the air-conditioner compressor housing appeared to be in satisfactory condition.

AC Electrical Disconnect

Observations:

- Although it was not operated, the electrical disconnect for the condensing unit appeared to be properly located and installed at the time of the inspection. It was not operated.

AC Refrigerant Lines

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible air-conditioner refrigerant lines.

Water Service

Service Pipe Condition

Observations:

- The Inspector observed no deficiencies in the condition of the water service pipe.

Water Service Valve Condition

Materials: Mechanical room

Observations:

- This photo shows the building water service valve.
- The Inspector observed no deficiencies in the condition of the water service valve. It was not operated but was visually inspected.



View of Water Service



View of water Service

Water Distribution

Distribution Pipe Condition

Observations:

- Most water distribution pipes were not visible due to wall, floor and ceiling coverings.
- All plumbing fixtures exhibited functional flow.

Supply Piping System

Materials: The majority of the visible supply line piping is copper.

Observations:

- Adequate flow was noted, and no deficiencies were encountered

Drain, Waste, & Vent System

General Condition

Observations:

- The property was connected to the public sewage system.
- See Sewer Scope Section

Cleanouts



Sewer Clean out-Stairwell

Functional Drainage

Observations:

- All plumbing fixtures in the home exhibited functional drainage.

Open Sewer

Observations:

- Sewer odor was noted in the upstairs janitor closet, possibly due to a dry floor drain trap.



Sewer Odor

Waste Piping System

Materials: The majority of the visible waste line plumbing pipe is cast iron or galvanized metal.

Observations:

- Functional flow was noted at all fixtures which we were able to examine. No deficiencies were noted
- Plumbing vents appear serviceable. Please see roof information about boots and flashing.

Gas System

Gas Supply Source

Materials: Public utility

Type of Gas

Materials: Natural gas

Main Gas Shut-off

Observations:

- The gas shut-off appeared to be in serviceable condition. Shut-offs are not operated, but visually inspected.

Natural Gas Piping System

Materials: The majority of gas piping at visible areas consist of black iron.

Observations:

- The gas system for this structure appears to be in serviceable condition at all areas which were visible



View of gas meter(s)

Water Heater

General Condition

Observations:

- This water heater was actively leaking and should be shut off, drained immediately and an an evaluation and any necessary work performed by a qualified HVAC or plumbing contractor.
- These water heaters appeared to be past their design life and may need replacement soon.



View of Common Water Heater



View of Water Heater

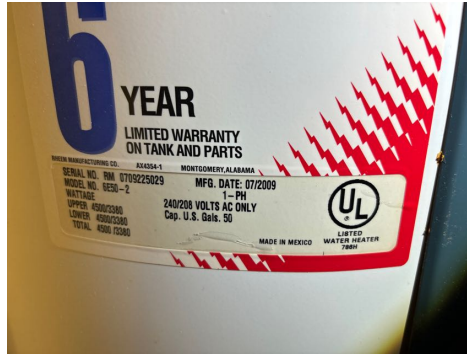


Leaking Water Heater 206

Data Plate Problems

Observations:

- The photo shows the data plate of the water heater.



Common Water Heater Data Plate (2009 GE)

Restrooms (men's / women's)

General Condition

Observations:

- The plumbing fixtures and structural elements were inspected. During the inspection no visible signs of leaks or other defects were discovered unless listed below or in other sections of this report.



View of 2nd Floor Women's Restroom



View of Men's Room



View of Women's Room



View of Men's Room

Sinks

Observations:

- In the Women's restroom on the 2nd floor the sink did not function.



Did not Function

Fixture

Basin(s)

Observations:

- Leaking noted at the sink drain at unit 206.



View of Fixture



View of Sink



View of Sink



Sink Leak 206



View of Basin

Sewage Ejector

Sewage Ejector

Observations:

- The sewer ejector pump was not able to be tested, the source of the waste material was not determined.



View of Ejector

Electrical Service

Electric Meter Condition

Observations:

- The electrical meter appeared to be in satisfactory condition at the time of inspection.



View of Electrical Meters



Locked Doors

Service Equipment

Service Panel General Condition

Observations:

- The electrical service panel appeared to be in satisfactory condition at the time of inspection.



