



Inspection Report

Prepared For:
Sample Commercial Inspection

Property Address:
Sample Inspection
Charlotte NC



Front



Right Side



Rear



Left Side

AHI Residential & Commercial Inspections, Inc

David Johnson
3100 Arabian Ln, Salisbury, NC 28147 (866)-356-2363

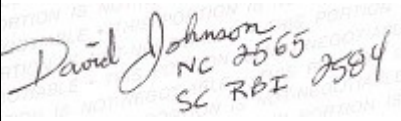
		
--	--	---



Table of Contents

[Cover Page.....1](#)

[Table of Contents.....3](#)

[Summary.....4](#)

[Intro Page.....18](#)

[1 Property Overview.....19](#)

[2 Site.....21](#)

[3 Exterior.....24](#)

[4 Roofing, Roof Structure, Chimneys, and Attic.....27](#)

[5 Structural Components.....35](#)

[6 Electrical System for Building.....38](#)

[7 Plumbing System for Building.....40](#)

[8 Heating / Cooling.....44](#)

[9 Life Safety/Fire Protection.....47](#)

[10 3710 \(GOODWILL\).....48](#)

[11 3710-A \(WORLD CLASS HAIR CARE\).....51](#)

[12 3710-B\(TOTAL YOU BY SONYA D.\).....53](#)

[13 Rest Rooms.....56](#)

[Invoice.....58](#)

[Back Page.....59](#)

Summary



AHI Residential & Commercial Inspections, Inc

3100 Arabian Ln, Salisbury, NC 28147 (866)-356-2363

Customer

Sample Commercial Inspection

Address

Sample Inspection
Charlotte NC

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the building. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

2. Site

General Summary

2.2 VEGETATION, GRADING, DRAINAGE, AND RETAINING WALLS (With respect to their effect on the condition of the building)

Repair or Replace

1. The grading at the rear of the property (behind goodwill) does not promote positive drainage away from foundation, as a result erosion is occurring. Item 1(Picture) Item 2(Picture) (SEE SECTION 3.6) Repairs are needed.

We recommend contacting a licensed contractor regarding these conditions and have repair made as deemed appropriate.



2.2 Item 1(Picture)



2.2 Item 2(Picture)

2.5 PAVING, CURBING AND PARKING

Repair or Replace

1. The asphalt parking surface exhibits signs of wear and aging. Several cracks and pot holes are beginning to form. Item 1(Picture) Item 2(Picture) Item 3(Picture) Item 4(Picture) After long, wet winters potholes can become a huge problem for many asphalt parking lots. they can also cause the damaged asphalt area to become much larger if left untreated and have constant traffic driving over them. Deterioration of asphalt increases more rapidly when cracks develop because more water penetrates the material and vegetation can take root. Repairs are recommended .

We recommend contacting a licensed asphalt company regarding these conditions and have repairs made as deemed appropriate



2.5 Item 1(Picture)



2.5 Item 2(Picture)



2.5 Item 3(Picture)



2.5 Item 4(Picture)

3. Exterior

General Summary

3.0 WALL CLADDING FLASHING AND TRIM

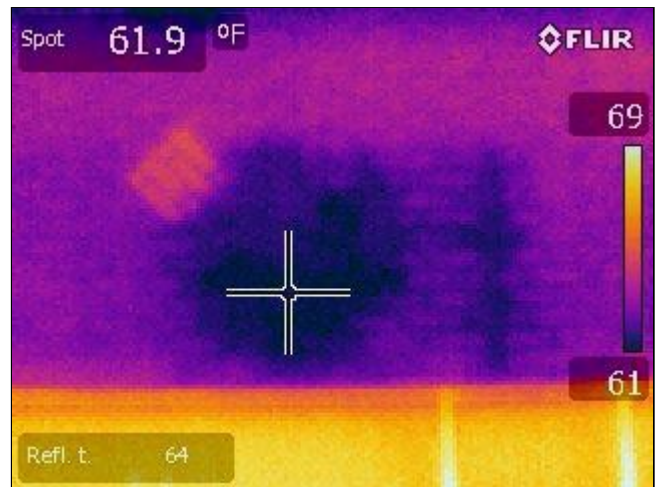
Repair or Replace

1. The masonry show signs of moisture intrusion from roof at front of building in areas. Item 1(Picture) Item 2(Picture) Item 3(Picture) Item 4(Picture) (SEE SECTION 4.0) Further investigation and repairs are needed.

