



Prepared by:
Inspector

433 New Karner Rd
Albany, NY, 12205

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Rating Information

- Functional:** Item/component was performing its function and its condition was appropriate for its age and use at the time of inspection. Although an item may be functional at the time of the inspection, regular maintenance and upkeep will be needed.
- Maintenance Item:** Item/component was functional overall, but was in need of normal maintenance and upkeep or was unconventional and needs examination by a qualified specialist.
- Monitor:** Item/component did not seem to be adversely and directly affecting the major components of the home at the time of the inspection, but should be monitored to ensure that changes, damage, or other issues do not occur. These items should be monitored and repaired as needed.
- Not Present:** Not present or visible at the time of the inspection.
- Not Inspected:** Not inspected due to conditions beyond the control and/or at the discretion of the inspector for safety reasons.
- Marginal:** Item/component was performing some or all of its functions, but not as intended, and/or it's condition was not appropriate for its age and use. Requires repair or maintenance to become fully functional. Cost estimates may be required by a qualified specialist and are at the discretion of the client if estimates will be obtained.
- Defective:** Item/component was not performing its function and/or its condition was not appropriate for its age or use and will require repairs or replacement. Item was considered defective in the opinion of the inspector - evaluation by a qualified specialist is recommended.
- Hazardous:** An imminent threat or danger to the safety, health, or the life of occupants of the property was noted. DO NOT USE UNTIL HAZARD IS REMOVED.
- Possible Major Concern:** Area or component of the structure that was not performing enough of its function on the day of the inspection, there was an indicator of a larger issue, or was adversely affecting the building or its components, or an item or area found to present a possible major hazard to occupants or the structure. Items or areas that are indicated with this rating will require investigation by a qualified specialist and may require repairs possibly reaching/exceeding \$1500. The exception to this would be concerns that may represent serious risk to persons or property, and those should be addressed immediately regardless of the dollar cost. Those items are marked as Hazards in the report and in the summary and regardless of the cost could pose a danger to occupants or the property and should be corrected immediately. Cost estimates by a qualified specialist or contractor in the required field would be required to determine if an item exceeds \$1500 and cost estimates are not provided by the inspector. Contractor should hold all required licenses, insurances and appropriate state required mandates to estimate or execute any work to be done. Recommend that estimates be obtained from qualified professionals in the required field who will represent your interests, to return the system(s) to full working order, and warranty any repair, replacement or evaluation given, in writing, (as non binding verbal opinion are not considered valid in any application). It is also important to note that areas of major concern seldom are limited to just one area or component of a building and for the sake of clarity will generally be listed in the area the concern was most apparent in, and may affect areas of the structure marked under a different heading as functional or attention required. This is not intended to contradict, but intended to simplify the report process.

General Information

Company Information

Inspector Name: Jay Wynn

Company Name: Blue Jay Inspections, LLC

Address: 3269 State Highway 67

City: Fort Johnson, State: NY

Zip: 12070

Phone: 518-390-3087

Email: bluejayinspections@hotmail.com

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Inspection Information

Utilities On?

Yes

Approximate Start Time

9:00 am

Others Present

Buyer(s), Seller's agent, Family members of client

Inspection Date

2021-07-08

Sewage Disposal

Public

Water Source

Public

Weather

Rain

What We Inspect

A commercial building Inspection is a non-invasive visual examination of a building, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the building, as identified and agreed to by the Client and Inspector, prior to the inspection process.

A building inspection is intended to assist in the evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions. Although this is not a residential inspection, we use the NYS Standards for home inspections as the basis of this inspection.

An inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection. A material defect is a condition with a property, or any portion of it within the scope of this inspection, that would have a significant adverse impact on the 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.

An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or evaluation by professionals, but this is not required and is considered a courtesy.

Roof

Roof Material

Possible Major Concern

Roof Material EPDM, Metal

The actual age of the roof was unknown, but indications of leaking were present along the eaves, at the gable ends, and around the penetrations. Water appeared to be coming out of sections of the fascia and flashing, and possibly into the walls and paneling. Improper repairs were noted, damaged sections, improper flashing methods, and other issues. Unseen damage likely exists. Recommend evaluation of the roof and any damage by a qualified roofing contractor.





Information

Please note that roofs come with limitations due to height, weather, inaccessibility, and other limitations.

Note to Client

Roof systems by their nature require maintenance and periodic attention. The inspection comments are based on observable conditions on the day of the inspection. Roof materials can exhibit very different characteristics under varying weather patterns and this report is in no way a guarantee of the performance of the roof. We evaluate roofing on three basic principles, operation, safety, and condition. So a roof that is not leaking may still not be a passable roof. If an older roof was present, please note that age in and of itself would not be considered a defect, however, an older roof may be more problematic and require repair or replacement at any time. If we feel the roof could require extensive repair or possible replacement within two years based on our experience, it will be classed as a major defect. Also, be advised that any active leaking no matter how small will be classified as a major concern. Roofs need

to be watertight and even small weeps or leaks can and do cause damage very quickly to the interiors and the finishes of a building. It is recommended that the roof be evaluated the day of closing as conditions can and do change, sometimes rapidly, by a qualified individual.

