



INSPECTION REPORT

PREPARED BY: Rick Francis



FOR THE PROPERTY AT:

sample

PREPARED FOR:

INSPECTION DATE:

4 Site Building Inspections Inc

N85.W16110 Appleton Ave., Suite 703

Menomonee Falls, WI 53051

(414) 460-4564

Rick@4sitewi.com



Friday, -----



Dear -----

Thank You very much for choosing 4Site Building Inspections INC to perform your building inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice set forth in International Standards of Practice for Inspecting Commercial Properties. This standard can be found at the link below:

<https://ccpia.org/wp-content/uploads/ComSOP-2022.pdf>

This report provides recommendations, preliminary cost estimates and priorities for:

- remedying major deficiencies
- updating ageing major components and
- undertaking further detailed investigations.

The recommendations are for remedial actions that are considered to be beyond the normal maintenance of the building. Costs are provided for recommendations expected to exceed \$3,000. **The estimated costs are only intended to provide an order of magnitude. Licensed Contractors should be contacted for exact quotations.**

This report is intended for the exclusive use of our client. Use of the information contained within the report by any other party is not intended and, therefore, we accept no responsibility for such use.

INSPECTION AUTHORIZATION AND SCOPE This report is a professional opinion, based on the accessible features of the building. We evaluated the current physical condition. We did not perform a design analysis. We visually reviewed the performance, looking for evidence of distress. It should be understood that there are limitations to such an inspection. Throughout any inspection, inferences are often drawn which cannot be confirmed by direct observation. Therefore, it should be understood that we can reduce the number of unforeseen repairs; however, we cannot eliminate them.

Consequently, no guarantee or warranty can be offered or implied. This confidential report is prepared exclusively for the client named on the Inspection Agreement with 4Site Building Inspections INC. Only the items specifically addressed in this report were examined. No comment is offered on fire protection equipment or on fire regulation, building code and building bylaw compliance, or environmental concerns. No plans or drawings were available at the time of this inspection. No inquiries have been made to the local building or fire departments. It is the buyer's due diligence to check for code violations.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein. The report is effectively a snapshot of the building, recording the conditions on a given date and time. Building inspectors

cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. Please note that ALL repairs to this building should be done by a Licensed Contractor. Licensed Contractors will pull appropriate permits for the work being done and provide a warranty or guarantee. If a Re-Inspection is requested by the Client after repairs are completed by a Licensed Contractor, it is required that a list of items to be inspected is provided and the Contractors completed scope of work for each item is provided to 4Site Building Inspections prior to the Re-Inspection. The cost of the follow up inspection will be half of the original inspection cost plus applicable trip fees.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing 4Site Building Inspections to perform your building inspection.

Sincerely,

Rick Francis

On behalf of

4 Site Building Inspections Inc



Summary

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Plumbing

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Reference

Summary

Introduction

This summary page is provided for convenience and is not a substitute for reading the entire report and should not be relied upon as the complete list for the client's reference.

Costs are provided for recommendations expected to exceed \$3,000. **The estimated costs are only intended to provide an order of magnitude. Licensed Contractors should be contacted for exact quotations.**

A Building Inspector may not report on the market value or marketability of a property or whether a property should or should not be purchased.

Major cost estimate summary:

Recommendation	Cost	Timeframe
Sloped Roof Repairs "short term"	\$10,000-\$12,000	Immediately
Roof replacement "long term"	\$200,000-\$240,000	5-10 years
Parking lot repairs	\$10,000-\$20,000	Immediately
Siding repairs	\$100,000-\$130,000	Immediately
Loading dock repairs	Over \$10,000	Immediately
Wood Column/structural repairs	\$5,000-\$10,000	3-6 months
Steel framing structural repairs	\$5,000-\$10,000	3-6 months
Furnace replacements	\$20,000-\$30,000	3-6 months

Sloped roofing\General notes

The sloped metal roofing on both main buildings is nearing the end of life expectancy. The roofs have been poorly patched and have damage in multiple areas. The panel fasteners and fastener seals are poor throughout. A Certified Roofer should evaluate the roof system for repairs.