View of Service Panel



Service Panel Data Plate (800 Amp)

Power Distribution

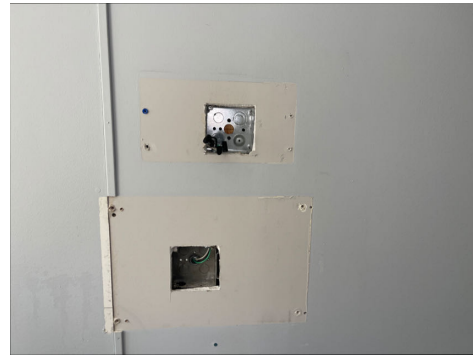
Branch Wiring

Observations:

- A junction box installed in unit 206 was missing a cover and energized electrical components were exposed to touch. This condition is an electrical shock/electrocution hazard. A listed cover should be installed.
- Open electrical connections were observed in the undersink area of the Suite 302 Kitchenette.



Exposed Splices-Suite 302 Kitchenette



Open Box 206

Panels

Distribution Panel General Condition

Observations:

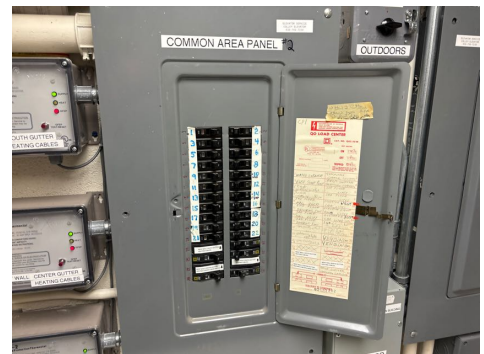
- The electrical panel(s) appeared to be in a serviceable and safe position during the inspection. During this review, no visible signs of deficiencies or other issues were discovered. If visible issues were discovered, additional comments would be made below.
- The inspector may or may not remove the dead front cover of the electrical distribution panels during the inspection. Commercial electrical panels often have higher amperage and voltage than residential panels and can be a higher safety risk. It is at the discretion of the inspector to determine if it is safe to remove the cover.



View of Disconnect Panel



View of Disconnect Panel



Common Area Panel

Panels (continued)



Panel 303



Panel 305



Panel 306



Panel 307



Panel 205



Panel 202

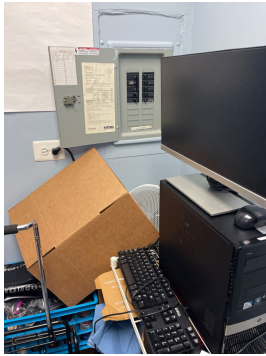


Panel 203

Working Clearance

Observations:

- This electrical distribution panel did not have proper clearances for working space or to provide quick access for an emergency disconnect. This condition should be corrected for safety reasons. The clear working space required in front of an electrical panel is 30" wide (or at least as wide as the service equipment) by 36" deep with a minimum headroom clearance of 6 feet-6 inches. 307 & 200



Poor Clearances 307



Poor Clearances 200

Dead front Cover

Observations:

- The inspector was unable to remove the dead front cover of this electrical distribution panel and electrical components inside the panel were not inspected. This condition should be corrected and the service panel contents inspected by a qualified electrical contractor.

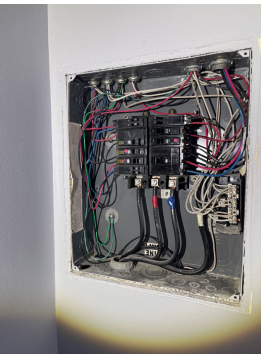


Panel 302 Painted Shut

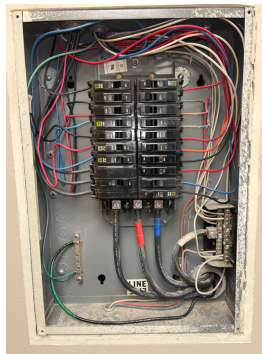
Cabinet Interior Condition

Observations:

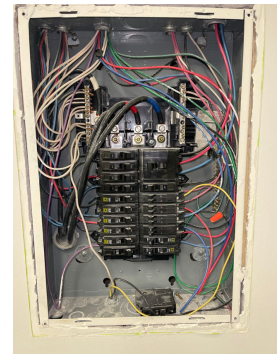
- All panel interiors observed were in satisfactory condition at the time of inspection.



