INSPECTION REPORT

PREPARED BY: Rick Francis

FOR THE PROPERTY AT:
sample

PREPARED FOR:
sample

INSPECTION DATE:
June 19, 2025

4 Site Building Inspections Inc

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Total Pages: 66

4SITE BUILDING INSPECTIONS

Thursday, June 19, 2025

Dear sample,

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. Estimated costs are provided for recommendations expected to exceed $3,000. The Inspection Report contains estimates as to the costs associated with making repairs, the Client understands and agrees that said estimates are included solely as a guide and are not to be considered, understood or utilized by the Client as representing the actual costs associated with making any such repairs. The Client further acknowledges and agrees to hold harmless the Company in connection with any estimate(s) that may overstate or understate the actual cost of repair(s), even if said overstatement and/or understatement is due to the negligence of the Company. Regardless of any such estimates, the Client should obtain further qualification of any cost estimates from an appropriate contractor, tradesperson and/or professional.

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.

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

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.

Estimated 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. Estimating the expected replacement date for systems that are already old can be challenging. For Example, the HVAC is already past life expectancy. Some components may need replacement sooner than others. Inflation of 3 percent was considered for budgeting for items with extended life expectancy.

Major Cost Estimate Schedule:

Section Recommendation	Cost	Timeframe
Metal Roof repairs	$1,500-$3,000	3-6 months
Metal Roof replacement	$7,000-$10,000	7-10 years
Flat Roof repairs	$3,000-$5,000	within 1 year
Gutter Repair/replacements	$7,000-$10,000	5 years
Adding/Repairing stone Weeps	Over $7,000	within 1 year
Annual Stone repairs	$8,000-$10,000	Annually
Various Window repairs	Over $6,000	Within 1 year
Cathedral windows repairs	$35,000-$45,000	1-3 years
Cathedral windows replacements	$250,000-$300,000	Discretionary
Exterior door repairs	$3,000-$5,000	Within 1 year
French drain/concrete drain addition	$15,000-$20,000	Discretionary
Concrete walkway repairs	$5,000-$10,000	Within 1 year
Parking lot repairs	$22,000-$26,000	3-6 months
Parking lot replacement	$120,000-$140,000	8-10 years
RTU replacement	$50,000-$60,000	5-7 years
Air Handler replacements	$150,000-$175,000	5-7 years
Boiler replacements	$50,000-$60,000	5-7 years
Central Air unit replacements	$45,000-$50,000	1-3 years
Minisplit replacements	$35,000-$40,000	3-5 years
Waterheater replacement	$2,500-$3,000	6-8 years
Old Plumbing replacement	Over $15,000	5 years
9x9 asbestos tile abatement	Over $10,000	Discretionary

Sloped roofing\General notes

The sloped roof is newer. Some roof/wall counter flashing should be better secured at the masonry. Old counter flashing was reused and shows signs of age. A nail pop at the East slope was noted. Buckling/bulging shingles were noted at the roof/wall transitions. Three shingles with damaged corners were noted. The sloped roof may be under warranty and the installer should be consulted to evaluate the roof for repairs.

Location: Various

Task: Repair

Time: within 3-6 months

Flat roofing\General notes

The aging metal flat roof components are rusting and need repairs/maintenance. A Roofer should make repairs.

Location: Front

Task: Repair

Time: within 3-6 months

Cost: $1,500-$3,000

The aging metal flat roof components will need replacement in the future. Maintenance may help extend the life of the metal roofs.

Location: Front

Task: Replace

Time: 7-10 years

Cost: $7,000-$10,000

The flat roof shows signs of ripples/wrinkles. Loose transitions at walls. A roof drain grate is missing. Debri should be removed at the roof drain. Roof vents are rusted or have damage. A Certified Roofer should evaluate the flat roof, flashings and roof vents for repairs.

Location: Various

Task: Repair

Time: Within 1 year

Cost: $3,000-$5,000

Roof drainage\Gutters and Downspouts

Gutters show signs of age. Maintenance will help extend the life of the gutters. Some gutters show signs of age and some downspout have damage. Repair/Replacement may be needed over time.

Location: Various

Task: Repair

Time: 5 years

Cost: $7,000-$10,000

Walls\General notes

The stone lacks weeps/flashings over windows. The stone has weeps that have old rope installed. There is evidence of water intrusion around various windows. It is suspected that this is due to the lack of weeps. Weeps should be added and rope weeps should be replaced. A Mason should be consulted.

Location: West

Task: Repair Further Evaluation

Time: within 1 year

Cost: Over $7,000

Some stone/masonry repairs were taking place at the time of inspection. A plan/budget should be put in place for annual inspection, maintenance, repairs of the stone/masonry exterior. There are various areas where some tuckpointing and stone repairs are needed. Some stone shows signs of crumbling and repairs could negatively influence other stones in the area leading to more extensive repairs.

Location: Various

Task: Repair

Time: Annually

Cost: $8,000-$10,000 annually

Windows and doors\General notes

Various windows shows signs of age. Some seals have failed, caulking is poor, putty is deteriorated, framing shows signs of rust. Water intrusion was noted at some windows at both West entrances. A window contractor should be consulted to evaluate the exterior windows for maintenance/repairs.