Exteriors

Siding/Exterior Surface

Possible Major Concern

Type

Metal, EIFS

The building appeared to be constructed of insulated panels and steel frame construction. Evidence of active water intrusion into the panels was found in multiple locations from flashing details around windows and door and fascia transitions. Evidence of water intrusion was found on interior walls as well as around window and door frames. Once panels get wet they may not be able to properly dry and internal damage was likely present that would only be discovered with intrusive investigation beyond the scope of this inspection so profession evaluation is recommended by contractors that represent you.

EIFS siding was present on parts of the building and was loose, damaged, and showed signs of moisture intrusion- EIFS exterior finishes are prone to water infiltration and may cause hidden damage to the structure. There is usually no visible evidence of such damage. We recommend a detailed inspection by a qualified specialist.





Entry Doors

Hazardous

Side exterior door was sealed off a time of inspection. A proper direct emergency egress was not able to be found and is a safety issue



Trim, Siding, Fascia

Marginal

Heavily damaged - see main siding notes



Windows

Marginal

Some windows had hard operation. Damage was also noted around several windows - see main exterior siding notes



Information

Please note that the exterior of the building (by nature) has limitations, such as vegetation, items being out of reach, and other limitations.

Note to Client

Please note that outbuildings are not part of this inspection. Any mention of an outbuilding or its components is strictly complementary and the inspector is not held liable for these comments.

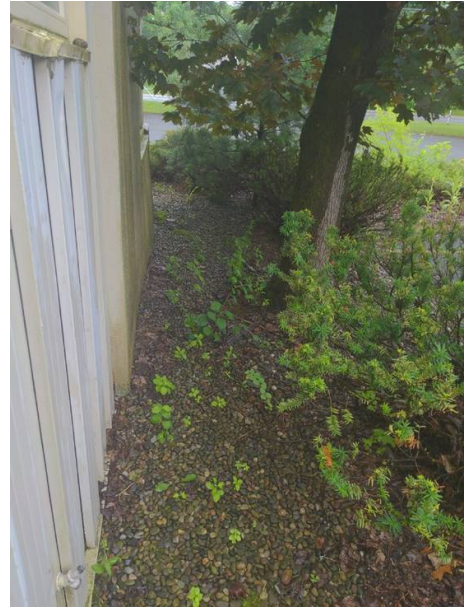
Lots & Grounds

Vegetation

Possible Major Concern

Recommend keeping vegetation away from the structure(s)

Trees and vegetation were notably close to the building. The roots, branches, and other vegetation appear to be causing issues, and unseen damage likely exists. Recommend evaluation by qualified contractor.



Parking Lot

Marginal

Heavy cracks were noted in the parking lot. The parking lot was notably cracked and had depressions in it. Work will need to be done to continue to keep the parking lot in a usable condition.



Grading/Drainage
Monitor

Grading had negative slope in some areas close to home and water could pool against the foundation or cause moisture intrusion



Information

Vegetation, trees, lack of access, and other items/situations limit the inspection of your lots and grounds

Note To Client

Your lots and grounds require constant care as a building owner. Caring for decks, the grading around your building, and other items should be on your regular home maintenance checklist.

Walkways

Functional



Air Conditioning

AC System Operation

Marginal

Two air conditioner units were present and both were operational day of using normal thermostatic controls. Be advised that there was some deterioration in age on the units and we have no way of predicting their lifespan.



Exterior Unit

Marginal

The exterior units were notably deteriorate and in need of maintenance by qualified professional



Condensation Removal

Maintenance Item

Condensation removal did not discharge far enough away from the building



Refrigerant Lines

Maintenance Item

Deteriorated insulation noted at refrigerant lines
Unsealed entry point of refrigerant lines into the home



Information

Air conditioner units should not be operated when the outside temperature is below 65 F. As such, when the temperature is below that point this report always reflects a visual inspection only and not the operation of the system.

Note To Client

Due to the limitations of an inspection, it is recommended that a qualified specialist can fully inspect and test the internal elements of the heating and cooling system and a regular maintenance program be instituted immediately. An HVAC company's inspection will likely be more thorough than a home inspection and may reveal other issues that were not manifest during the inspection. With air conditioning units this is especially true. Many units do not have equipment on them that will allow them to be tested at colder temperatures. The accepted standard is if the outside temperature was less than 65* 24 prior to the inspection the unit, may not be operated. Also, a unit that was functional in the fall may not be operational at a later date and this report will only comment on the unit and the observed condition the day of the inspection, with no grantee of future performance implied or given.