Location: Throughout

Task: Further Evaluation

Time: Short term: Immediately

Cost: Short term: \$10,000-\$12,000

Repairs may help extend the life of the roof. A budget should be set aside for roof replacement in the future.

Location: Throughout

Task: Replace

Time: long term 5-10 years

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Cost: \$200,000-\$240,000**Walls\General notes**

The siding throughout both attached buildings is in poor condition. The siding is old and damaged in various areas. There are some areas where a second layer of siding covers the older/damaged/deteriorated siding for the first 48" along the bottom improperly. There is no flashing and the siding sits improperly at grade. Multiple wall vents are also damaged. Cats are entering the building through voids in the wall. A Siding contractor should evaluate the siding throughout for replacement.

Location: Throughout**Task:** Repair**Time:** Immediately**Cost:** \$100,000-\$130,000**Landscaping\Driveway**

The parking lot is in need of repairs/maintenance throughout. Some areas are in deteriorated condition and need repairs. Rear driveways show signs of cracking. The dock driveway is damaged as well. The property line should be confirmed and repairs should be made.

Location: Throughout**Task:** Repair**Time:** Immediately**Cost:** \$10,000-\$20,000**Garage\General notes**

The loading dock is poor and could be a safety or structural concern if in operation. There is no padding, no locking station, the area has been reframed and there are voids in the wall transitions. The dock is in need of multiple repairs to bring it up to modern standards

Location: Front**Task:** Repair**Time:** Immediately**Cost:** Over \$10,000**Walls\Wood frame walls**

Columns associated with the roof system are undersized, poorly attached to joists, the columns lack proper footings and some columns have shifted off of the concrete sill supports. Structural repairs are needed in this area.

Location: Center shop space**Task:** Repair**Time:** within 3-6 months**Cost:** \$5,000-\$10,000**Walls\Arches**

There are various areas in the South building where the wall framing is rusted and disconnected near the sill. The walls are also out of plumb at the rear. Structural repairs are needed in these areas.

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Location: Various south building**Task:** Further Evaluation/Repair**Time:** within 3-6 months**Cost:** \$5,000-\$10,000**Furnace\General notes**

5 hanging furnaces are inoperable and/or past life expectancy. These old furnaces can be unsafe to use. Flue connections are rusted and damaged. Replacement is recommended of the old furnaces and repairs to flues/thermostats are recommended.

Location: North, South buildings**Task:** Repair**Time:** within 3-6 months**Cost:** \$20,000-\$30,000**Supply plumbing\Water supply piping in building**

The Water Meter is blocked and there is limited access to the main shut off. The Plumbing in this area may also be prone to freezing. A Licensed Plumber should evaluate this configuration for repairs.

Location: Center of south building.**Task:** Repair**Time:** Immediately**Potentially hazardous materials\General notes**

Due to the size age and location of the building I recommended that a phase 1 environmental survey be performed. The survey should include oil tanks, old wells, abandon septic tanks and any other environmentally unsafe practices.

Location: Throughout**Task:** Further Evaluation**Time:** Immediately

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Conclusion

Most buildings are designed to last a very long time, but many of the components are consumable. Roofs, heating systems, parking lots, air conditioning systems and water heaters, for example, wear out and are replaced from time to time. An older building means more maintenance will be needed over time.

Many elements like kitchens, bathrooms, flooring, siding, and windows are most often changed for lifestyle and decorating reasons. These discretionary building improvements are typically planned projects. Unplanned repairs or replacements are never welcome, but are part of ownership.

We encourage you to set up maintenance programs to protect your investment, reduce costs, improve comfort and efficiency, and extend life expectancy.

ASBESTOS, MOLD AND OTHER ENVIRONMENTAL ISSUES

Environmental issues are outside the scope of a building inspection. Inspectors do not identify or evaluate issues such as asbestos, mold and indoor air quality. Many building materials contain asbestos, and moisture problems may result in visible or concealed mold. An Environmental Consultant can assist with these types of issues.