We recommend contacting a licensed commercial roofing contractor regarding these conditions and have repairs made as deemed appropriate.



3.0 Item 1(Picture)



3.0 Item 2(Picture)



3.0 Item 3(Picture)



3.0 Item 4(Picture)

3.6 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Repair or Replace

The following concerns were noted during the inspection.

1. The grading at the rear of the property (behind goodwill) does not promote positive drainage away from foundation, as a result erosion is occurring. Item 1(Picture) Item 2(Picture) Item 3(Picture) Item 4(Picture) Voids in soil (possible sinkhole) are present as a result. Further deterioration will occur if not corrected. Foundation issues could occur if not corrected. Further investigation and repairs are needed.

We recommend contacting a licensed contractor regarding these conditions and have repair made as deemed appropriate.



3.6 Item 1(Picture)



3.6 Item 2(Picture)



3.6 Item 3(Picture)



3.6 Item 4(Picture)

4. Roofing, Roof Structure, Chimneys, and Attic

General Summary

4.0 ROOF COVERINGS

Repair or Replace

The following concerns were found during the inspection.

There is evidence of leakage in several areas and evidence of past repairs. However, the entire roof system should be evaluated by a licensed commercial roofing contractor and repair plan developed due to following conditions

1. Active roof leaks are present at Suite 3710 (Goodwill). Item 1(Picture) Item 2(Picture) Item 3(Picture) The gravel on roof is missing in areas. As a result cracking is occurring this is an indication of UV damage. Item 4(Picture) Current conditions will water intrusion to occur. Evidence suggest that the gravel has been removed / pushed away from areas to try and repair roof leaks. Once roof leaks have been repaired gravel should be replaced to protect roof coverings from UV damage. Repairs are needed.
2. Active roof leaks are present at Suite 3710-B (Total you by Sonya D.) Item 5(Picture) Item 6(Picture) Roof leaks at rear from appeared to be from improper drainage into gutters at rear. Roof leak at center of building appeared to be from center Heat Pump location. Further investigation and repairs are needed.
3. Cracking is occurring at the seams at Parapets-Where Roofs meet front walls. Item 7(Picture) Item 8(Picture) Item 9(Picture) . Visible signs of water intrusion present due to water staining on masonry side at front of building.Further investigation and repair by a licensed roofing contractor is needed.
4. Ponding is occurring at several areas. Item 10(Picture) Ponding can lead to premature deterioration of the roof covering, resulting in leaks. Soft spot present this in an indication of past or present leak. Repairs are needed.

We recommend contacting a licensed commercial roofing contractor regarding these conditions for further evaluation and repair.



4.0 Item 1(Picture)



4.0 Item 2(Picture)



4.0 Item 3(Picture)



4.0 Item 4(Picture)



4.0 Item 5(Picture)



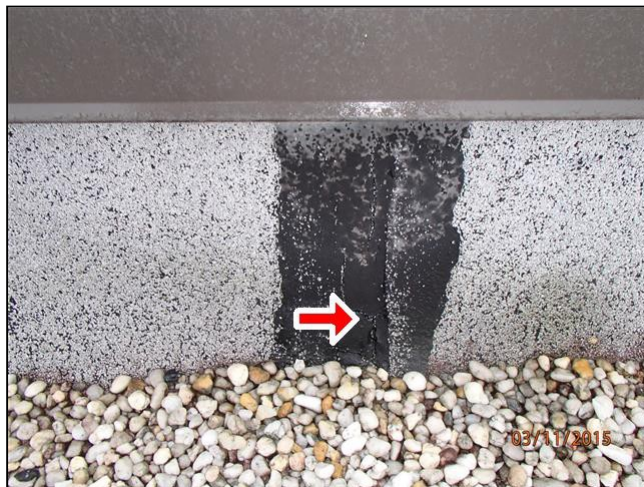
4.0 Item 6(Picture)



4.0 Item 7(Picture)



4.0 Item 8(Picture)



4.0 Item 9(Picture)



4.0 Item 10(Picture)

4.4 ROOF DRAINAGE SYSTEMS

Repair or Replace

The following concerns were found during the inspection.

