

COMMERCIAL INSPECTION REPORT

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Report Summary

Significant Issues

Exterior Doors and Windows

Page 5	Exterior Doors	<ul style="list-style-type: none"> The loading dock exterior doors were stuck or otherwise unable to be opened at the time of inspection. Recommend inquiring with the seller about the doors and further review by a qualified contractor.
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Interior Spaces

Page 30	Ceilings	<ul style="list-style-type: none"> Moisture staining was noted in the building's entry area, the area tested dry with a moisture meter at the time of inspection. Recommend inquiring with the seller about any previous roof/condensation leaks and any repairs made to the area.
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Pests

Page 33	Pests: Interior	<ul style="list-style-type: none"> The office and warehouse had moderate amounts of rodent feces visible. Recommend further evaluation by a qualified pest inspector to determine if the infestation is active.
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Life and Health Safety

Gas System

Page 24	Natural Gas Piping System	<ul style="list-style-type: none"> Gas leakage was noted near the water heater. We recommend the utility company be contacted immediately, this is a POTENTIAL HAZARD!
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Mechanical

Heating Equipment

Page 17	Heating Equipment Comments	<ul style="list-style-type: none"> The front and 2nd warehouse infrared tube heaters were noted to be dripping condensation from the exhaust venting at the time of inspection. This condition may indicate improper flashing or insulation of the vent as it discharges through the roof. Recommend further evaluation by a qualified contractor.
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Furnace

Page 20	Condensate Drain	<ul style="list-style-type: none"> The high-efficiency furnace exhaust produced condensate fluid that must be properly discharged. The condensate line for this high-efficiency furnace discharged improperly and should be corrected by a qualified HVAC contractor.
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Purpose and Scope

General Information

Materials: Attendees- Buyers Agent, , Seller(s) Agent, , Seller, • Building Type -Office, Warehouse
• Occupancy -Occupied • 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

Metal Siding

Observations:

- metal siding has been used as the cladding on this building.
- Typical caulking maintenance is recommended at one or more areas of the siding in order to prevent moisture damage to the underlying wall surfaces.
- Maintenance Recommendations:
 - Maintain the buildings foundation grade to keep at least 6 inches clearance from the ground to siding bottom.
 - Periodically wash the siding surfaces to remove stains.
 - Monitor and repair any areas of siding that become loose or damaged.



View of Metal Siding



View of Metal Siding



View of Metal Siding



View of Metal Siding

Exterior Doors and Windows

Exterior Doors

Observations:

- The exterior walk doors are Storefront.
- The exterior walk doors are Steel clad.
- The loading dock exterior doors were stuck or otherwise unable to be opened at the time of inspection. Recommend inquiring with the seller about the doors and further review by a qualified contractor.



View of Exterior Door



View of Exterior Door



View of Exterior Door



View of Exterior Door



View of Exterior Door



Dock Door Stuck

Exterior Doors and Windows (continued)



Dock Door Stuck

Overhead Doors

Observations:

- The overhead-doors are roll-up type.
- A representative sampling of the door operation was conducted, and all appear to be in adequate condition
- The automatic door operators functioned correctly.



View of Overhead Doors



View of Overhead Doors



View of Overhead Doors



View of Overhead Doors



View of Overhead Doors



View of Overhead Doors



View of Overhead Doors

Exterior Windows & Curtain Walls

Observations:

- The windows are aluminum framed
- The glazing on the windows is: double pane / thermal pane.
- A representative examination of the windows revealed that all appear to be in good condition



View of windows



View of windows

Landscape and Building Lighting

Building Lighting

Observations:

- Building lighting is present and appears functional and satisfactory.



View of lighting



View of lighting

Flatwork

Flatwork

Observations:

- The building walkways were partially or fully covered with snow at the time of inspection and could not be fully reviewed.



View of Walkways

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.
- Curbs and bumpers are of concrete, and all appear to be in satisfactory condition.
- Space marking of the parking stalls appears to be adequately visible.