END OF OVERVIEW



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Description

General

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

I suggest that permit history for the property is investigated by the client. This information may be obtained from the municipality.

The combined building configuration has the addresses of 1643 and 1651 listed on the exterior but the buyer provided 1643 and 1647 as the address numerals. The proper address should be confirmed.

The building inspected is being used as an automotive repair shop. There are two separate steel framed buildings joined with a wood frame building in the center. The building systems are outdated and numerous repairs are needed.

Weather

Sunny

Approximate temperature

60°

Attendees

Buyer

Buyer's Agent

Tenant

Occupancy

The building was furnished and occupied.

Area

City

The building faces East for the purpose of this report.

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Roofing

Description

General

Every roofing system has several vulnerable areas. Annual inspections and ongoing maintenance will be critical to the performance of the roofing system.

The configuration of the roofing system is susceptible to ice damming and related leaks. The potential for ice dams varies with the severity of the winter and depending on insulation and ventilation under the roof. Severe ice dams can result in leaks, typically near the eaves. Solutions include better attic insulation and ventilation, eave protection below the roof coverings, or as a stop-gap measure, the installation of heating cables on the roof.

The building is considered to face

East

Sloped roofing material

[Metal](#)

Sloped roof flashing material

Metal

Flat roofing material

Rubber



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Recommendations and Observations

Sloped roofing\General notes

- The sloped metal roofing on both main buildings is nearing the end of life expectancy. The roofs have been poorly patched and have damage in multiple areas. The panel fasteners and fastener seals are poor throughout. A Certified Roofer should evaluate the roof system for repairs.

Location: Throughout

Task: Further Evaluation

Time: Short term: Immediately

Cost: Short term: \$10,000-\$12,000



- Repairs may help extend the life of the roof. A budget should be set aside for roof replacement in the future.

Location: Throughout

Task: Replace

Time: long term 5-10 years

Cost: \$200,000-\$240,000

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Flat roofing\General notes

3. Rubber roof transition flashing appears to be incomplete in some areas. The seams at some termination bars are poor. A Roofer should make repairs to the rubber roof.

Location: Center**Task:** Repair**Time:** Immediately**Limitations****General**

Please refer to the pre-inspection contract for an additional explanation of the scope of this inspection.

Inspection limited/prevented by

A chimney was not entirely visible during the inspection of the roofing system

Inspection performed

By walking on roof

Notes: Rubber roof

From roof edge

Notes: Metal roof

A representative sample of exterior components was inspected rather than every occurrence of components.

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Exterior

Description

General

Repairs are needed on the exterior.

The building owner is responsible for maintaining proper drainage around the building. Grading is an on-going maintenance item. This means keeping the gutters clean and properly pitched, downspouts extended 5-7 ft. from the building, underground downspouts clean and proper grading pitched away the foundation of the building approximately 1 per ft. for at least 10 ft. or to the lot line. Failure to do this maintenance can lead to water penetration, mold and eventual major foundation repair.

Gutter & downspout material

[Aluminum](#)

[Galvanized steel](#)

Gutter & downspout discharge

[Above grade](#)

Lot slope

[Flat](#)

Soffit (underside of eaves) and fascia (front edge of eaves)

[Metal](#)

Wall surfaces and trim

[Metal siding](#)

Concrete

Retaining wall

[Concrete](#)

Driveway

Asphalt

Concrete

Walkway

Concrete

Asphalt

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Recommendations and Observations

Roof drainage\Gutters and Downspouts

4. There are gutters along the North wall and front utility areas. The gutters are poorly attached and damaged. The gutters also lack proper discharges away from the building. Additional gutters along the roofline would be an improvement. In internal gutter drain midway down the center flat roof should be investigated. A Gutter contractor should be consulted.

Location: Various

Task: Repair

Time: Immediately



BUILDING INSPECTIONS

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Walls\General notes

- The siding throughout both attached buildings is in poor condition. The siding is old and damaged in various areas. There are some areas where a second layer of siding covers the older/damaged/deteriorated siding for the first 48" along the bottom improperly. There is no flashing and the siding sits improperly at grade.