1. The gutter at rear of unit 3710-B not draining properly and over flowing. Item 1(Picture) Item 2(Picture) This can lead to water intrusion. Evidence of water intrusion is present. Repairs are needed.
2. The gutter is damaged at the rear of structure leaking at seams.Item 3(Picture) Loose or leaking gutters can cause deterioration of fascia, soffit or roof edge. It can also cause gutters to pull loose and lead to possible water intrusion. Visible signs of water intrusion present at unit 3710-B. Repairs are needed.
3. The downspout at rear of Unit 3710 (Goodwill) shows signs of erosion below downspout as extension is missing. Item 4(Picture) Erosion will continue if not corrected. This can lead to water intrusion and or foundation issues if not corrected. Repairs are needed.
4. The concrete drainage trench at rear of structure appears clogged. Item 5(Picture) Item 6(Picture) Repairs are recommended.

We recommend contacting a licensed contractor regarding these conditions and have repairs made as deemed appropriate..



4.4 Item 1(Picture)



4.4 Item 2(Picture)



4.4 Item 3(Picture)



4.4 Item 4(Picture)



4.4 Item 5(Picture)



4.4 Item 6(Picture)

8. Heating / Cooling

Heating Cooling / Summary

8.0 HEATING EQUIPMENT

Repair or Replace

1. Three heat pumps and all package units show signs of hail damage to coils/fins. Item 1(Picture)
Item 2(Picture) Further investigation is recommended.

Due to the nature of commercial HVAC systems, we recommend that an annual service contractor the a licensed commercial hvac contractor is maintained.



8.0 Item 1(Picture) Heat Pump



8.0 Item 2(Picture) Package Units

8.6 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Repair or Replace

1. The disposable filters is dirty. Item 1(Picture) Item 2(Picture) The filter needs to be replaced. (This is a maintenance item and is for your information) Repairs are recommended

A qualified licensed HVAC (Heat/Ventilation/Air conditioning Contractor) should inspect further and repair as needed



8.6 Item 1(Picture)



8.6 Item 2(Picture)

9. Life Safety/Fire Protection



Electrical Summary

9.5 Condition of emergency lighting

Repair or Replace

1. The emergency lighting throughout the units were damaged and would not operate when tested. Item 1(Picture) Item 2(Picture) (Safety Issue) Repairs are needed.

We recommend contacting a licensed contractor regarding these conditions and have repairs made as deemed appropriate.



9.5 Item 1(Picture)



9.5 Item 2(Picture)

10. 3710 (GOODWILL)