View of parking



View of parking



View of parking



View of parking



View of parking



View of parking



View of parking



View of marking

Other Site Components

Bollards and Protection

Observations:

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



View of bollards

Loading Docks

Apron Surface Condition

Observations:

- The loading dock apron appeared to be in satisfactory condition typical for the age of the building or materials used.



View of Apron



View of Apron



View of Apron

Dock Bumpers

Observations:

- Rubber
- The loading dock bumpers appeared to be in satisfactory condition at the time of inspection.



View of Bumpers

Stormwater Drainage

Observations:

- No drainage was noted in the loading dock area.



View of Dock Drainage

Dock Levelers/ Plates/ Boards

Observations:

- The operation of the levelers was not a part of this inspection. If desired, a specific dock leveling inspection should be performed.



View of Levelers

Roof General

General Roof Information

Materials: This section of the report is concerning the roofing materials throughout the building. • A camera drone was employed as the method for roof inspection. This provides the inspector with an excellent visual examination of the surface conditions without leaving the safety of the ground. This type of viewing may be in conjunction with other viewing methods. The roof was not walked on and the evaluation is limited.

Materials: Roofing material consists of interlocking metal "tile", (imitation tile with a granulated surface). It is difficult to walk on this surface, as it is easily damaged.

Metal roofs are known for their variety, such as:

- different types of material (most common are copper and steel);
- different profiles (flat or corrugated); and
- different coatings, such as paint for aesthetics, or metallic coatings, including galvanized (zinc) or Galvalume® (a mixture of zinc and aluminum) for corrosion resistance.

Inspection Notes:

- 1) Metal roofing is commonly found on pre-engineered metal buildings, and as decorative features at residential structures, and retail buildings at strip malls.
- 2) Metal roof systems are mechanically fastened (concealed, exposed, and standing seams).
- 3) Copper roofing changes in appearance over time, from a natural brown to a green patina, due to its exposure to the elements.
- 4) Galvalume® roofing has a slight spangle pattern, and galvanized roofing has a bolder spangle pattern.

Average Lifespan

- Copper: 50 years (source: RS Means for flat, standing, or batten seam)
- Copper: 70+ years (source: InterNACHI's Standard Life Expectancy Chart for Homes)
- Galvanized Steel: 30 years (source: RS Means for sheet metal)
- Metal: 40 to 80 years (source: InterNACHI's Standard Life Expectancy Chart for Homes)

Architectural metal panel roof systems are typically water-shedding elements and are fastened to decking. They perform well on slopes of 3:12 or greater. They are considered a viable substitute for traditional steep-sloped shingled roofs such that they are considered water-shedding rather than weatherproof.

Structural metal panel roof systems are typically weatherproofing elements and fastened to purlins. Structural roof systems perform well on a minimum slope of ½-inch per foot. Some systems are comparable to other low-slope roof membranes such that they are designed to resist infiltration. However, structural roofing systems may be used in architectural applications over continuous, closely spaced substrate generally implemented for increased wind-uplift resistance.

Pros

- Puncture-resistant
- Longer-term performance (lower cost in the long run)

Types of Failure

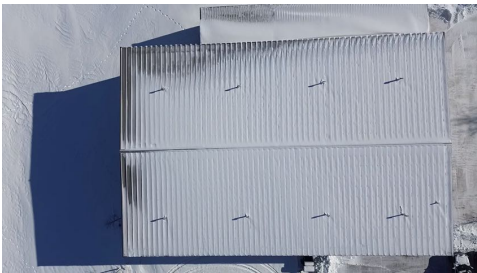
- Warped panels, open seams, and splitting of flashing: This is often a result of cyclic expansion and contraction that was not accounted for in the roof design.
- Missing fasteners and over-driven or under-driven fasteners: This allows for the immediate infiltration of water.
- Gaps at the junction between field panels and ridge gaps: This allows for immediate infiltration or water.
- Debris: This results from the accumulation of soil, tree branches, etc., due to the roof's insufficient slope.
- Galvanic corrosion: This occurs as a result of fasteners and screws made of dissimilar metals coming into contact with one another.
- Weathering: This is accelerated by acid rain, hail, salt spray, and the presence of materials that retain moisture, such as sawdust and wood.
- Deterioration of coating: This is often a manufacturing defect.