Location: Various

Task: Repair

Time: Within 1 year

Cost: Over $6,000

The large stained glass Lancet/Cathedral windows are showing signs of age. Grills are rusting, putty is deteriorated, there are signs of water intrusion on the interior of the building in these areas. Salvaging the windows would be desired but resetting the windows is a large expense. Some churches opt to perform maintenance/repairs to windows in place and add or replace a secondary glass.

Location: Original building/sanctuary

Task: Repair Further Evaluation

Time: 1-3 years

Cost: $35,000-$45,000

If the church decides to opt to replace the large stained glass Lancet/Cathedral windows, it will be challenging to duplicate the original character of the glass and costs will be extensive. It is my opinion that full replacement should be the last resort.

Location: Original building/Sanctuary

Task: Replace

Time: Discretionary

Cost: $250,000-$300,000

Doors\General notes

Exterior wood doors and trim on the original building show signs of age/wearing. Repairs/maintenance to the doors will help extend the life of the doors.

Location: Exterior

Task: Repair
Time: Within 1 year
Cost: $3,000-$5,000

Landscaping\Lot grading

Adding a concrete or French drain between the building addition and retaining wall will help divert water out of the space and away from the building.

Location: South
Task: Repair
Time: Discretionary
Cost: $15,000-$20,000

Landscaping\Walkway

Some unevenness, settlement and cracking was noted in the walkways/patio. Some patching, grinding, sealing repairs by a concrete contractor will help limit trip hazards and poor slopes.

Location: North, East, West
Task: Repair
Time: Within 1 year
Cost: $5,000-$10,000

Landscaping\Driveway

The West parking lot and East driveway is in need of patching and sealing. Abandoned signage penetrations should be removed. Damaged curbing should be repaired. Curb height is too high near the patio. Parking lot lines will need to be painted as part of the parking to improvements.

Location: West
Task: Repair
Time: within 3-6 months
Cost: $22,000-$26,000

The parking lot will be at the end of life expectancy for asphalt and replacement will be needed. Additional storm drainage should be added near the building when replacement takes place.

Location: West
Task: Repair
Time: 8-10 years
Cost: $120,000-$140,000

Service box, grounding and panel\Distribution panel

A 3 phase Panel board shows signs of rusting and damage near the base. This should be evaluated by a Commercial Electrician.

Location: Air handler Basement room
Task: Repair Further Evaluation
Time: Immediately

Recommendations\General

The RTU was tested in cool mode only and responded properly. The unit is nearing the need of life expectancy. A budget should be set aside for replacement.

Location: Exterior

Task: Repair

Time: 5-7 years

Cost: $50,000-$60,000

Gas hot water boiler\General

The four munchkin boilers show signs of age and some recent repairs. Regular maintenance/service will be critical and a budget should be set aside for replacement.

Location: Basement

Task: Repair

Time: 5-7 years

Cost: $50,000-$60,000

The four air handlers are past life expectancy. On-going service/maintenance will help extend the life of the units. A budget should be set aside for replacement.

Location: Basement

Task: Replace

Time: within 5-7 years

Cost: $150,000-$175,000

Air conditioning\General notes

7 central air units are past life expectancy. A budget should be set aside for replacement.

Location: Roof

Task: Replace

Time: 1-3 years

Cost: $45,000-$50,000

Heat pump\General notes

6 Minisplit units appear to be near the end of life expectancy. A budget should be set for replacement.

Location: Roof

Task: Replace

Time: 3-5 years

Cost: $35,000-$40,000

Water heater\General notes

A budget should be set aside for replacement of the 2017 water heater.

Location: Basement

Task: Replace

Time: 6-8 years

Cost: $2,500-$3,000

Waste plumbing\Drain piping - performance
Some waste plumbing shows signs of age. Repairs/replacement will be needed over time.
Location: Various
Task: Repair
Time: 5 years
Cost: Over $15,000

Floors\General notes
9x9 tiles in various areas may contain asbestos. 3 damaged or cracked tiles were noted. An asbestos flooring contractor should be consulted to test the tile and make repairs. Abatement is the best long term approach.
Location: Various
Task: Repair Further Evaluation
Time: Discretionary
Cost: Over $10,000

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

Site Data

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 building inspected is approximately 60,000-67,000 square feet. It was built in 1931 and additions were done in the 1960's and 1990's. The building is in average condition overall. In addition to meeting and exceeding the CCPIA standards for Inspection, the goal of the inspection report is create a Major Cost schedule for repairs needed in the near future. The most significant improvements needed are on-going repairs to stone/masonry, aging HVAC, Sanctuary window repairs and parking lot repair/maintenance. On-going maintenance of the building will be critical to help preserve and extend the life of some systems. Harry is the lead maintenance/grounds tech that provided access to the building at the time of this inspection. His understanding of the building and his upkeep of the building can help defer some costs in the future.

Weather

Sunny

There was rain the day before the inspection.

The ground/soil was dry at the time of inspection.

Approximate temperature

84°

Attendees

Harry-Maintenance Tech

Occupancy

The building was mostly vacant at the time of inspection. The building was furnished with typical Church/school furnishings.

Area

City

The building faces North for the purpose of this report.

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 roof system is in average condition overall. Some typical repairs are needed in some areas.

Sloped roofing material

Asphalt shingles

Sloped roof flashing material

Metal

Flat roofing material

Metal

Rubber

Recommendations and Observations

Sloped roofing\General notes

1. The sloped roof is newer. Some roof/wall counter flashing should be better secured at the masonry. Old counter flashing was reused and shows signs of age. A nail pop at the East slope was noted. Buckling/bulging shingles were noted at the roof/wall transitions. Three shingles with damaged corners were noted. The sloped roof may be under warranty and the installer should be consulted to evaluate the roof for repairs.