Exterior Electrical Disconnect

Functional



Exposed Ductwork

Functional



Blower Fan/Filter

Functional

Thermostat

Functional

Structure

Structure Type

Possible Major Concern

Structure Type
Steel Building

Indications of movement were noted in the slab/supports at the rear of the building. The gaps and indications of movement that were noted were outside of the normal range for a building of this type, and were also at an area with a large tree that was close to the building.
Evaluation of this structure by a qualified structural engineer is recommended



Floor/Slab

Marginal

See main structural notes

Information

There are many limitations to the structural inspections. This report only encompasses visible parts of these components at the time of inspection. Items behind walls, floors, inaccessible areas, or otherwise not visible are not reported on.

Note To Client

Buildings of every type tend to move and shift over time to a reasonable degree - especially if this is an older building. Monitoring your building's structure and its movement is important, and a structural inspection would be needed for anything unusual. This report only encompasses visible parts of these components at the time of inspection. At no time does the inspector lift, move or disturb wall coverings, rugs, flooring, or any other item that is in place. The inspection reports on only the visible portions of the structure. As such items behind walls, floors, inaccessible areas, or otherwise not visible are not reported on and may hide or cover defects that were not reported on here. Also, renovations, upgrades, or other work may uncover defects that would be outside the scope of this inspection and would in no way be the responsibility of the inspector to report on. Also, other areas that are a major concern frequently affect the structure to some degree or another. If an area is marked for further evaluation it must be understood that the repair may touch many other aspects of the building, even if under a section it was marked as functional.

Beams

Functional

Joists/Trusses

Functional

Piers/Posts

Functional

Insulation

Functional

Plumbing

Water Heater

Maintenance Item

Water Heater Type
Electric

Water heater was not on at time of inspection and was not able to be tested.
Missing drain tube at TPRV



Information

No part of the plumbing system that was not readily visible was inspected including, but not limited to, plumbing behind walls and ceilings. Investigation of water stains, high moisture readings, or other occurrences/conditions should be immediately investigated by a qualified specialist.

Orangeburg Piping - Orangeburg drain lines were a type of drain line that was used for several decades and is generally in a period of decay. Most of it is at the main sewer line and underground. When it is in the building, it is very difficult to identify. This inspection was not intended to identify Orangeburg drain lines and is not part of the inspection. If any is suspected to be in the building or going to the street, then it should be immediately evaluated by a qualified plumbing specialist.

Note To Client

Your plumbing system is a vital part of how your home operates. Be sure to maintain it properly by only putting things

down the drain that are approved to be disposed of that way, treating your water as needed, and having your plumbing system regularly inspected and cleaned.

Main Water Shutoff

Functional



Main Water Supply Line

Functional

Water Lines

Functional

Drain Lines

Functional

Service Caps

Functional

Plumbing Vents

Functional

Gas Lines

Functional

Heating System

Heating System Operation

Possible Major Concern

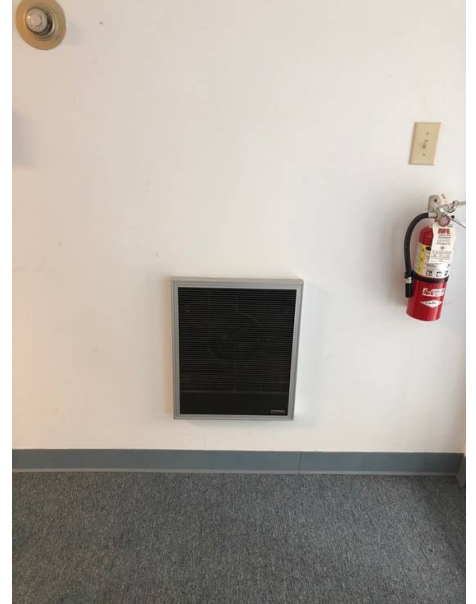
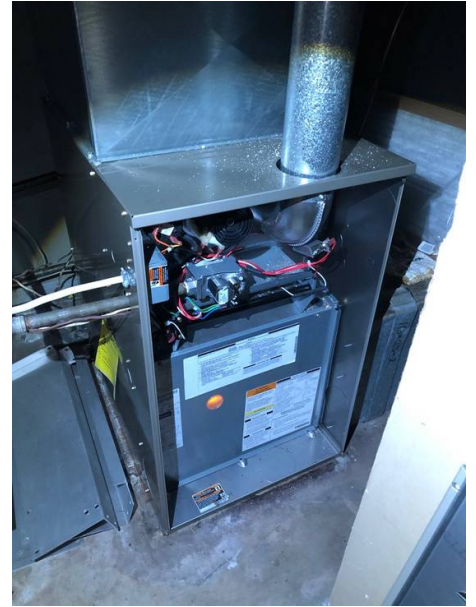
Fuel Source
Natural Gas

Type of Unit
Forced Air

Unit up front was not operational with the local thermostat

The left unit was operational day of but we suspect the exhaust path was oversized and could be plugging with a thermal stack that's oversized.