Panel 206



Panel 205



Panel 202

Devices & Fixtures

GFCI Protection Outside

Observations:

- Ground fault circuit interrupter (GFCI) exterior electrical receptacles were generally old, with many responding poorly or not at all. Any such receptacles should be brought into good working order by a qualified electrical contractor.



Not Working

GFCI/AFCI Protection Inside

Observations:

- No ground fault circuit interrupter (GFCI) protection of electrical receptacles was provided in unit 206



Non GFCI Outlet 206

Transformers

Transformer Condition

Observations:

- The transformer appeared to be in satisfactory condition at the time of inspection.



View of Transformer

Interior Spaces

Floors and Floor Coverings

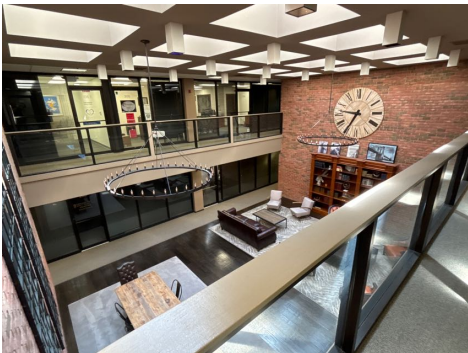
Observations:

- Floors and floor coverings appear to be in serviceable condition

Walls and Wall Coverings

Observations:

- Small settling cracks were noted at several areas, this is normal and to be expected.
- Walls and wall coverings appear to be in serviceable condition
- One or more suites were inaccessible at the time of inspection.



View of 3rd Floor Interior Spaces

View of 3rd Floor Interior Spaces

View of 3rd Floor Interior Spaces



Suite 302 Interior Spaces



Suite 302 Interior Spaces

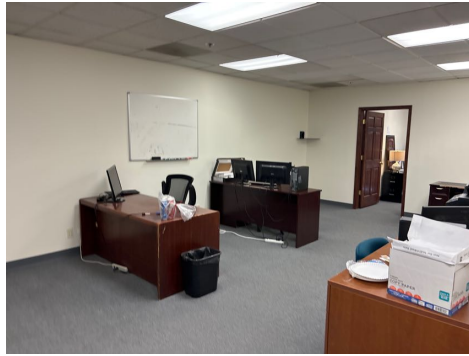


Suite 303 Interior Spaces

Interior Spaces (continued)



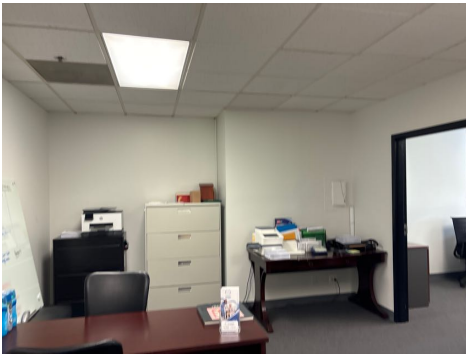
Suite 303 Interior Spaces



Suite 305 Interior Spaces



Suite 306 Interior Spaces



Suite 306A Interior Spaces



Suite 307 Interior Spaces



Suite 307 Interior Spaces



Suite 208 Interior Spaces



Suite 208 Interior Spaces



Suite 205 Interior Spaces



Suite 205 Interior Spaces



Suite 205 Interior Spaces

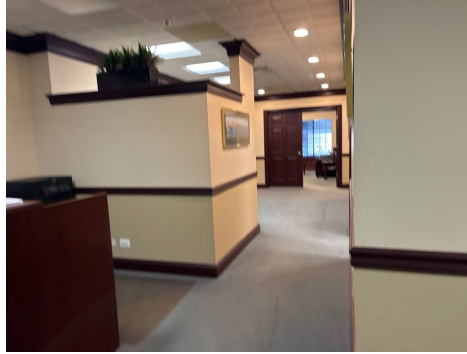


View of 2nd Floor Interior Spaces

Interior Spaces (continued)



View of 2nd Floor Interior Spaces



Suite 200 Interior Spaces



Suite 200 Interior Spaces



Suite 202 Interior Spaces



Suite 202 Interior Spaces



Suite 203 Interior Spaces



Suite 203 Interior Spaces

Ceilings

Observations:

- These stains APPEAR to be the result of past, rather than current roof leakage or condensation leaks. However it is not possible to be absolutely certain.