Location: Various

Task: Repair

Time: within 3-6 months

Flat roofing\General notes

2. The aging metal flat roof components are rusting and need repairs/maintenance. A Roofer should make repairs.

Location: Front

Task: Repair

Time: within 3-6 months

Cost: $1,500-$3,000

3. The aging metal flat roof components will need replacement in the future. Maintenance may help extend the life of the metal roofs.

Location: Front

Task: Replace

Time: 7-10 years

Cost: $7,000-$10,000

4. The flat roof shows signs of ripples/wrinkles. Loose transitions at walls. A roof drain grate is missing. Debri should be removed at the roof drain. Roof vents are rusted or have damage. A Certified Roofer should evaluate the flat roof, flashings and roof vents for repairs.

Location: Various
Task: Repair
Time: Within 1 year
Cost: $3,000-$5,000

Limitations

General

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

Inspection performed

By walking on roof

Notes: Flat roof
From roof edge
Notes: Sloped roof
A representative sample of exterior components was inspected rather than every occurrence of components.
Underlayment installation cannot be confirmed. Only the accessible portion of the roof system is inspected.

Exterior

Description

General

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.

The building is in average condition and some repairs are needed. Some repairs were being made to steps and masonry at the time of inspection.

Improved signage for the building address should be added.

Gutter & downspout material

Aluminum
Galvanized steel
Copper

Gutter & downspout discharge

Below grade
Above grade

Lot slope

Hillside

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

Wood
Metal

Wall surfaces and trim

Brick
Stone
Block

Retaining wall

Block

Driveway
Asphalt

Walkway
Concrete

Porch
Concrete

Garage
Detached

Recommendations and Observations

Roof drainage\Gutters and Downspouts

5. The downspouts that discharge below grade level should be monitored. If they are ever suspected to be clogged or disconnected below grade, they should be redirected to discharge at least five (5) feet from the building. Foundation leakage adjacent to a downspout is an indication of a problem below grade.

Location: Various
Task: Monitor

6. Loose or damaged downspouts and extensions should be repaired promptly.

Location: Various
Task: Repair
Time: Discretionary

7. Gutters show signs of age. Maintenance will help extend the life of the gutters. Some gutters show signs of age and some downspout have damage. Repair/Replacement may be needed over time.

Location: Various
Task: Repair

Time: 5 years
Cost: $7,000-$10,000

Walls\General notes

8. Light fixtures should be better sealed where they meet the wall.

Location: Various
Task: Improve
Time: Discretionary

9. The stone lacks weeps/flashing over windows. The stone has weeps that have old rope installed. There is evidence of water intrusion around various windows. It is suspected that this is due to the lack of weeps. Weeps should be added and rope weeps should be replaced. A Mason should be consulted.

Location: West, East
Task: Repair Further Evaluation
Time: within 1 year

Cost: Over $7,000

10. Some stone/masonry repairs were taking place at the time of inspection. A plan/budget should be put in place for annual inspection, maintenance, repairs of the stone/masonry exterior. There are various areas where some tuckpointing and stone repairs are needed. Some stone shows signs of crumbling and repairs could negatively influence other stones in the area leading to more extensive repairs.

Location: Various

Task: Repair

Time: Annually

Cost: $8,000-$10,000 annually

11. Some siding transition flashings shows signs of rusting and a rust prohibiting paint may help extend the life of flashings.

Location: Various

Task: Improve

Time: Discretionary

Walls\Soffits (underside of eaves) and fascia (front edge of eaves)

12. The base of some soffit boards are exposed and can be prone to weather damage over time.

Location: Various

Task: Improve

Time: Discretionary

Windows and doors\General notes

13. Various windows shows signs of age. Some seals have failed, caulking is poor, putty is deteriorated, framing shows signs of rust. Water intrusion was noted at some windows at both West entrances. A window contractor should be consulted to evaluate the exterior windows for maintenance/repairs.

Location: Various

Task: Repair

Time: Within 1 year

Cost: Over $6,000

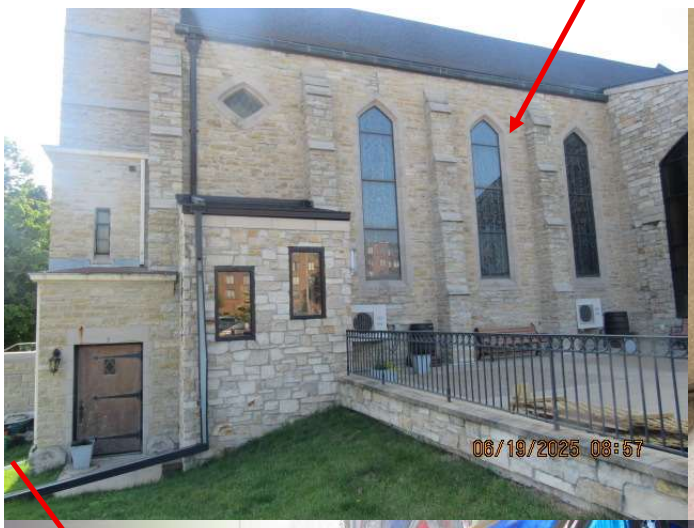
14. The large stained glass Lancet/Cathedral windows are showing signs of age. Grills are rusting, putty is deteriorated, there are signs of water intrusion on the interior of the building in these areas. Salvaging the windows would be desired but resetting the windows is a large expense. Some churches opt to perform maintenance/repairs to windows in place and add or replace a secondary glass.