The unit to the right did not operate using normal operating thermostats and several attempts were made to reset the unit. A gas smell was present and the unit had power but would not come on. Further evaluation is recommended prior to commitment and we recommed that only qualified professionals that represent your interest be consulted. Any unit that will not operate is suspect till proven otherwise.



Information

A specialist should fully inspect and test the entire heating and cooling system and a regular maintenance program instituted immediately. An HVAC company's inspection will likely be more thorough than a home inspection and will likely reveal other issues, as ours is a limited visual inspection.

Note To Client

Your heating system should be inspected and tested by a qualified HVAC specialist at least once per year, and when issues arise. This inspection is visual in nature. Components that are hidden may contain unknown defects that can not be discovered without intrusive investigation. This system was operated using only normal operating controls. This inspection does not guarantee future operation and is not an evaluation of the system's efficiency or adequacy in any way. Heating systems require periodic maintenance that should be done by a trained professional. All flues, chimneys, and vents should also be checked by a trained professional for safety and efficiency. Carbon monoxide and smoke detectors should also be installed according to manufactures' recommendations to protect residents as well as property to the fullest degree possible.

Heat Distribution Method

Functional

Heat Distribution
Duct



Fuel Tank

Functional

Electrical

Main Service Drop/Entry

Hazardous

The main service line was too close to a tree, and the main drop was very close to an exhaust pipe for an HVAC system. Evaluation by a qualified contractor is recommended.



Electric Panel

Maintenance Item

Service Maximum Capacity

200 Amp

Screws with pointed tips were used that should be replaced with proper electrical screws so the wires are not penetrated and the dead front cover is removed.



Information

Electrical components, conditions, style of installation, and quality of workmanship can vary in electrical systems and panels. This inspection was strictly visual, and very limited. Electrical systems are very important, and can be very dangerous if not installed properly. The Inspector recommends a full investigation by a qualified electrician before using any electricity to fully examine the system and panel.

Generators and their systems should be inspected separately by a qualified specialist and are not part of this inspection. Any comments on this are strictly a courtesy or incidental and not part of the inspection.

Note To Client

This section of the report attempts to describe things like the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, where possible. Inspectors are required to visually inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub-panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches, and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority and should be made by a qualified, licensed electrician.

This inspection is visual in nature and no intrusive means were used to determine the condition of the electrical components hidden in walls, floors or ceilings. Due to the complex nature and the potential safety risk involved any and all work on this system should only be done by avtrained and licensed professional.

PLEASE NOTE: It is highly recommended that the smoke and carbon monoxide detectors be changed to new units upon occupancy. Smoke detectors have a finite useful life span that may end at any time, units that tested functional may fail without warning leaving occupants unprotected. It is strongly recommended that new units be placed in the appropriate locations according to manufactures specifications and insufficient number to protect occupants in case of smoke or fire. Please protect yourself.

Breakers/Fuses

Functional

Branch Wiring

Functional

Ground

Functional

Sub Panels

Functional

Attic

Information

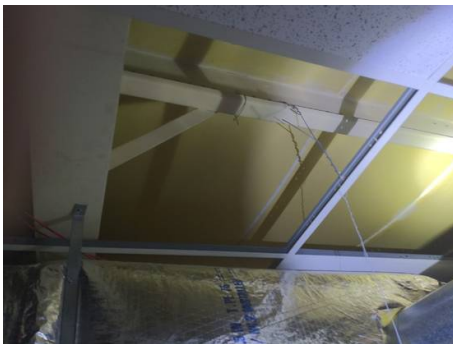
Secondary attic areas were not inspected unless otherwise indicated. Attics in general limit the inspection with insulation, debris, type of structure, and other factors. As such, not all areas were able to be fully inspected.

Note To Client

The attic of a building is often forgotten about until there is an issue. Regular, professional inspections of your attic can help prevent many issues from developing or getting out of hand.

Roof Framing

Functional



Electrical

Functional

Loose wiring was noted



Attic Access

Functional

Roof Sheathing

Functional

Bathrooms

Toilets

Maintenance Item

The toilet was loose at the floor and may require replacement of the wax seal
Water continued to run after flushing



Urinals

Maintenance Item

Corrosion and possible leaking noted



Information

Limitations are present in many bathrooms, such as stored personal items. Please note that unseen issues may be present.