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Multiple wall vents are also damaged. Cats are entering the building through voids in the wall. A Siding contractor should evaluate the siding throughout for replacement.

Location: Throughout

Task: Repair

Time: Immediately

Cost: \$100,000-\$130,000



Windows and doors\General notes

6. Exterior windows show signs of age in the South building. A window contractor should be consulted to make improvements.

Location: Various

Task: Repair

Time: Discretionary

Landscaping\Lot grading

7. The grading should be improved to promote the flow of storm water away from the building. This can often be accomplished by the addition or re-grading of top soil. The ground should slope away from the building

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at a rate of one inch per foot for at least the first ten feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding.

Location: Various

Task: Repair

Time: within 3-6 months



Landscaping\Driveway

8. The parking lot is in need of repairs/maintenance throughout. Some areas are in deteriorated condition and need repairs. Rear driveways show signs of cracking. The dock driveway is damaged as well. The property line should be confirmed and repairs should be made.

Location: Throughout

Task: Repair

Time: Immediately

Cost: \$10,000-\$20,000

9. Bollards/columns around the building near parking would help limit impact damage.

Location: Throughout

Task: Repair/improve

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Time: Discretionary**Garage\General notes**

10. The loading dock is poor and could be a safety or structural concern if in operation. There is no padding, no locking station, the area has been reframed and there are voids in the wall transitions. The dock is in need of multiple repairs to bring it up to modern standards

Location: Front**Task:** Repair**Time:** Immediately**Cost:** Over \$10,000

poor exterior windows



11. There are 7 over-head garage/rolling doors. Some doors have older garage door openers and some doors show signs of age/damage. Door repairs will be needed in multiple areas.

Location: Various**Task:** Repair**Time:** Discretionary

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Limitations

General

Please refer to the pre-inspection contract for an additional explanation of the scope of this inspection.

Inspection limited/prevented by

Storage in garage

Poor access under steps, deck, porch

Some exterior areas not inspected due to privacy.

Notes: North wall

There was limited access to the front tire storage area.

Not included as part of a building inspection

Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.

Structure

Description

General

Structural repairs/further evaluation is needed in the South and center building spaces.

Configuration

[Slab-on-grade](#)

Foundation material

[Poured concrete](#)

Floor construction

Concrete

Exterior wall construction

Steel framing

Roof and ceiling framing

[Trusses](#)

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Location of access to under-floor area

No access

Recommendations and Observations**Foundations\General notes**

12. The slab showed signs of some settlement cracks/unevenness. Grading/water management should be improved on the exterior.

Location: Various**Task:** Monitor**Time:** Discretionary**Walls\Wood frame walls**

13. Columns associated with the roof system are undersized, poorly attached to joists, the columns lack proper footings and some columns have shifted off of the concrete sill supports. Structural repairs are needed in this area.

Location: Center shop space**Task:** Repair

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Time: within 3-6 months**Cost:** \$5,000-\$10,000**Walls\Arches**

14. There are various areas in the South building where the wall framing is rusted and disconnected near the sill. The walls are also out of plumb at the rear. Structural repairs are needed in these areas.

Location: Various**Task:** Further Evaluation/Repair**Time:** within 3-6 months**Cost:** \$5,000-\$10,000**Limitations****General**

Please refer to the pre-inspection contract for an additional explanation of the scope of this inspection.

Inspection limited/prevented by

Ceiling, wall and floor coverings

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Only a representative portion of visible structural components were visually inspected.

Attic/roof space

There was no access to the side attic areas.

Percent of foundation not visible

A large portion of the foundation ceiling was not visible.
slab on grade not visible.

Not included as part of a building inspection

Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a building inspection. The examination of the structural components was visual only; a design review was not undertaken.

Electrical

Description

General

Electrical defects or Repairs by nature are safety concerns. All Electrical repairs should always be performed by a Licensed Electrician.