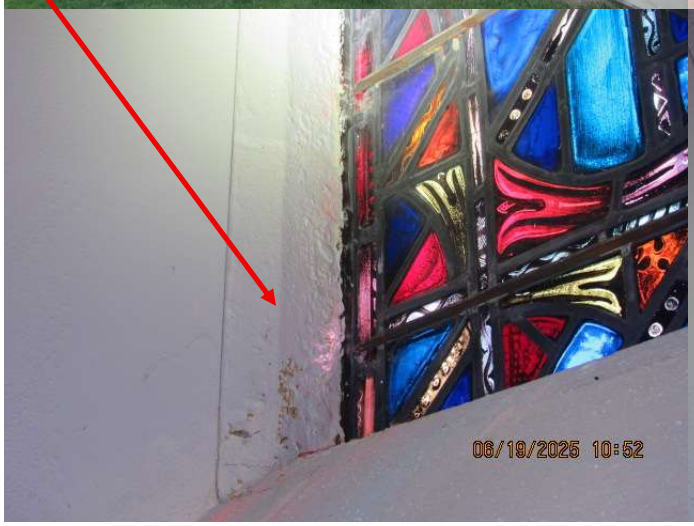
Location: Original building/sanctuary

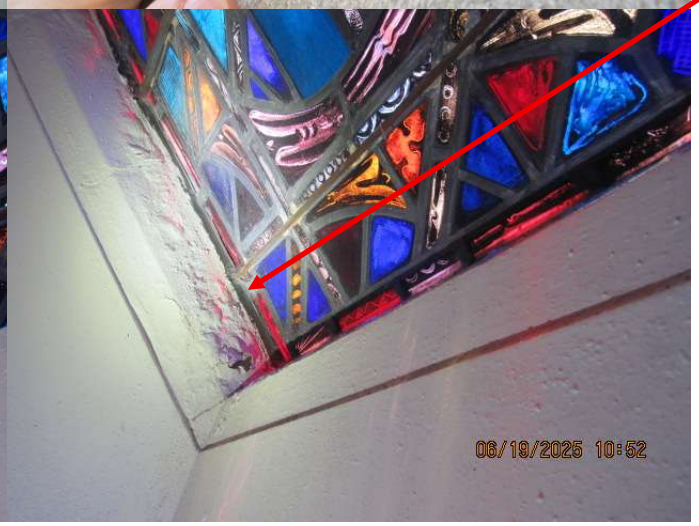
Task: Repair Further Evaluation

Time: 1-3 years

Cost: $35,000-$45,000







15. If the church decides to opt to replace the large stained glass Lancet/Cathedral windows, it will be challenging to duplicate the original character of the glass and costs will be extensive. It is my opinion that full replacement should be the last resort.

Location: Original building/Sanctuary

Task: Replace

Time: Discretionary

Cost: $250,000-$300,000

Doors\General notes

16. Exterior wood doors and trim on the original building show signs of age/wearing. Repairs/maintenance to the doors will help extend the life of the doors.

Location: Exterior

Task: Repair

Time: Within 1 year

Cost: $3,000-$5,000

Porches, decks, stairs, patios and balconies\General notes

17. The front stairs have cracks/damage. The masonry is in need of repairs. Repairs were being made to this area at the time of inspection.

Location: North

Task: Repair Further Evaluation

Time: Immediately

Landscaping\General notes

18. Branches should be trimmed away from the building.

Location: South

Task: Repair

Time: Immediately

Damaged concrete walkways needs repairs.

Landscaping\Lot grading

19. Adding a concrete or French drain between the building addition and retaining wall will help divert water out of the space and away from the building.

Location: South

Task: Repair

Time: Discretionary

Cost: $15,000-$20,000

Landscaping\Walkway

20. Some unevenness, settlement and cracking was noted in the walkways/patio. Some patching, grinding, sealing repairs by a concrete contractor will help limit trip hazards and poor slopes.

Location: North, East, West

Task: Repair

Time: Within 1 year

Cost: $5,000-$10,000

21. Class room Windows within 18" of the walkway are a fall hazard on the exterior.

Location: South

Task: Improve

Time: Discretionary

Landscaping\Driveway

22. The West parking lot and East driveway is in need of patching and sealing. Abandoned signage penetrations should be removed. Damaged curbing should be repaired. Curb height is too high near the patio. Parking lot lines will need to be painted as part of the parking to improvements.

Location: West
Task: Repair
Time: within 3-6 months
Cost: $22,000-$26,000

23. The parking lot will be at the end of life expectancy for asphalt and replacement will be needed. Additional storm drainage should be added near the building when replacement takes place.

Location: West
Task: Repair
Time: 8-10 years
Cost: $120,000-$140,000

24. Ideally, the west canopy/overhang should be 13'6". The current configuration is 11 feet high.

Location: Front
Task: Improve
Time: Discretionary

Landscaping\Retaining wall

25. Some damaged masonry should be repaired at the retaining walls.
Location: East West
Task: Improve
Time: Discretionary

26. A guard rail should be added near the entry and a handrail should be added at the steps.
Location: Southeast
Task: Repair
Time: Immediately

Stairs\Stringers

27. Handrails show signs of rusting.
Location: North East
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

Poor access under steps, deck, porch
Vines/shrubs/trees against wall
Cars in parking lot.