Roof General (continued)

- Oil-canning: This is often only a cosmetic defect and doesn't affect the roof's service life, but it's advised that inspectors still note this in their report.

Observations:

- A maximum of three layers are allowed on most commercial roofs, because each layer, (or roofing application), adds weight to the structure. After three roofing applications are placed on the roof, all layers must be stripped off before another application can be installed. We are unable to determine how many layers of roofing material are applied.
- The slope of the roof is approximately 4:12.
- The roof did not provide signs of adverse wear or other material damage. Please continue to monitor and maintain to typical standards.
- The roof was fully or partially snow covered at the time of inspection and a full review was not possible.



View of Roof



View of Roof



View of Roof



View of Roof



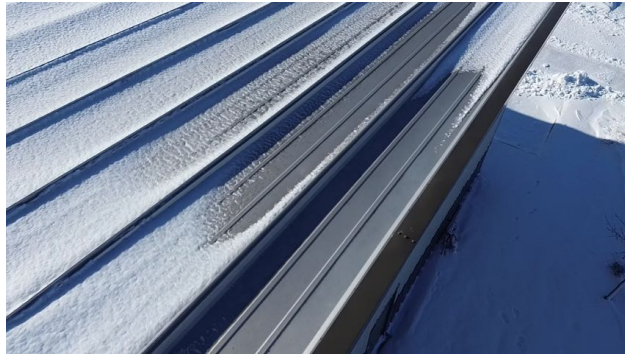
View of Roof

Surface Material

Observations:

- The roof did not provide signs of adverse wear or other material damage. Please continue to monitor and maintain to typical standards.

Roof General (continued)



View of Roof Surface

Roof Sheathing Comments

Materials: A dense fiber material is used as the roof decking. This material can deteriorate when presented with excessive moisture conditions.

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:

- All gutters and drains appear to be in acceptable condition.

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

Chimney Comments

Observations:

- The chimney material consisted of: B-Vent
- No major deficiencies were visible at time of inspection.



View of Flue Pipes

Soffits

Observations:

- The soffits and fascia were found to be in satisfactory condition at the time of inspection, typical for the age of the building and materials used.

Slab Foundation

Slab Foundation

Observations:

- This structure is constructed slab-on-grade, there are no raised foundations or underfloor crawlspaces.
- The above-ground portions of the perimeter foundation showed no noticeable concerns.
- Visible deficiencies in the condition of the visible portions of the concrete slab-on-grade were present. Notable exceptions will be listed in this report. Most of the slab was not directly visible due to floor coverings. .

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.
- Newer construction dictates that these walls are reinforced with rebar, but we are not able to discern this without X-Ray testing, which is beyond the scope of this assessment.

I. The inspector should inspect:

- A. 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.
- B. The heating systems using normal operating controls and describe the energy source and heating method.
- C. And report as in need of repair heating systems which do not operate.
- D. And report if the heating systems are deemed inaccessible.
- E. 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.
- F. And verify the presence of level service platforms for appliances on roofs with a 25 percent slope or greater.
- G. And verify that a luminaire and a receptacle outlet are provided at or near the appliance.
- H. 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

Materials: Unit Location: Warehouse • The type of heating system installed is: Tube Heater • The distribution for this system is through: • The heat generation for this unit is: Natural Gas or Liquid Petroleum (LPG).

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.

- **Combustion air** appears to be satisfactory.

- The front and 2nd warehouse infrared tube heaters were noted to be dripping condensation from the exhaust venting at the time of inspection. This condition may indicate improper flashing or insulation of the vent as it discharges through the roof. Recommend further evaluation by a qualified contractor.