Service size

200 amp North building
200 amp North building
150 amp South building
200 amp South building "appears to be abandoned"

Main disconnect/service box type and location

4 main shut offs total, at the rear of each building

System grounding material and type

Ground rod connection not visible

Distribution panel rating

[200 Amps](#)

Notes: x3

150 Amp x1

Auxiliary panel (subpanel) type and location

Multiple sub-panels were noted in center hall/bathroom area

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI)

[GFCIs present](#)

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Smoke alarms (detectors)[Present](#)**Carbon monoxide (CO) alarms (detectors)**

None noted

Recommendations and Observations**Service drop and service entrance**Service drop

15. The electrical service drop has poor clearances over the South Roof line. Alterations are recommended.

Location: Rear**Task:** Repair**Time:** Immediately**Service box, grounding and panel**Distribution panel

16. There should be a workspace in front the main electrical panel that is 3 feet deep and 2.5 feet wide. There should be nothing in front of the main panel.

Location: North Rear**Task:** Repair**Time:** Immediately

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17. A neutral wire shows signs of overheating in the rear 150 amp south panel. An Electrician should evaluate.

Location: Rear

Task: Repair Further Evaluation

Time: Immediately



Service box, grounding and panel/Auxiliary panel (subpanel)

18. The sub-panels show signs of age and poor connections. It appears that grounding may not be proper. An Electrician should evaluate the sub-panels for improvements.

Location: Center hall

Task: Further Evaluation

Time: Discretionary

Distribution system\Wiring (wires) - installation

19. Damaged conduit should be repaired.

Location: Front Exterior

Task: Repair

Time: Immediately

Distribution system\Outlets (receptacles)

20. Loose/damaged outlets should be replaced.

Location: Various

Task: Repair

Time: Immediately

Distribution system\Lights

21. The lights are inoperative. If the bulbs are not blown, the circuit should be repaired.

Location: Various

Task: Repair

Time: Immediately

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22. Additional battery back-up emergency lighting is recommended.

Location: Throughout

Task: Repair

Time: Immediately

Distribution system\Smoke alarms (detectors)

23. The installation of smoke detectors in each bedroom and outside sleeping areas is recommended.

Notes: 10 year battery smoke detectors are recommended. Investment in a fire alarm throughout the building would be the best long term approach.

Location: Various

Task: Improve

Time: Immediately

Limitations

General

Please refer to the pre-inspection contract for an additional explanation of the scope of this inspection.

Inspection limited/prevented by

Ground wire could not be visually confirmed

Electrical components concealed behind finished surfaces are not inspected. Only a representative sampling of outlets and light fixtures were tested.

Most electrical panels were not opened and interior components of the panels were not inspected.

Not included as part of a building inspection

Cable, internet, phone lines are not inspected

Camera system

Exterior lighting was not tested including the parking lot.

No load calculations or equipment testing was undertaken.

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Heating

Description

General

Most heating systems are past life expectancy and should be replaced.

Heating system type

[Furnace](#)

Fuel/energy source

[Gas](#)

Furnace manufacturer

- Lennox standing furnace
Second level South building
2022 Approx 132,000 BTU
- 2 Trane hanging units in South building
Abandoned/inoperable
- Lennox hanging furnace
Approx 10-15 years old
Center building addition "Battery dead to thermostat"
- 3 Hanging Furnaces in North building:
Reznor
Janitrol
Janitrol

Approximate capacity

Not determined

Efficiency

[Conventional](#)

Combustion air source

Interior of building

Main fuel shut off at

Meter

Exterior wall

Fireplace/stove

None

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Chimney/vent

[Metal](#)

Recommendations and Observations

Furnace\General notes

24. 5 hanging furnaces are inoperable and/or past life expectancy. These old furnaces can be unsafe to use. Flue connections are rusted and damaged. Replacement is recommended of the old furnaces and repairs to flues/thermostats are recommended.

Location: North, South buildings

Task: Repair

Time: within 3-6 months

Cost: \$20,000-\$30,000



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25. The furnace did respond to testing but the unit is in need of service/maintenance. The unit lacks a proper filter.