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.

Garage not inspected.

Structure

Description

General

The inspection did not discover evidence of substantial structural movement in the accessible structural components of the building.

Configuration

Basement
Crawlspace

Foundation material

Poured concrete

Floor construction

Concrete
Wood Joists
Limited access

Exterior wall construction

Not visible

Roof and ceiling framing

Rafters
Solid Plank

Location of access to under-floor area

Basement

Recommendations and Observations

Foundations\General notes

28. Three minor settlement/drying cracks were noted in the poured concrete foundation. There was no evidence of displacement noted in the area at the time of inspection.

Location: Basement

Task: Improve

Time: Discretionary

Floors\Joists

29. Some floor joists show evidence of past water damage. The area was dry at the time of inspection.

Location: Basement below entrance

Task: Further Evaluation

Time: Discretionary

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

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

Attic/roof space

Inspected from access hatch

There was no access to the side attic areas.

No access to sloped ceiling attic space.

Crawlspace

No access

Percent of foundation not visible

A large portion of the foundation ceiling was not visible.

90 percent of the foundation was covered and not visible.

Not included as part of a building inspection

The examination of the structural components was visual only; a design review was not undertaken.

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. All panels should be better labeled. An infrared camera was used at the main panel boards and thermal anomalies were not noted. There were no signs of overheating.

Service size

Underground Service Entrance

1,200 amp
3 phase/4 wire

Main disconnect/service box type and location

West Exterior Panel board.

System grounding material and type

Ground rod connection not visible

Distribution panel type and location

Panel label	Panel Size	Panel location
Panel 1	225 Amp	Office break area
Roof/RTU	200 Amp	On roof
Social Hall	200 Amp	Outside Social hall
Not Labeled	70 Amp	Meeting room kitchen
Not Labeled	100 Amp	Upper level hall near bathrooms
Not Labeled	100 Amp	Lower level wash room
Sprinkler Room	225 Amp	Sprinkler Room
Not Labeled	100 Amp	Front basement hall
200	100 Amp	East lower hall
Panel p1	200 Amp	Boiler Room
Panel l6	200 Amp	Boiler Room
Panel Board	1,200 Amp Panelboard	Boiler Room
Pane Board	600 Amp	Air Handler Room
Panel 3	100 Amp	Air Handler Room

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

GFCIs present

Smoke alarms (detectors)
Present

Carbon monoxide (CO) alarms (detectors)
In Kitchen

Recommendations and Observations

Service box, grounding and panel\Distribution panel

30. All circuits within each panel should be labeled as to what device the breaker controls.

Location: North Basement Hall
Task: Repair
Time: Discretionary

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

Location: Various
Task: Repair
Time: Immediately

32. A 3 phase Panel board shows signs of rusting and damage near the base. This should be evaluated by a Commercial Electrician.

Location: Air handler Basement room

Task: Repair Further Evaluation

Time: Immediately

Distribution system\Wiring (wires) - installation

33. Improper electrical connections should be repaired. All electrical connections should be made inside junction boxes fitted with cover plates

Notes: Outdated electrical in basement storage/abandoned staircase should be improved.

Location: Basement

Task: Improve

Time: Discretionary

Loose outlet in lower hall

34. Rusted conduit should be repaired or replaced.

Location: Exterior
Task: Repair
Time: Immediately
35. Abandoned upper level utility should be capped.
Location: Exterior gable wall
Task: Improve
Time: Discretionary

36. Loose conduit should be secured.
Location: Roof
Task: Repair
Time: Immediately

Distribution system\Outlets (receptacles)

37. Outlets that are loose should be repaired.
Location: Basement Hall
Task: Repair
Time: Immediately
38. The installation of ground fault circuit interrupter (GFCI) devices is advisable on exterior, garage, bathroom and some kitchen outlets. Any whirlpool or swimming pool equipment should also be fitted with GFCIs as they offer protection from shock or electrocution.
Location: East Basement Bathroom
Task: Repair
Time: Discretionary

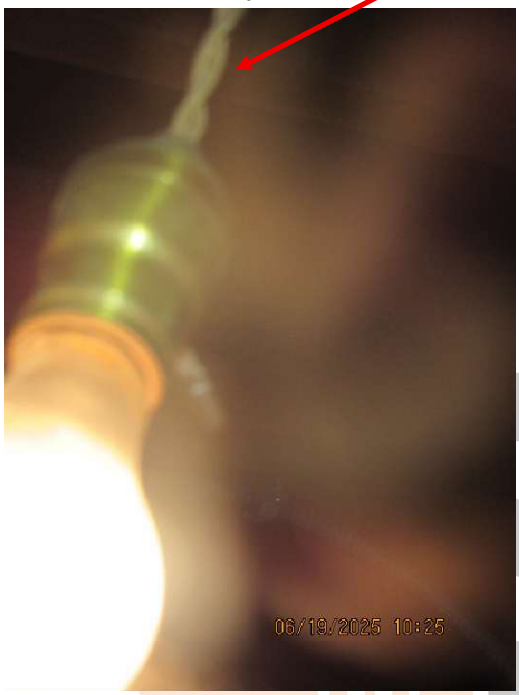
Distribution system\Lights

39. Light fixtures should not be supported by wiring.

Location: Attic

Task: Repair

Time: Discretionary



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

Location: Various

Task: Improve

Time: within 3 months

41. Mens shower lighting should have a water proof cover installed.

Location: Basement

Task: Improve

Time: Discretionary

Distribution system\Smoke alarms (detectors)

42. Fire alarm was not tested. There are records of annual maintenance/testing with the next service scheduled for next month.