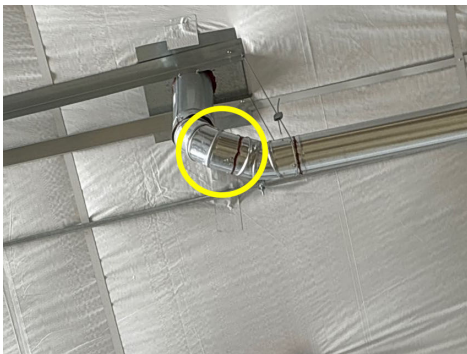
Front Infrared Heater



Front Infrared Heater



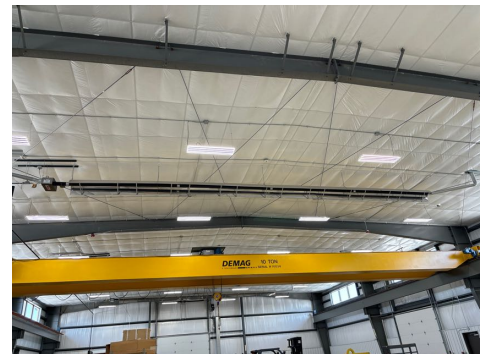
Front Infrared Heater Supply Temp



Front Infrared Heater Drip



Front Infrared Heater Drip



2nd Infrared Heater

Heating Equipment (continued)



2nd Infrared Heater



2nd Infrared Heater Supply Temp



2nd Infrared Heater Drip



2nd Infrared Heater Drip



3rd Infrared Heater



3rd Infrared Heater



3rd Infrared Heater Supply Temp



Rear Infrared Heater



Rear Infrared Heater



Rear Infrared Heater Supply Temp

Furnace

General Condition

Observations:

- Confirmation of compliance with furnace manufacturer's installation recommendations requires research that exceeds the scope of the General Home Inspection. Although the Inspector will endeavor to identify potential problems common to many heating systems, a full, technically exhaustive evaluation would require the services of a qualified HVAC contractor.

- The Inspector observed no deficiencies in the condition of this furnace.

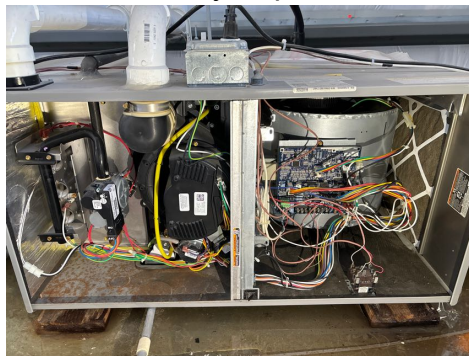
Inspection of the furnace typically includes examination/operation of the following:

- Cabinet interior and exterior
- Fuel supply and shut-off (not tested)
- Electrical shut-off
- Adequate **combustion air**
- Proper ignition
- Burn chamber conditions (when visible)
- Exhaust venting
- Air filter and blower
- Plenum and ducts
- Response to the thermostat
- Adequate return air
- Automatic damper and controls
- Condensate drain components

- The furnace should be serviced and certified by a qualified HVAC contractor.



View of Furnace



Furnace Open



Furnace Supply Temp

Data Plate Problems

Observations:

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

Furnace (continued)



Furnace Data Plate (2016 HEIL 60k btus)

Condensate Drain

Observations:

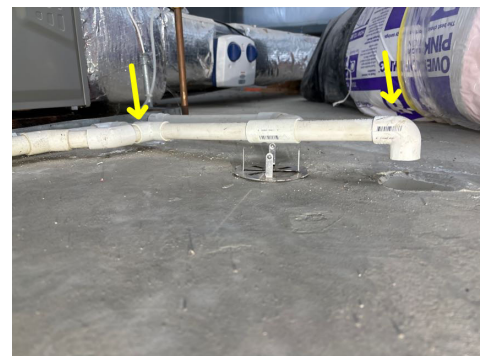
- The high-efficiency furnace exhaust produced condensate fluid that must be properly discharged. The condensate line for this high-efficiency furnace discharged improperly and should be corrected by a qualified HVAC contractor.