Staining Noted (Dry)



View of Suite 300 Ceiling



Suite 203 Staining-Dry



Suite 203 Staining-Dry



Water damage old



Water damage old



Water damage old



Water damage old

Stairways

General Stairway Condition

Observations:

- The interior stairs were found to be in a safe and satisfactory condition during the inspection. This does not include any cosmetic issues, which falls beyond the scope of this inspection. Any deficiencies will be listed below.



View of Stairs

Elevators

Elevators: General Information

Observations:

- Although this report may contain comments about conditions related to elevators, it should be understood that a full inspection was not performed and this report alone is not a substitute for a full, proper certification inspection of all elevator systems performed by qualified personnel. Such certifications should be performed as required by the authority having jurisdiction (AHJ).
- Although the building contained elevators, their inspection lies outside the scope of this inspection. Elevator inspections should be performed by qualified personnel on a schedule that complies with the authority having jurisdiction (AHJ).
- The elevator was operated during the inspection and it responded in a satisfactory way.



View of Elevator Motors

Fire Protection

Sprinklers and Standpipes

Observations:

- A fire sprinkler system is installed for this structure, but inspection of these components is beyond the scope of this assessment.

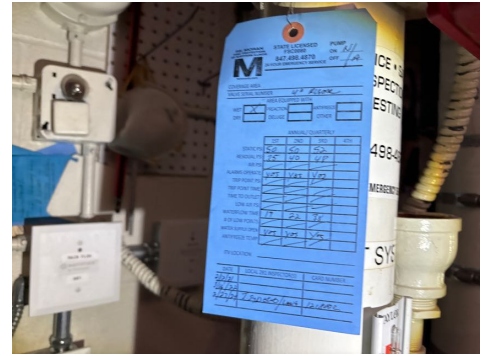
Fire Protection (continued)



View of standpipe and sprinkler system



View of backflow inspection sheet



View of standpipe and sprinkler system

Fire Alarm Systems

Observations:

- A fire alarm system appears to be installed for this structure, however, these are beyond the scope of this inspection.



View of alarm system

Fire Extinguishers

Observations:

- There appear to be an adequate number of fire extinguishers installed for this facility,
- The tags on the represented fire extinguishers appear to be with the current date cycle.



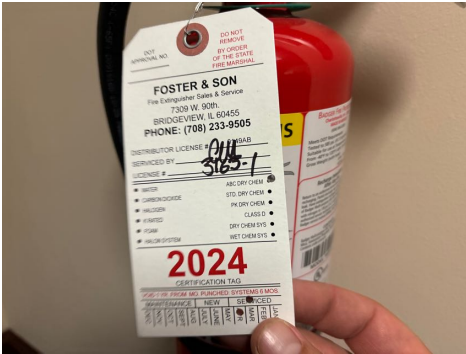
View of extinguisher



View of extinguisher



View of extinguisher



View of extinguisher



View of extinguisher

Ventilation

Interior Components

Windows

Materials:

Thermal/High Efficiency

Observations:

- The vacuum seal has failed ("lost seal") in the insulated glass in some of the windows. While the "fogging" of the glass is largely cosmetic, there is an accompanying loss of insulation value. This condition can only be corrected by replacement of the entire, factory assembled glazing unit by a qualified window contractor.



Lost Seal



Failed Thermal Pane Seal



Lost Seal



Lost Seal



Lost Seal

Kitchen

General Kitchen View

Observations:

The kitchen appliances, fixtures and structural components were reviewed during this inspection under the conditions noted in the Standard Inspection Agreement. During this review, no visible signs of defects, leaks, or other issues were discovered unless noted in the sub sections below.



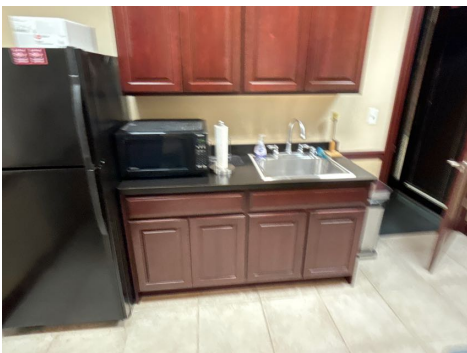
Suite 300 Kitchenette



Suite 302 Kitchenette



Suite 303 Kitchenette



Suite 200 Kitchenette



Suite 203 Kitchenette

Sink Basin

Observations:

The kitchen sink was free of visible defects other than the normal wear.