Location: Throughout

Task: Monitor

Electrical 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.

Electrical Meter is not pulled and interior components of the meter box is not inspected.

Exterior transformer not inspected.

Some Electrical panels may not have been located.

Not included as part of a building inspection
Cable, internet, phone lines are not inspected

Built in radio/speakers.

Camera system

No load calculations or equipment testing was undertaken.

Exterior lighting not fully tested in daytime.

Heating

Description

General
The buildings primary heat is provided by 4 boilers and 5 Air handlers. 1 RTU, Electric heaters and Split units provide additional heat in various areas. The aging system shows signs of age and ill need improvements. The heating systems were not tested due to the exterior temperatures.

Heating system type
RTU
AAON
20 Ton
approx 18 years old

Fuel/energy source
Gas

Furnace manufacturer
Electric Furnace in Sanctuary
No access to data tag
Approx 40 years old

Boiler manufacturer
Munchkin Boilers
2003 x 3 units
2007 x 1 unit
399,999 btu each

Heat distribution
Ducts and registers
Radiators
3-Trane Air handlers from 1980
1-American Standard Air handler from 1963

Main fuel shut off at
Meter
Exterior wall

Fireplace/stove
Wood-burning fireplace

Chimney/vent
Masonry

Chimney liner
Not visible

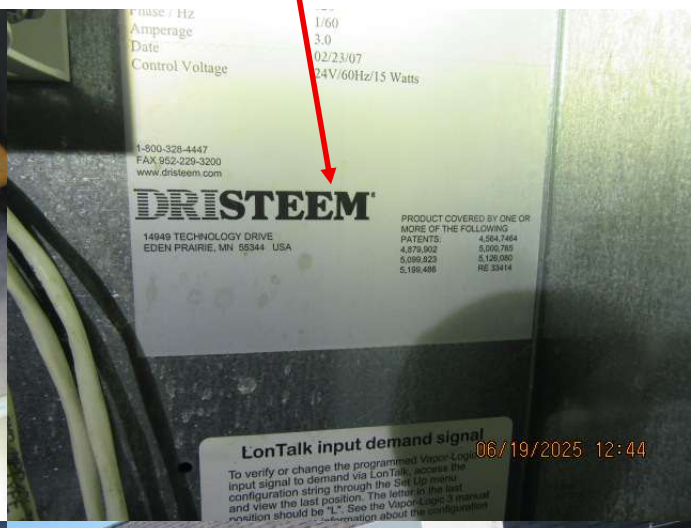
Recommendations and Observations

Recommendations\General

43. The humidifier shows signs of age and has been recently serviced and repaired. The unit is in need of final assembly. Annual maintenance to the unit will be critical.

Location: Basement Air handler room

Task: Monitor



44. The RTU was tested in cool mode only and responded properly. The unit is nearing the need of life expectancy. A budget should be set aside for replacement.

Location: Exterior

Task: Repair

Time: 5-7 years

Cost: $50,000-$60,000

Gas hot water boiler\General

45. Corrosion was observed at boiler system connections. This condition should be carefully monitored and if active leaking is noted, it should be repaired promptly to avoid damage to the equipment or to the building.

Location: Basement

Task: Monitor

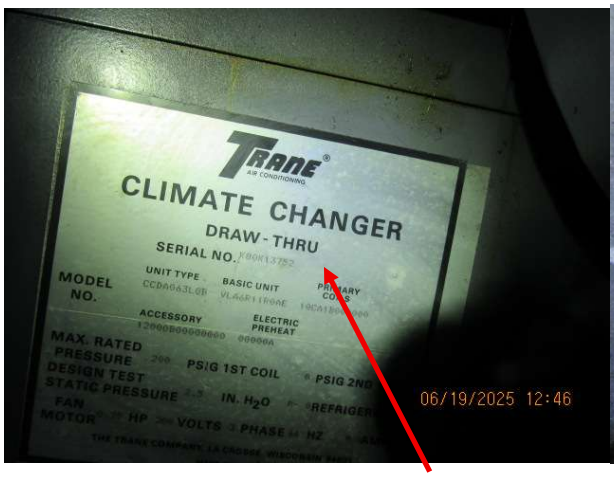
46. The four munchkin boilers show signs of age and some recent repairs. Regular maintenance/service will be critical and a budget should be set aside for replacement.

Location: Basement

Task: Repair

Time: 5-7 years

Cost: $50,000-$60,000



47. The four air handlers are past life expectancy. On-going service/maintenance will help extend the life of the units. A budget should be set aside for replacement.

Location: Basement
Task: Replace
Time: within 5-7 years
Cost: $150,000-$175,000

Junction box should be capped in air handler room

Chimney and vent\Masonry chimney

48. The chimney caps were installed without a proper overhang. One chimney cap at the East side of the building is damaged and needs repairs. A Chimney contractor should evaluate the chimneys for repairs.