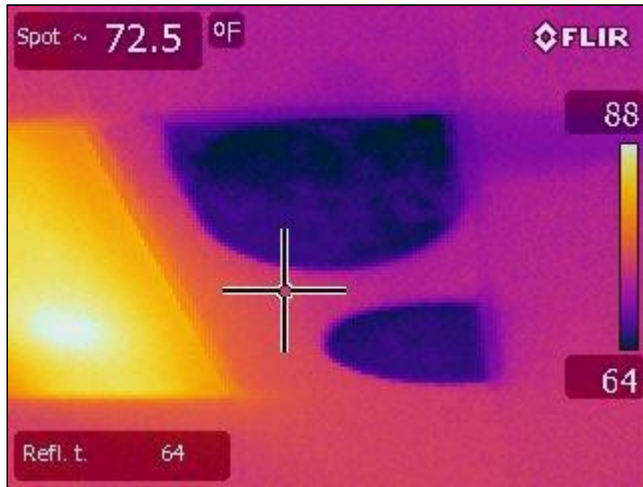
General Summary

10.0 CEILINGS

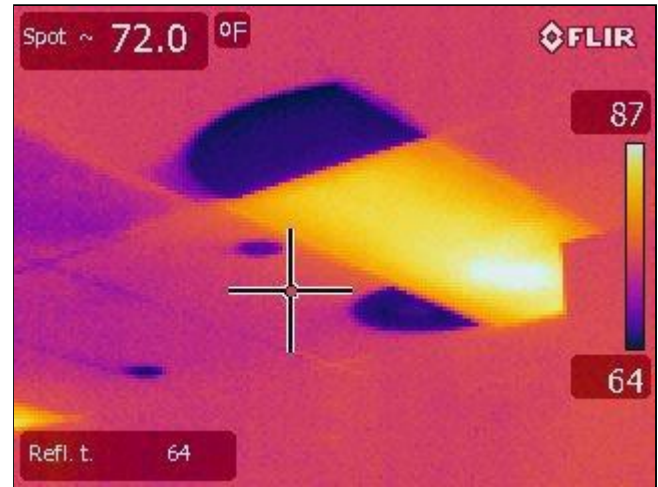
Inspected

1. Active water intrusion is occurring at unit 3710 (Goodwill). Item 1(Picture) Item 2(Picture) A thermal camera indicated that active leaks are present. Further investigation and repairs are needed.

We recommend contacting a licensed commercial roofing contractor and or licensed commercial HVAC regarding these conditions and have repairs made as deemed appropriate.



10.0 Item 1(Picture)



10.0 Item 2(Picture)

12. 3710-B(TOTAL YOU BY SONYA D.)

General Summary

12.0 CEILINGS

Repair or Replace

1. Active roof leaks present at center and rear of unit 3710-B. Item 1(Picture) Item 2(Picture) Item 3(Picture) (See Section 4.0) A thermal camera indicated that active leaks are present. Further investigation and repairs are needed.

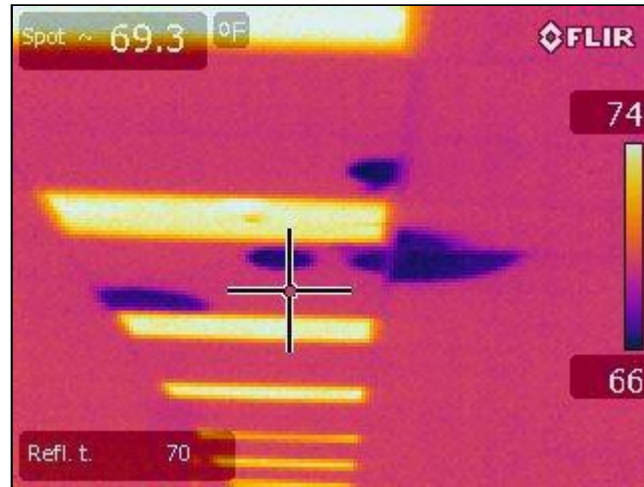
We recommend contacting a licensed commercial roofing contractor and or licensed commercial HVAC regarding these conditions and have repairs made as deemed appropriate.



12.0 Item 1(Picture)



12.0 Item 2(Picture)



12.0 Item 3(Picture)

Heating Cooling / Summary

12.0 CEILINGS

Repair or Replace

1. Active roof leaks present at center and rear of unit 3710-B. Item 1(Picture) Item 2(Picture) Item 3(Picture) (See Section 4.0) A thermal camera indicated that active leaks are present. Further investigation and repairs are needed.