Note To Client

Because of all the plumbing involved, it is an important area of the building to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. Bath areas require continual monitoring to prevent issues from developing. In addition, a flow test of fixtures is generally performed. Flow tests are used to determine the functionality. The flow test is not exhaustive and fixtures may produce different results with different usage, flow times or other factors that were not replicated during the inspection. Personal usage habits and individual people with different body types may produce different results than the ones reported on here. This is especially true regarding shower drains and tub drains, so keep in mind that comments on the integrity of drains and hidden plumbing is outside the home inspection, because again, different individuals using the area on a regular or long term basis may produce different results than those observed the day of the inspection. The report reflects actual findings on the day of the inspection only and in no way guarantees all possible usage situations were covered or that a hidden defect were not present.

Electrical

Functional

Non-GFCI outlet noted near water source - But was connected to a GFCI circuit



Stalls

Functional



Walls & Ceilings

Functional

Sinks/Faucets

Functional

Ventilation

Functional

Ventilation Type

Window

Interiors

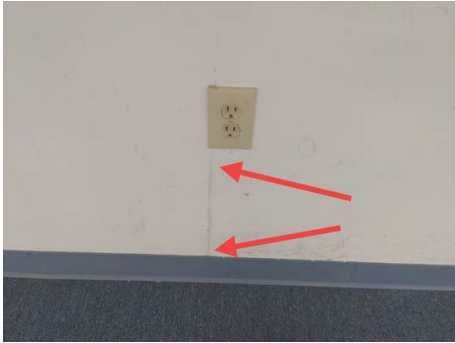
Electrical

Hazardous

Loose outlets were present

Moisture was present in some areas of the walls, and indications of moisture were present around some outlets. Most notably on the side wall in the main room. Evaluation by qualified electrician is recommended.

An exterior outlet was located on the front of the building, and was not live at the time of inspection. The outlet was damaged, and too close to the ground. It also showed signs of moisture intrusion.



Walls & Ceilings

Maintenance Item

Moisture stains, surface damage, and loose and curled tiles were present



Floors

Marginal

Floor covering type

Carpet, Tile

Nine-inch tile present and could contain asbestos. This is not an asbestos inspection and no testing was done to determine if the material was asbestos. Evaluation by a qualified asbestos specialist is recommended.

Surface damage noted

Cracked tile was present

Loose flooring was present



Kitchen

Maintenance Item



Information

Homes that are occupied generally have many personal items, articles of furniture, and other items that limit accessibility during a home inspection.

Note To Client

The living area of our home is very important - especially when it comes to egress, smoke alarms, CO detectors, and other items. Please be sure to keep up with critical items in this section for your own safety.

HVAC Sources

Functional

WDI (Wood Destroying Insects)

Information

About the Inspection: A visual inspection was conducted in the readily accessible areas of the structure(s) indicated including attics and crawlspaces that permitted entry during the inspection.

Note To Client

The inspection may include probing and/or sounding of unobstructed and accessible areas to determine the presence or absence of visual evidence of wood destroying insects. The WDI inspection firm is not responsible to repair any damage or treat any infestation at the structure(s) inspected, except as may be provided by a separate contract. Also,

wood destroying insect infestation and/or damage may exist in concealed or inaccessible areas. The inspection firm cannot guarantee that any wood destroying insect infestation and/or damage disclosed by this inspection represents all of the wood destroying insect infestation and/or damage that may exist as of the date of the inspection. For purposes of this inspection, wood destroying insects include termites, carpenter ants, carpenter bees, and reinfesting wood-boring beetles. Positive identification will not be provided in this report.

All identification shall be done by a licensed and qualified pest control company. This inspection does not include mold, mildew, or non-insect wood destroying organisms such as mice, rats or other vermin. This is not a structural damage report. It should be understood that some degree of damage, including hidden damage, may be present. If any questions arise regarding damage indicated by this report, it is recommended that the buyer or any interested parties contact a qualified structural professional to determine the extent of damage and the need for repairs

WDI

Functional

The area was visibly free of WDI activity - No active wood-destroying insect activity was noted but be aware that colonies of wood-destroying insects can establish themselves quickly requiring continual monitoring. If any length of time passes between the inspection and the closing a re-inspection is strongly recommended. Also, note that this area is noted for wood-destroying insects. Insect colonies can establish themselves in a very short time and cause unseen damage to the structure. Strongly recommend a program of professional inspection and treatment to prevent infestations from starting.

Final Comments

From The Inspector

If you are reading this report but did not hire us to perform the original commercial building inspection, please note that it is likely that conditions related to the building have probably changed, even if the report is fairly recent. Just as you cannot rely on an outdated weather report, you should not rely on an outdated inspection report.

Minor problems noted may have become worse, recent events may have created new issues, and items may even have been corrected and improved. Protect your business and your investment, and please call us directly to discuss the report you're reading for this property so that we can arrange for a re-inspection.