Location: South building Second Floor

Task: Service

Time: Discretionary



Space heater\Electric baseboard heater/space heater

26. The electric baseboard heater did respond to testing. Additional heating may be recommended in this area to help prevent freezing pipes.

Location: Center bathroom area

Task: Improve

27. Mobile eclectic space heaters can be unsafe. Permanent heat is recommended in the waiting area.

Location: North Front

Task: Repair

Time: Immediately



Chimney and vent\Metal chimney or vent

28. Damaged flue vents at the roof should be repaired by a HVAC contractor.

Location: Roof

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Task: Repair**Time:** Immediately

Limitations

General

Please refer to the pre-inspection contract for an additional explanation of the scope of this inspection.

Inspection prevented/limited by

Restricted access

Cannot verify effectiveness of air filter

Interiors of flues or chimneys which are not readily accessible are not inspected.

The adequacy of heat supply or distribution balance is not inspected.

Heat exchanger

Not visible

Cooling & Heat Pump

Description

General

Permanent air conditioning is not installed in the property. An old wall unit in the South building appears to be in poor condition.

Limitations

General

Please refer to the pre-inspection contract for an additional explanation of the scope of this inspection.

Not part of a building inspection

The cooling supply adequacy or distribution balance are not inspected.

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Insulation and Ventilation

Description

General

Caulking and weather-stripping around doors, windows and other exterior wall openings will help to maintain weather tightness and reduce energy costs.

Attic/roof insulation material

[Glass fiber](#)

Spray foam

Attic/roof insulation amount/value

[R-8](#)

Notes: in minimal areas

Attic/roof air/vapor barrier

[Not visible](#)

Attic/roof ventilation

Not visible

Wall insulation amount/value

[None found](#)

Floor above basement/crawlspace insulation amount/value

[None found](#)

Recommendations and Observations

Attic/roof\Insulation

29. Insulation improvements may be cost effective, depending on the anticipated term of ownership.

Location: Various

Task: Improve

Limitations

General

Please refer to the pre-inspection contract for an additional explanation of the scope of this inspection.

Inspection limited/prevented by lack of access to

No access was gained to the wall cavities of the building.

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Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.

Attic inspection performed

Any estimates of insulation values or depths are rough average values.

Not included as part of a building inspection

Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.

Plumbing

Description

General

The plumbing system is showing signs of age. Updating the system will be required over time. Plumbing repairs are needed. I suggest that a licensed plumber evaluate any needed repairs.

Water supply source (based on observed evidence)

Public

Service piping into building

[Not visible](#)

Supply piping in building

[Copper](#)

[Plastic](#)

Main water shut off valve at the

Center of south building. Meter is blocked.

Water heater location

South plumbing room

Water heater fuel/energy source

[Electric](#)

Water heater manufacturer

Rheem

Notes: Limited access to data tag

Water heater tank capacity

Not determined

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Water heater approximate age

Old

Waste and vent piping in building[Plastic](#)[Galvanized steel](#)**Sewer cleanout location**

Not located

Pumps

None

Main gas shut off valve location

Exterior

Gas meter

Recommendations and Observations**Supply plumbing** Water supply piping in building

30. The Water Meter is blocked and there is limited access to the main shut off. The Plumbing in this area may also be prone to freezing. A Licensed Plumber should evaluate this configuration for repairs.

Location: Center of south building.**Task:** Repair**Time:** Immediately

31. Water is leaking at the rear of the sink.

Location: center bathroom area**Task:** Repair**Time:** Immediately

32. Abandoned unused plumbing lines should be removed by a Plumber.

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Location: Various**Task:** Improve**Time:** Discretionary**Gas supply\Gas piping**

33. Evidence of corrosion/rusting of the gas piping was observed. A plumber should be consulted.

Location: Various**Task:** Improve**Time:** Discretionary**Water heater\General notes**

34. The water heater is an old unit that may be approaching the end of its useful life. It would be wise to budget for a new unit. One cannot predict with certainty when replacement will become necessary.