Kitchen (continued)

Sink Drain

Observations:

The kitchen sink drain was free of visible defects other than the normal wear.

Sink Faucet

Observations:

The faucet was dripping. This is wasteful and can substantially increase the water bill. Proper correction is recommended.

Operation of this item was attempted but not successful during the inspection. Further evaluation by a qualified contractor is recommended to determine why this item will not operate and to perform corrections.



Inoperable Faucet-Suite 302



Dripping Faucet-Suite 200

Cabinet(s)

Observations:

The cabinets were found to have only moderate general deterioration or wear typical for the age of the home or material used. This does not include any cosmetic issues, which fall beyond the scope of this inspection. Any deficiencies will be listed in this section.

Countertop(s)

Observations:

The kitchen counter tops were found to have only moderate general deterioration or wear typical for the age of the home or material used. This does not include any cosmetic issues, which fall beyond the scope of this inspection. Any deficiencies will be listed in this section.

Floor(s)

Observations:

The kitchen floors were found to have exhibited moderate general deterioration or wear typical for the age of the home or material used. This does not include any cosmetic issues, which fall beyond the scope of this inspection. Any deficiencies will be listed in this section.

Sewer Scope Report

Comments

Materials:

A sewer camera inspection was performed on this property. This service was provided at an additional charge and falls beyond the scope of "The Standard Home / Building Inspection." The purpose of this additional service is to provide a visual examination of the interior of the main lateral sewer pipe between the home and the municipal sewer system. This is achieved using push camera. At no point is this to diagnose or determine the scope of any repairs or need for repair nor is this being provided by a licensed plumber. A licensed plumber should be consulted prior to repairs being made. The video(s) provided are to be used as reference and for the purpose of identifying any blatant or obvious issues otherwise not present from above the ground.

The point of entry to provide this service can be from several possible locations. Every effort is made to provide minimal impact or damage to the home. Any damage was repaired prior to the inspector leaving the property. This entry point could be through an exterior clean-out, interior clean-out, the main stack pipe on a roof or a floor drain in a lower level.

ANY ADVERSE CONDITIONS NOTED AS A RESULT OF THIS SERVICE SHOULD BE REVIEWED BY A LICENSED PLUMBER PRIOR TO ANY REPAIRS.

The access point or entry point for this service was located through: Clean out in the slab..

The approximate diameter of the pipe is: 6 inches. This was not measured and was based solely upon experience. Consult a licensed plumber prior to any repairs.

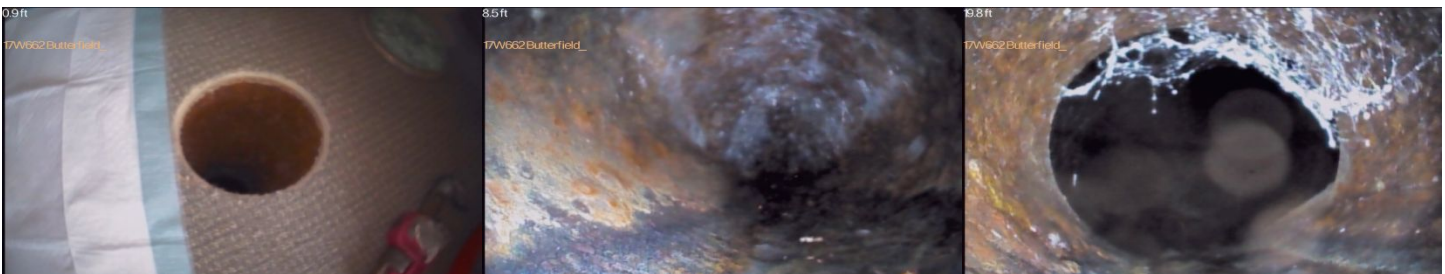
The pipe material(s) was judged to be: DIP - Ductile Iron Pipe.

Observations:

Please paste this link into your browser to view the video:

<https://drive.google.com/file/d/1yjEQy-y7y75MozR7ZaD3MdEoRYXdYNw4/view?usp=sharing>

An obstruction, which appears to be in-organic, was noted in the lateral pipe at approximately 24 feet from the clean out (inside manhole). The flow was disturbed.



View of clean out

Cast Iron

Cast Iron



Inside Manhole



Blockage Noted

Recomendations

Recommendations

Observations:

Build-up or other debris was noted in the system. We recommend consulting with a cleaning professional for further attention.