Drip Pan Full



Drip Pan Full



Improper Pitch

Humidifier Condition

Observations:

- Humidifiers are designed to raise relative humidity levels in structures located in dry climates by adding moisture vapor to air heated and distributed by the furnace. Because a warm moist environment such as that in humidifiers can promote microbial growth like bacteria, yeasts, and molds, the housing, condensation tubes and pumps must be kept clean. In accordance with the Standards of Practice the Inspector does not evaluate humidifiers. You should ask the seller about the functionality of the humidifier.



View of Humidifier

Ventilation

Ventilation Comments

Observations:

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



View of Ventilation Fan



View of Ventilation Fan

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 air-conditioning system was not tested because the outside temperature was below 65 degrees F. and to test it would risk damaging the coils. The system should be inspected by an HVAC contractor when adequate temperatures are reached.



View of Condenser

Data Plate Problems

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



Condenser Data Plate (2013 HEIL 1.5Ton)

Water Service

Water Service Valve Condition

Observations:

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



View of Water Supply

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. • The majority of the visible supply line piping is cross linked polyethylene (PEX).

Observations:

- Adequate flow was noted, and no deficiencies were encountered

Drain, Waste, & Vent System

General Condition

Observations:

- The property was connected to a private onsite wastewater treatment.



View of Possible Main Cleanout (Warehouse Restroom)

Waste Piping System

Materials: The majority of the visible waste line plumbing pipe is polyvinyl chloride (**PVC**) white plastic.

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.



View of Gas Meter

Natural Gas Piping System

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

Observations:

- Gas leakage was noted near the water heater. We recommend the utility company be contacted immediately, this is a **POTENTIAL HAZARD!**



Gas Leak Noted (Near Water Heater)

Water Heater

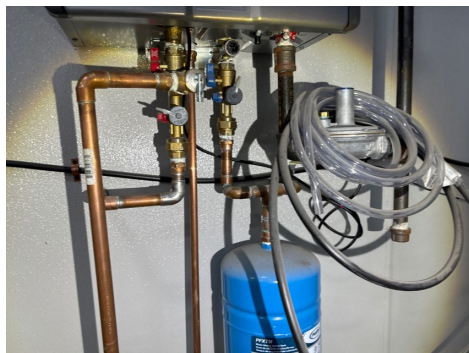
General Condition

Observations:

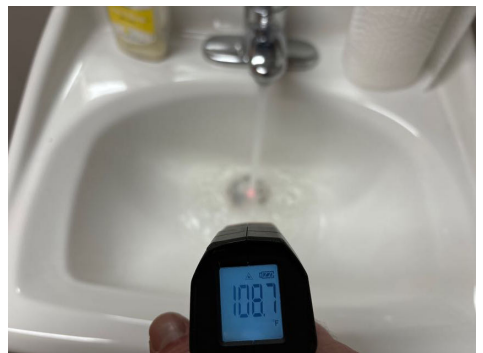
- The water heater appeared to be in satisfactory condition at the time of inspection. A tankless water heater should be serviced annually by a qualified plumbing contractor.



View of Water Heater



Water Heater Supply Lines and
Expansion Tank

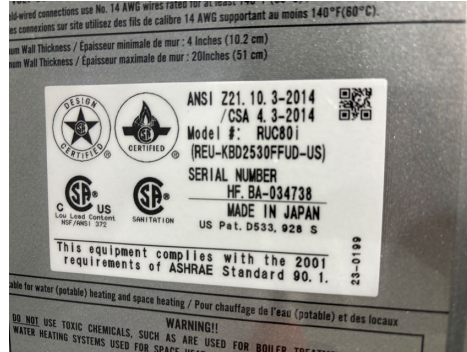


Supply Temp

Data Plate Problems

Observations:

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



Water Heater Data Plate (2014 Rinnai)

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 Office Restroom



View of Warehouse Restroom

Sinks

Observations:

- The sink appeared to drain slowly. There are several things that can cause this, including the accumulation of hair and soap scum in the drain piping. Drain opening chemicals can sometimes help, but often provide only temporary relief. Further review and correction by a qualified plumber is recommended.