This was a limited visual inspection of apparent conditions in the readily and easily accessible areas that existed at the time of the inspection. As such, this report was a "snapshot" in time. Only areas specifically mentioned in this report have been inspected and those areas not mentioned are not part of this inspection. No warranties or guarantees are given or implied. There was no destructive probing or dismantling of any components (except when applicable and noted). Removal of the access panel covers on the electric panel and heating unit were removed when applicable. Additionally, any repairs after the inspection may reveal defects that were not accessible at the time of inspection. Any and all visual problems observed should be verified with the appropriate contractor, electrician, plumber, or qualified professional in that specific field of work for corrective measures and cost estimates. We are not liable for any defects or deficiencies.

This report and inspection are not intended to discover or comment on every item that is in need of repair or that is defective or could lead to defects. This report and inspection are not intended to report on the presence, or possible presence, of rodents, bats, wild animals, or other types of pests not associated with WDI.

ENVIRONMENTAL CONDITIONS: Unless otherwise indicated, the inspection and report do not address and are not intended to address, the possible presence of, or danger from, any potentially harmful substances and environmental hazards including, but not limited to, radon gas, lead paint, asbestos, urea-formaldehyde, toxic or flammable chemicals, and hot water and airborne hazards.

CODES: No check is made for building/housing code conformance. Such codes are normally guides that are applicable during construction to be executed by duly authorized personnel to interpret and site as per their judgment. There is often wide variance in jurisdictions, changes over time, and judgmental differences. We are not an authorized local code official. The Inspector always recommends having a qualified professional examine every item in this report and make the needed repairs, and examination of said items should be done prior to finalizing the purchase of the building. It is the responsibility of the Buyer or Building Owner to ensure that this is accomplished and is not the responsibility of the inspector or its associates.

Unless the Buyer or Building Owner is a qualified professional, all investigation and repairs should be done by another qualified party. It is not the recommendation of the inspector or its associates for the Buyer or Building Owner to make the repairs themselves.

No cost estimates, guarantees, or life expectancies are given or implied by this report or by the inspector. Chimneys and heating source ventilation are limited by their nature in the realm of a normal home inspection. All observations are/were based on a visual-only inspection, as no part of the system was dismantled or intrusively investigated outside of our SOP. The inspection is in no way an assessment of the unit's compliance with current codes regulating them. Due to the complex nature of these units and the wide variation in individual specifications, opinions by specialists, and codes, a qualified heating/chimney professional is recommended to assess, evaluate, test, and operate all systems for safety before routine use is assumed. It is also recommended that a professional chimney technician be consulted to do a level 2 inspection of all flues, dampers hearths, and other fireplace/venting components prior to use. Regular maintenance is also required to ensure safety and optimum performance.

PLEASE NOTE: If a specialist is brought in and estimates are sought to bring the unit up to current code, safety regulations, or for what the specialist deems safety issues, those opinions/assessments may greatly exceed the inspection which is based on a visual-only inspection under our SOP.

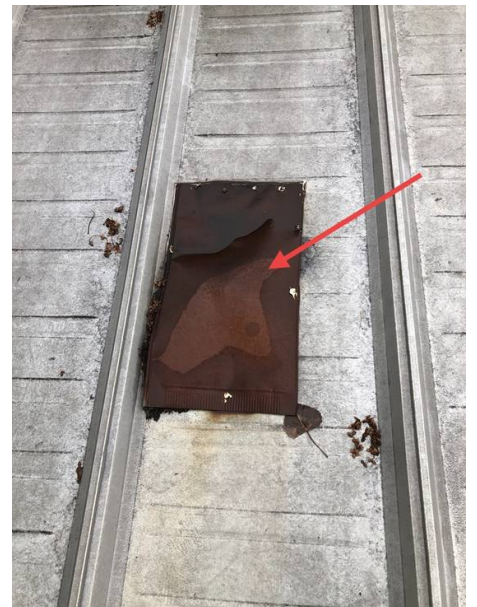
Roof

Roof Material

Possible Major Concern

Roof Material
EPDM, Metal

The actual age of the roof was unknown, but indications of leaking were present along the eaves, at the gable ends, and around the penetrations. Water appeared to be coming out of sections of the fascia and flashing, and possibly into the walls and paneling. Improper repairs were noted, damaged sections, improper flashing methods, and other issues. Unseen damage likely exists. Recommend evaluation of the roof and any damage by a qualified roofing contractor.





Exteriors

Siding/Exterior Surface

Possible Major Concern

Type
Metal, EIFS

The building appeared to be constructed of insulated panels and steel frame construction. Evidence of active water intrusion into the panels was found in multiple locations from flashing details around windows and door and fascia transitions. Evidence of water intrusion was found on interior walls as well as around window and door frames. Once panels get wet they may not be able to properly dry and internal damage was likely present that would only be

discovered with intrusive investigation beyond the scope of this inspection so profession evaluation is recommended by contractors that represent you.

EIFS siding was present on parts of the building and was loose, damaged, and showed signs of moisture intrusion- EIFS exterior finishes are prone to water infiltration and may cause hidden damage to the structure. There is usually no visible evidence of such damage. We recommend a detailed inspection by a qualified specialist.