Location: Exterior
Task: Repair Further Evaluation
Time: Discretionary
Cost: Over $3,000

Fireplace\General notes

49. There are two fire places that have been abandoned. Various components of the fireplaces show signs of age. There was limited access to evaluate the fireplaces and flues. A Fireplace contractor should be consulted to perform a level II evaluation of the fireplaces prior to any attempted use.

Location: East Basement

Task: Monitor

Time: Discretionary

Auxiliary heat\Electric radiant

50. Ancillary Electric heater is past life expectancy. Replacement will be needed in the near future

Location: Front tower closet

Task: Improve

Time: 1-3 years

Cost: $3,500-$5,000

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.

Fireplace/wood stove

Quality of chimney draw cannot be determined

Access restricted

The inspection does not involve igniting or extinguishing fires nor the determination of draft.

The interiors of flues or chimneys are not inspected.

Firescreens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected.

Fireplace inserts, stoves, or firebox contents are not moved.

Other Fireplace/Stove Components Not Inspected:

Interiors of flues or chimneys
Fire screens and doors
Wood or Coal stove gaskets and doors
Automatic fuel feed devices
Mantles and fireplace surrounds
Combustion air makeup devices
Heat distribution assists (gravity or fan)

Not included as part of a building inspection

Heat loss calculations

Cooling & Heat Pump

Description

General

The building is cooled with one RTU, 7 central air units and 10 split units. The coolant used in the central air units is R-22. This coolant is no longer manufactured. You probably will be replacing these unit in the near future. Most cooling systems were tested. HVAC systems should be better labeled in regards to what area they condition.

Manufacturer

- Fujitsu x4 units in Sanctuary
  3 ton
  Approx 8 years old
  R410A
- Fujitsu x 5 units
  3 ton each
  Faded data tags
  on flat roof
- Trane Central Air unit on roof
  4 ton
  2002
- American Standard Central Air units on roof
  x2
  2.5 ton
  2000
- York Central Air units on the roof
  x4 units
  5 ton each
  R22

Recommendations and Observations

Air conditioning\General notes

51. 7 central air units are past life expectancy. A budget should be set aside for replacement.

Location: Roof

Task: Replace

Time: 1-3 years

Cost: $45,000-$50,000

52. Some central air units provided below average cooling returns when tested. The units have damaged insulation on coolant lines and some damaged wiring conduit should be repaired on the roof. A HVAC contractor should perform service to these units.

Location: Roof

Task: Further Evaluation Service

Time: Immediately

Heat pump\General notes

53. It was disclosed that too mini-split units were not responding to testing. A HVAC contractor should be consulted. A future budget should be set for replacement.

Location: Sanctuary

Task: Repair Further Evaluation Service

Time: 10 years

Cost: $30,000-$35,000

54. 6 Minisplit units appear to be near the end of life expectancy. A budget should be set for replacement.

Location: Roof

Task: Replace

Time: 3-5 years

Cost: $35,000-$40,000

Limitations

General

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

Inspection limited/prevented by

Exterior shut off box not opened.

Limited access to some central air handlers and VAV boxes.

Not part of a building inspection

The cooling supply adequacy or distribution balance are not inspected.

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

Attic/roof insulation amount/value

R-20

Attic/roof air/vapor barrier

Not visible

Attic/roof ventilation

Ridge vent

Wall insulation amount/value

Not determined

Foundation wall insulation material

Not determined

Floor above basement/crawlspace insulation amount/value

None found

Floor above basement/crawlspace air/vapor barrier

None found

Recommendations and Observations

Attic/roof\Insulation

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

Location: Various

Task: Improve

Time: Discretionary

56. The attic access hatch and any penetrations should be air sealed to prevent warm air from the building from entering the attic. Warm air from the building can condense into water vapor after entering a cold attic.

Location: Second Floor

Task: Repair

Time: Discretionary

57. Evidence of a mold like/bacteria growth was observed. I suggest that a mold or bacteria specialist evaluate for treatment.

Location: Attic

Task: Repair Further Evaluation

Time: Discretionary

58. Discharge for various fan vents could not be fully verified/located.

Location: Various

Task: Monitor

Ventilation\General notes

59. The ventilation of the sloped ceiling is questionable. Proper ventilation of cathedral roofs is rarely achieved. As a result, these areas tend to be prone to difficulty, particularly in a cold climates. Ice damming on the roof and condensation within the roof space are common problems. These areas tend to be warmer in the summer.

Location: Front

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 lack of access to

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

No access was gained to the roof cavity of the sloped ceilings.

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
From access hatch
Any estimates of insulation values or depths are rough average values.
There was no access to side attic areas.

Crawlspace inspection performed
No access was gained to the crawl space.

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 in average condition overall. Current repairs are minor. Larger repairs may be needed down the line.
A Fire sprinkler system was noted on the property. Documentation for annual inspections were located.

Water supply source (based on observed evidence)
Public

Service piping into building
Copper

Supply piping in building
Copper
Plastic

Main water shut off valve at the
Basement

Water heater location
Boiler room

Water heater fuel/energy source
Gas

Water heater manufacturer
AO Smith

Notes: x2 units
40 gallons each
2024 and 2017

Waste and vent piping in building
Plastic
Cast iron

Sewer cleanout location
Not noted

Pumps
Sump pump
Notes: x2 units
Lift/waste pump

Main gas shut off valve location
Exterior
Gas meter

Recommendations and Observations

Supply plumbing\Water supply piping in building
60. Corrosion on the exterior of the supply piping was observed.
Location: Various
Task: Monitor
Time: Discretionary

Gas supply\Gas piping
61. Gas lines should be improved at the roof. Gas lines should be yellow or marked every 5 feet with gas line indicators.