Slow Drain-Office Restroom

Private Water Well

Disclaimer

Observations:

- Potable water for the home was supplied by a private water located on the property. Inspection of water wells lies beyond the scope of the General Home Inspection, and the Inspector disclaims responsibility for determining its performance or the electrical for mechanical well equipment. The Inspector recommends that before the expiration of your Inspection Objection Deadline, you have this well inspected by a qualified contractor.

Although the Inspector may include comments in this report concerning matters related to the well, this is not meant to imply that the Inspector has performed a full evaluation of the well performance and equipment. Full evaluation would require a specialist inspection.



View of Water Softener

Electrical Service

Electric Meter Condition

Observations:

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



View of Electric Meter

Service Equipment

Service Panel General Condition

Observations:

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



View of Service Panel



Service Panel Open



View of Main Disconnect

Power Distribution

Type of Branch Wiring:

Materials: Vinyl-coated

Wiring Methods:

Materials: Conventional electrical distribution

Branch Wiring

Observations:

- No apparent branch wiring hazards were noted.

Panels

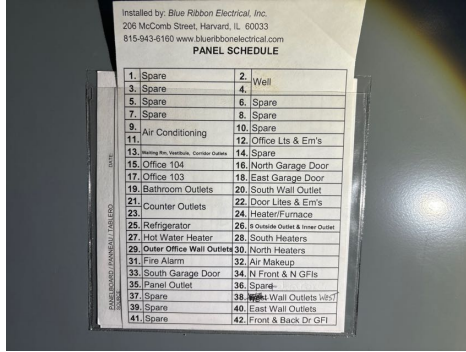
Distribution Panel General Condition

Observations:

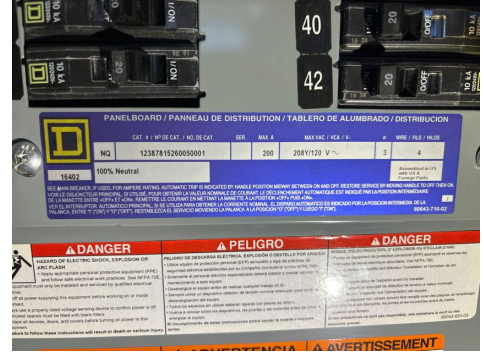
- The electrical panel(s) appeared to be in a serviceable and safe position during the inspection. During this review, no visible signs of deficiencies or other issues were discovered. If visible issues were discovered, additional comments would be made below.
- The inspector may or may not remove the 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.