Entry Doors

Hazardous

Side exterior door was sealed off a time of inspection. A proper direct emergency egress was not able to be found and is a safety issue

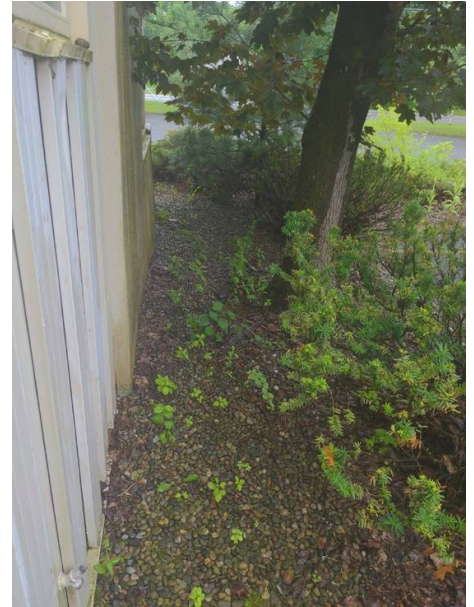
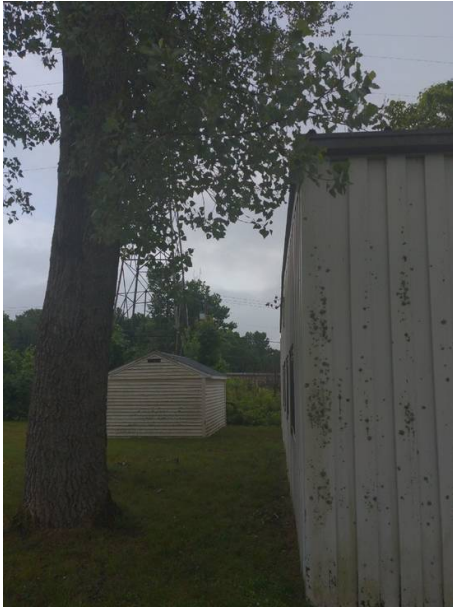


Lots & Grounds

Vegetation

Possible Major Concern

Recommend keeping vegetation away from the structure(s)
Trees and vegetation were notably close to the building. The roots, branches, and other vegetation appear to be causing issues, and unseen damage likely exists. Recommend evaluation by qualified contractor.



Structure

Structure Type

Possible Major Concern

Structure Type
Steel Building

Indications of movement were noted in the slab/supports at the rear of the building. The gaps and indications of movement that were noted were outside of the normal range for a building of this type, and were also at an area with a large tree that was close to the building.
Evaluation of this structure by a qualified structural engineer is recommended



Heating System

Heating System Operation

Possible Major Concern

Fuel Source

Natural Gas

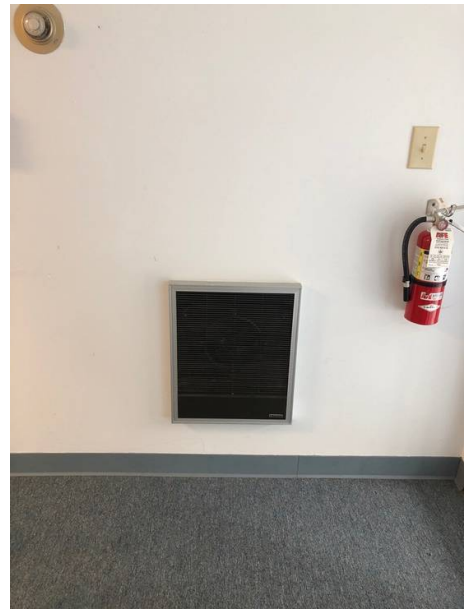
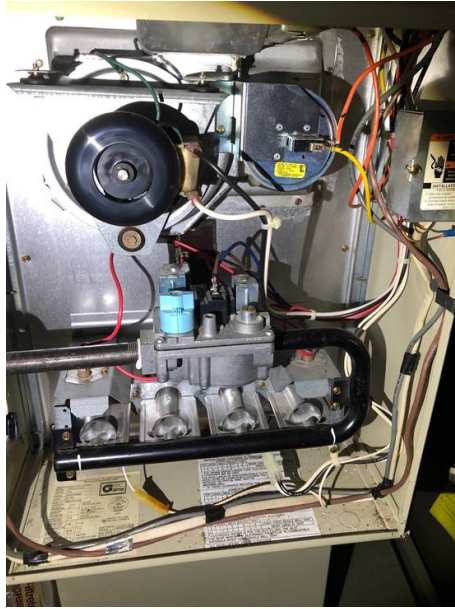
Type of Unit

Forced Air

Unit up front was not operational with the local thermostat

The left unit was operational day of but we suspect the exhaust path was oversized and could be plugging with a thermal stack that's oversized.