Location: Roof
Task: Improve
Time: Discretionary

Water heater\General notes

62. A budget should be set aside for replacement of the 2017 water heater.
Location: Basement
Task: Replace
Time: 6-8 years
Cost: $2,500-$3,000

63. The water heaters responded properly to testing.
Location: Basement
Task: Monitor

Waste plumbing\Drain piping - performance

64. Some waste plumbing shows signs of age. Repairs/replacement will be needed over time.
Location: Various
Task: Repair
Time: 5 years
Cost: Over $15,000

Fixtures and faucets\Faucet

65. The faucet is showing signs of age.
Location: Various
Task: Improve
Time: Discretionary

Fixtures and faucets\Toilet

66. Some lower level bathroom handicap stalls need more space/square footage for user function.

Location: Basement

Task: Improve

Time: Discretionary

Limitations

General

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

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

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.

The fire sprinkler system is out of the scope of this inspection.

Lift/waste pump is sealed.

Cross connection prevention was not confirmed at the main water shut off.

Sump pump crock is sealed.

Interior

Description

General
The building interior finishes are in average condition. Typical flaws were observed in some areas.

Major floor finishes
Carpet
Vinyl
Tile

Major wall and ceiling finishes
Plaster/drywall

Windows
Fixed
Casement

Glazing
Single
Double

Exterior doors - type/material
Hinged
Wood
Metal

Kitchen ventilation
Range hood

Bathroom ventilation
Exhaust fan

Recommendations and Observations

Ceilings and Walls\General notes

67. Water damage was noted. The cause of and extent of the water damage should be investigated and repaired.

Notes: North Sanctuary ceiling. West Basement corners. Sanctuary windows. West entry doors/windows.

Location: Various

Task: Repair Further Evaluation

Time: Discretionary

68. Peeling paint should be improved in basement closet/utility rooms and above some ceiling tiles.
Location: Various
Task: Improve
Time: Discretionary

Floors\General notes

69. Broken West entry tiles should be repaired.
Location: Front
Task: Repair
Time: Immediately

70. 9x9 tiles in various areas may contain asbestos. 3 damaged or cracked tiles were noted. An asbestos flooring contractor should be consulted to test the tile and make repairs. Abatement is the best long term approach.
Location: Various

Task: Repair Further Evaluation
Time: Discretionary
Cost: Over $10,000

Windows\General notes

71. Some casement cranks need adjustments/minor repairs.

Location: Various
Task: Improve
Time: Discretionary

72. There may be a recall on the casement windows from the manufacturer. This recall is on Pella windows of this style manufactured from 1991 to 2006. These windows should be evaluated by a manufactures representative or a contractor familiar with Pella windows.

Location: Various classrooms
Task: Monitor
Time: discretionary

Doors\General notes

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

Location: Various
Task: Improve

Stairs\General notes

74. Handrails should not be open ended and should terminate at a wall joint to prevent clothing grabs in the event of emergency egress. A handrail is also needed in the airhandler room.

Location: Basement
Task: Repair
Time: Discretionary

75. Guard rail spacing is too large.

Location: West Second Floor
Task: Repair
Time: Discretionary

Basement\Leakage

76. The basement shows evidence of moisture penetration. It should be understood that it is impossible to predict the severity or frequency of moisture penetration on a one-time visit to a building. Virtually all basements exhibit signs of moisture penetration and virtually all basements will indeed leak at some point in time. The visible evidence is not unusual for a building of this age, construction and location. Further monitoring of the foundation will be required to determine what improvements, if any, will be required. Basement leakage rarely affects the structural integrity of a building.
The vast majority of basement 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 foundations. 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 basement 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. Your plans for using the basement may also influence the approach taken to curing any dampness that is experienced.

Location: Basement
Task: Improve
Time: Discretionary

77. Basement leakage problems can sometimes develop as a result of damaged, congested or ineffective perimeter foundation drainage tiles (often referred to as weeping tiles). It is impossible to predict the condition of drainage tiles during a visual inspection of the basement.

Location: Basement
Task: Monitor

78. Proper performance of the sump pump is critical to preventing basement leakage. Sump pumps usually serve to discharge storm water from the perimeter foundation drainage tiles. If the sump pump becomes inoperative, or if the discharge line is broken, damaged or improperly sloped, basement leakage can result. The operation of the sump pump should be carefully monitored. If the sump pump operates regularly, it may be prudent to consider a backup pump, or a battery power supply in the event of a power interruption. Please refer to the Plumbing section, where there may be more information on the sump pump. (Note: It is usually not possible to verify the discharge location of the sump pump line during an inspection.)

Location: Basement
Task: Monitor

Potentially hazardous materials\General notes

79. 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: Discretionary

80. 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.).
81. 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 (such as a building). 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.
82. 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.
83. 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.

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, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

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.

Kitchen/bar appliances and mechanicals. Freezer, grills, vents, stoves, specialized sinks

The Elevators were tested in normal operating conditions. These units are out of the scope of out inspection.

Basement leakage

Cannot predict how often or how badly basement will leak

Storage in basement limited inspection

Reference Pictures