Panel LP



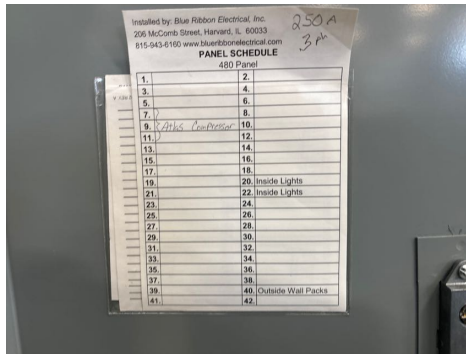
Panel LP Labels



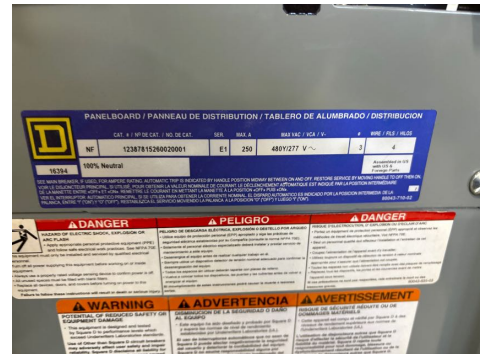
Panel LP Data Plate



Panel NP



Panel NP Labels



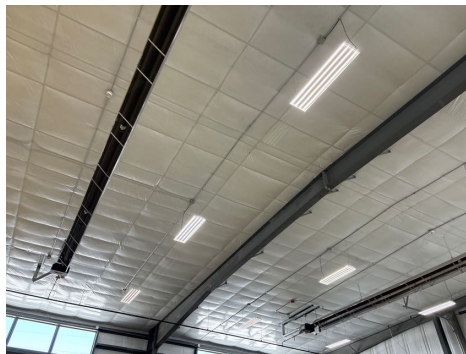
Panel NP Data Plate

Devices & Fixtures

Lighting: Interior

Observations:

- Newer modern lighting has been installed.



View of Lighting

Transformers

Transformer Condition

Observations:

- The electrical 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



View of Interior Spaces



View of Interior Spaces

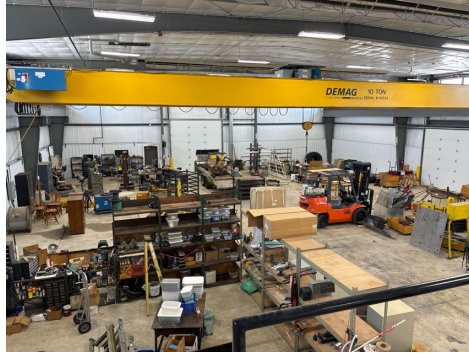


View of Interior Spaces

Interior Spaces (continued)



View of Interior Spaces



View of Interior Spaces



View of Interior Spaces



View of Interior Spaces



View of Interior Spaces



View of Interior Spaces



View of Trough



View of Trough

Ceilings

Observations:

- Moisture staining was noted in the building's entry area, the area tested dry with a moisture meter at the time of inspection. Recommend inquiring with the seller about any previous roof/condensation leaks and any repairs made to the area.



Ceiling Stains



Area Above Stain



Area Above Staining

Fire Protection

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



View of alarm system



Inspection Tag

Fire Extinguishers

Observations:

- There appear to be an adequate number of fire extinguishers installed for this facility,
- The tags on the represented fire extinguishers do not appear to be with the current date cycle.



View of extinguisher



View of extinguisher

Inspection Disclaimer

Observations:

- Although this report may contain comments on obvious conditions related to the automatic fire protection system installed, a full, thorough inspection was not performed. A comprehensive inspection and component testing exceeds the scope of this assessment and would require the services of a qualified specialist.

Ventilation

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.



General View of Kitchen

Sink Basin

Observations:

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

Sink Drain

Observations:

The sink drains slowly. There are several things that can cause this, including the accumulation of grease and soap scum in the drain piping. Drain opening chemicals can sometimes help, but often provide only temporary relief. Further review and correction by a qualified plumber is recommended.



General View of Sink Drain



Slow Drain

Sink Faucet

Observations:

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

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.

Refrigerator

Observations:

The refrigerator operated normally using basic controls at the time of the inspection. Recommend referring to the operational manuals for proper use and care.

Pests

Pests: Interior

Observations:

- The office and warehouse had moderate amounts of rodent feces visible. Recommend further evaluation by a qualified pest inspector to determine if the infestation is active.

Pests (continued)



Pest Droppings-Office



Pest Droppings-Office



Pest Droppings-Warehouse

Glossary

Term	Definition
Combustion Air	The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low.
Expansion Tank	An expansion tank or expansion vessel is a small tank used to protect closed (not open to atmospheric pressure) water heating systems and domestic hot water systems from excessive pressure. The tank is partially filled with air, whose compressibility cushions shock caused by water hammer and absorbs excess water pressure caused by thermal expansion.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.