Location: Near center bathroom**Task:** Improve**Time:** Within 1 year**Waste plumbing\Drain piping - performance**

35. For the most part, the waste piping is old. It may be prone to unexpected problems. Improvement is recommended on an as needed basis.

Location: Throughout**Task:** Monitor**Time:** Discretionary

36. Proper discharge for exterior drain should be investigated.

Location: Front Exterior**Task:** Further Evaluation**Time:** Discretionary

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Fixtures and faucets\Faucet

37. Damaged faucet should be replaced.

Location: Bathroom center area**Task:** Repair**Time:** Immediately

38. abandoned faucets above electrical should be removed.

Location: South Rear**Task:** Repair**Time:** Immediately**Fixtures and faucets\Toilet**

39. The toilet is old. Replacement may be necessary.

Location: Bathroom**Task:** Monitor**Limitations****General**

Please refer to the pre-inspection contract for an additional explanation of the scope of this inspection.

Inspection limited/prevented by

No access to half bathroom in south building.

Items excluded from a building inspection

Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected

Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.

Appliance connections are out of the scope of this inspection

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An inspection of the sewage system is outside the scope of this inspection.

An inspection of the well is outside the scope of this inspection. A sample of the well water can be sent to a lab at an additional expense.

The water conditioning system was not part of the inspection.

Interior

Description

General

Overall, the interior finishes of the building are in average condition. Typical flaws were observed in some areas.

Major floor finishes

[Concrete](#)

Vinyl

Major wall and ceiling finishes

[Paneling](#)

Windows

[Fixed](#)

Glazing

[Single](#)

Exterior doors - type/material

Hinged

[Metal](#)

Laundry facilities

None

Kitchen ventilation

None

Bathroom ventilation

Exhaust fan

Notes: discharge not confirmed

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Recommendations and Observations

Ceilings and Walls\General notes

40. Damage to the interior finish was observed.

Location: Various

Task: Repair

Time: Discretionary

Cat activity was noted in various areas on the interior and exterior



41. Signs of bacteria growth were observed. Professional cleaning/treatment is needed by a Mold specialist.

Location: South building Front

Task: Repair

Time: Immediately

42. Depending on alterations and use of the building after purchase, the municipality may require that a fire sprinkler be installed in the building which is a significant financial investment/improvement.

Location: Throughout

Task: Monitor

Windows\General notes

43. The windows are in mild disrepair. This is a common condition that does not necessitate immediate major repair. Trimming and adjustment, hardware improvements, glass and putty repairs would be logical long term improvements. In practice, improvements are usually made on an as needed basis. The most important factor is that the window exteriors are well-maintained to avoid rot or water infiltration.

Location: Various

Task: Improve

Time: Discretionary

Doors\General notes

44. Doors should be trimmed or adjusted as necessary to work properly.

Location: Various

Task: Improve

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45. It is recommended that all locks on the building be replaced upon taking ownership.

Location: Various

Task: Improve

Stairs\General notes

46. The stair and second level configuration is a fall hazard. Stairs are too steep, spacing in the guard rail is too large. Decking is poor and head clearances are poor on the second level. A Carpenter should make improvements.

Location: South Repair

Task: Defect Repair/Replace

Time: Immediately

Cost: Over \$3,000



Basement\Leakage

47. Some evidence of moisture penetration was visible at the slab at the time of the inspection. It should be understood that it is impossible to predict whether moisture penetration will pose a problem in the future. The vast majority of leakage problems are the result of insufficient control of storm water at the surface. The ground around the building should be sloped to encourage water to flow away from the foundation. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation are the most common source of basement leakage. Please refer to the Roofing and Exterior sections of the report for more information. In the event that leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step. Please beware of contractors who recommend expensive solutions. Excavation, damp-proofing and/or the installation of drainage tiles should be a last resort. In some cases, however, it is necessary.

Location: Various

Task: Improve

Time: Discretionary

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Potentially hazardous materials\General notes

48. Due to the size age and location of the building I recommended that a phase 1 environmental survey be performed. The survey should include oil tanks, old wells, abandon septic tanks and any other environmentally unsafe practices.