The unit to the right did not operate using normal operating thermostats and several attempts were made to reset the unit. A gas smell was present and the unit had power but would not come on. Further evaluation is recommended prior to commitment and we recommend that only qualified professionals that represent your interest be consulted. Any unit that will not operate is suspect till proven otherwise.



Electrical
Main Service Drop/Entry
Hazardous

The main service line was too close to a tree, and the main drop was very close to an exhaust pipe for an HVAC system. Evaluation by a qualified contractor is recommended.

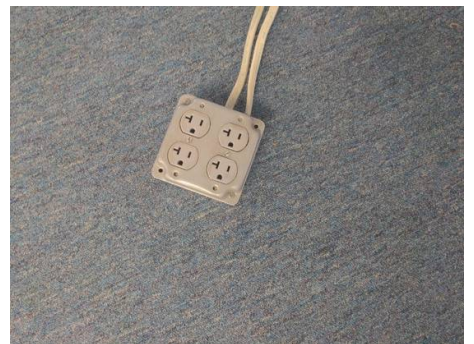
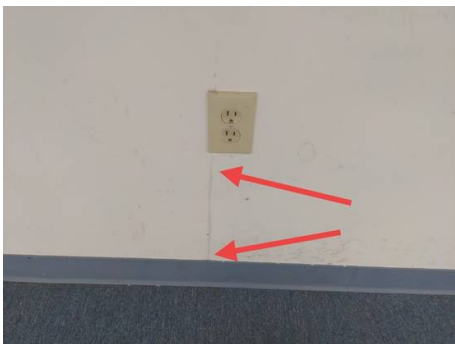


Interiors

Electrical

Hazardous

Loose outlets were present
Moisture was present in some areas of the walls, and indications of moisture were present around some outlets. Most notably on the side wall in the main room. Evaluation by qualified electrician is recommended.
An exterior outlet was located on the front of the building, and was not live at the time of inspection. The outlet was damaged, and too close to the ground. It also showed signs of moisture intrusion.



Exteriors

Trim, Siding, Fascia

Marginal

Heavily damaged - see main siding notes



Windows

Marginal

Some windows had hard operation. Damage was also noted around several windows - see main exterior siding notes



Lots & Grounds

Parking Lot

Marginal

Heavy cracks were noted in the parking lot

The parking lot was notably cracked and had depressions in it. Work will need to be done to continue to keep the parking lot in a usable condition.



Grading/Drainage

Monitor

Grading had negative slope in some areas close to home and water could pool against the foundation or cause moisture intrusion



Air Conditioning
AC System Operation
Marginal

Two air conditioner units were present and both were operational day of using normal thermostatic controls. Be advised that there was some deterioration in age on the units and we have no way of predicting their lifespan.



Exterior Unit

Marginal

The exterior units were notably deteriorate and in need of maintenance by qualified professional



Condensation Removal

Maintenance Item

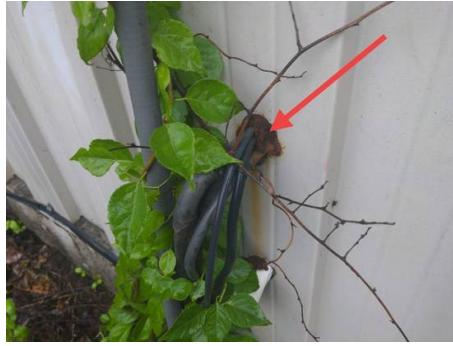
Condensation removal did not discharge far enough away from the building



Refrigerant Lines

Maintenance Item

Deteriorated insualtion noted at refrigerant lines
Unsealed entry point of refrigerant lines into the home



Structure

Floor/Slab

Marginal

See main structural notes

Plumbing

Water Heater

Maintenance Item

Water Heater Type
Electric

Water heater was not on at time of inspection and was not able to be tested.
Missing drain tube at TPRV



Electrical

Electric Panel

Maintenance Item

Service Maximum Capacity

200 Amp

Screws with pointed tips were used that should be replaced with proper electrical screws so the wires are not penetrated and the dead front cover is removed.



Bathrooms

Toilets

Maintenance Item

The toilet was loose at the floor and may require replacement of the wax seal
Water continued to run after flushing



Urinals

Maintenance Item

Corrosion and possible leaking noted



Interiors

Walls & Ceilings

Maintenance Item

Moisture stains, surface damage, and loose and curled tiles were present



Floors

Marginal

Floor covering type

Carpet, Tile

Nine-inch tile present and could contain asbestos. This is not an asbestos inspection and no testing was done to determine if the material was asbestos. Evaluation by a qualified asbestos specialist is recommended.

Surface damage noted

Cracked tile was present

Loose flooring was present



Kitchen

Maintenance Item