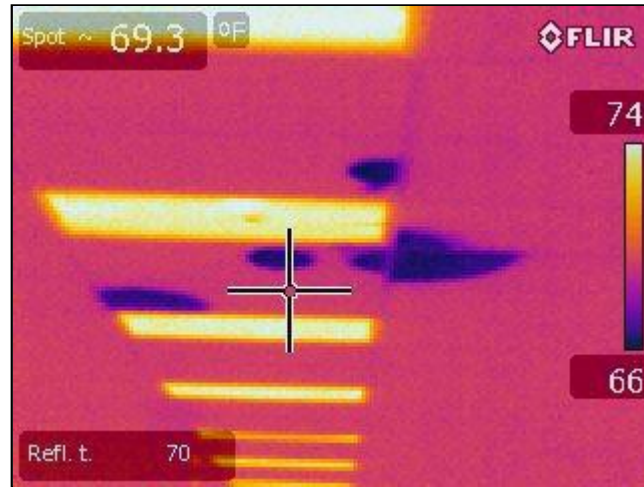
We recommend contacting a licensed commercial roofing contractor and or licensed commercial HVAC regarding these conditions and have repairs made as deemed appropriate.



12.0 Item 1(Picture)



12.0 Item 2(Picture)



12.0 Item 3(Picture)

13. Rest Rooms

Plumbing Summary

13.6 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Repair or Replace

1. The Men's bathroom for toilet's for unit 3710 (Goodwill) not flush with floor and are loose. Item 1(Picture) Item 2(Picture) Excessive gaps due to shims present. This can damage the toilet. Repairs may involve re-setting the toilet on a new wax seal.

We recommend contacting



13.6 Item 1(Picture)



13.6 Item 2(Picture)

building inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. building inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the building inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To David Johnson

Date: 12/31/2015	Time: 09:35 AM	Report ID: 11032016
Property: Sample Inspection Charlotte NC	Customer: Sample Commercial Inspection	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this building. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this building or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Type of building:

Strip Mall

Number of Stories::

One

Approximate age of building:

Over 20 years

Weather:

Clear

Temperature:

Over 60

Ground/Soil surface condition:

Damp

Rain in last 3 days:

Yes

Radon Test:

No

Water Test:

No

In Attendance:

Property Manager

1. Property Overview

		IN	NI	NP	RR
1.0	PURPOSE	•			
1.1	SCOPE	•			
1.2	RECENT WEATHER	•			
1.3	SCOPE OF THE INSPECTION	•			
1.4	SUBJECT PROPERTY PROSPECTIVE	•			
1.5	INSPECTION LIMITATIONS	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

1.0 The purpose of this assessment was to visually observe the subject property so as to obtain information on material systems and components and provide brief descriptions, identify physical deficiencies and convey found information in a Property Condition Assessment Report.

1.1 This assessment was conducted under the protocols set forth in ASTM standard E2018-01. The scope of this survey was limited to identifying the existing conditions of the following readily visible building components:

- Site Components
- Structure
- Electrical System
- Heating System
- Air Conditioning System
- Plumbing System
- Roofing System
- Exterior Components
- Interior Components

Observations were limited to those components that were readily visible without moving or removing any item causing visual obstruction, such as furnishings, process equipment, vegetation, floor coverings, stored personal items, etc.

No comment is offered on fire protection equipment or on fire regulations, building code compliance, or environmental concerns such as buried underground storage tanks, previous property usage, etc. Also beyond the scope of this inspection are communication and security systems and underground sprinklers.

This is not a code inspection. Codes may be cited in the report because they were a resource that aided in us forming an opinion about some conditions. Rarely is a building owner required by a jurisdiction to make changes to an existing building in order to conform to current codes.

Conformance to current

codes is required, however, when permitted renovations are undertaken and only to those areas affected by the renovation.

Deviations From Standard

The following items were not provided and therefore deviate from the ASTM E2018-01 Standard: appraisals, certificates of occupancy, safety inspection records, warranty information, pending proposals for future work, cost estimates, outstanding citations for building, fire and zoning code, ADA survey, records indicating building turnover percentages, building rent roll, drawings or specifications.