Location: Throughout

Task: Further Evaluation

Time: Immediately

49. Carbon monoxide detectors are always needed on each floor within the building. Carbon monoxide is a colorless, odorless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood stove. Proper maintenance of these appliances is the best way to reduce the risk of carbon monoxide poisoning. For more information, consult the Consumer Product Safety Commission at 1-800-638-2772 (C.P.S.C.).
50. Radon gas is a naturally occurring gas that is invisible, odorless and tasteless. A danger exists when the gas percolates through the ground and enters a tightly enclosed structure. Long term exposure to high levels of radon gas can cause cancer. The Environmental Protection Agency (E.P.A.) states that a radon reading of more than 4.0 picocuries per liter of air represents a health hazard. A radon evaluation is beyond the scope of this inspection (unless specifically requested). For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.
51. Lead-based paint was in use until approximately 1978. According to the Federal Department of Housing and Urban Development, a lead hazard can be present in a building of this age. This can only be confirmed by laboratory analysis. An evaluation of lead in paint is beyond the scope of this inspection. For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.
52. There is the potential for lead content in the drinking water within the building. Lead in water may have two sources; the piping system of the utility delivering water to the building and/or the solder used on copper pipes prior to 1988. This can only be confirmed by laboratory analysis. An evaluation of lead in water is beyond the scope of this inspection. For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.
53. Based on the age of this building, there is a possibility the floor tiles may contain some asbestos. This can only be verified by laboratory analysis which is beyond the scope of this inspection. The Environmental Protection Agency (E.P.A.) reports that asbestos represents a health hazard if friable (damaged, crumbling, or in any state that allows the release of fibers). If any sections of the flooring are indeed friable, or become friable over time, a specialist should be engaged. Further guidance is available from the Environmental Protection Agency (E.P.A.). Due to the age of construction, there may be other materials within the building that contain asbestos but are not identified by this inspection report.

Location: South Front

Task: Repair Further Evaluation

Time: within 3-6 months

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Limitations

General

Please refer to the pre-inspection contract for an additional explanation of the scope of this inspection.

Inspection limited/prevented by

Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects. Carpeting, window treatments, central vacuum systems, appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

Limited access to some rooms due to tenants/occupants.

No access to

Portions of the foundation walls were concealed from view.

Underlying components were not visible i.e.-Sheathing, Studs, Wall Cavities, Insulation, MOLD

Not included as part of a building inspection

Appliances are not included in the scope of the inspection. Appliance finding notations are informational and not a reflection of a full appliance inspection.

Tenant owned appliances, lifts, crane and paint booth are out of the scope of this inspection.

Basement leakage

Cannot predict how often or how badly basement will leak

Storage in basement limited inspection



Reference Photos:

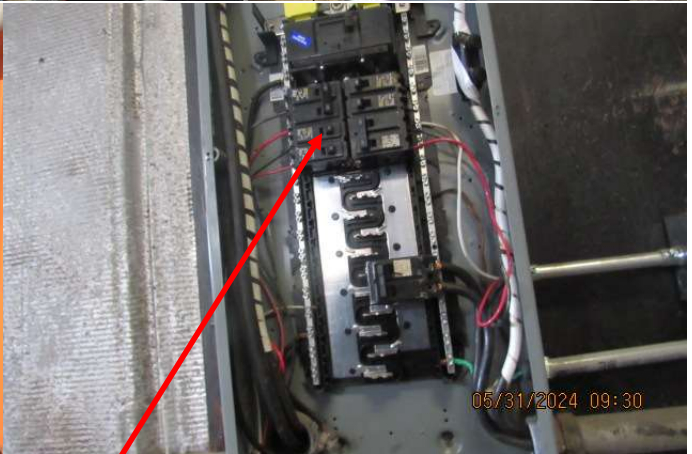
North view



Rear exterior door has been sealed.



Old roof patches



Gas meter

150 amp panel