2. Site

Styles & Materials

MAIN ENTRANCE LOCATION:
FRONT

OTHER ENTRANCE LOCATIONS:
LEFT SIDE OF THE BUILDING FACING
THE FRONT
REAR

FLATWORK:
SIDEWALK

WATER SUPPLY (TYPE AND PROVIDER):
PUBLIC

ELECTRICAL SUPPLY (TYPE AND PROVIDER):
DUKE POWER

NATURAL GAS SUPPLY (TYPE AND PROVIDER):
PIEDMONT NATURAL GAS

Exterior Entry Doors:
Steel

		IN	NI	NP	RR
2.0	INGRESS AND EGRESS	•			
2.1	TOPOGRAPHY	•			
2.2	VEGETATION, GRADING, DRAINAGE, AND RETAINING WALLS (With respect to their effect on the condition of the building)				•
2.3	RECREATIONAL FACILITIES	•			
2.4	CONDITION OF FLATWORK	•			
2.5	PAVING, CURBING AND PARKING				•
2.6	LANDSCAPING, AND APPURTENANCES	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

2.2

1. The grading at the rear of the property (behind goodwill) does not promote positive drainage away from foundation, as a result erosion is occurring. Item 1(Picture) Item 2(Picture) (SEE SECTION 3.6) Repairs are needed.

We recommend contacting a licensed contractor regarding these conditions and have repair made as deemed appropriate.



2.2 Item 1(Picture)



2.2 Item 2(Picture)

2.5

1. The asphalt parking surface exhibits signs of wear and aging. Several cracks and pot holes are beginning to form. Item 1(Picture) Item 2(Picture) Item 3(Picture) Item 4(Picture) After long, wet winters potholes can become a huge problem for many asphalt parking lots. hey can also cause the damaged asphalt area to become much larger if left untreated and have constant traffic driving over them. Deterioration of asphalt increases more rapidly when cracks develop because more water penetrates the material and vegetation can take root. Repairs are recommended .

We recommend contacting a licensed asphalt company regarding these conditions and have repairs made as deemed appropriate



2.5 Item 1(Picture)



2.5 Item 2(Picture)



2.5 Item 3(Picture)



2.5 Item 4(Picture)

3. Exterior



The building inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The building inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The building inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The building inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Style:

Brick

SIDING MATERIAL:

Brick veneer
Masonry

EXTERIOR ENTRY DOORS::

Metal frames with insulated glass

WINDOWS::

Insulated glass
Metal Framed

Appurtenance:

Loading Dock

OVERHEAD DOORS::

Metal

		IN	NI	NP	RR
3.0	WALL CLADDING FLASHING AND TRIM				•
3.1	CANOPY	•			
3.2	DOORS (Exterior)	•			
3.3	WINDOWS	•			
3.4	FOUNDATION WALLS AND MORTAR JOINTS	•			
3.5	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS	•			
3.6	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)				•
3.7	PLUMBING WATER FAUCETS (hose bibs)	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

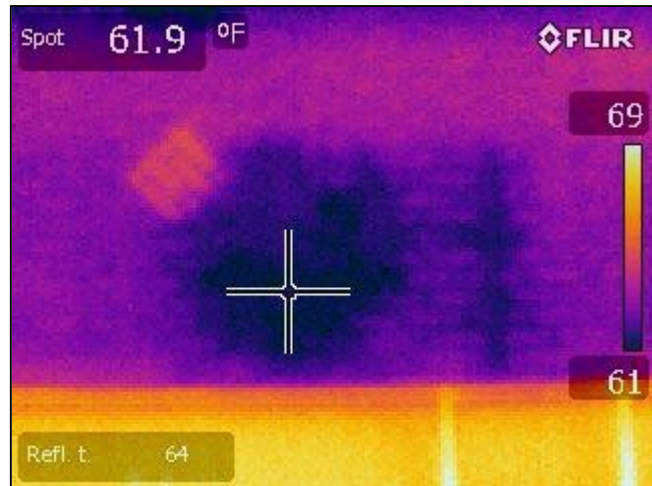
3.0

1. The masonry show signs of moisture intrusion from roof at front of building in areas. Item 1(Picture) Item 2(Picture) Item 3(Picture) Item 4(Picture) (SEE SECTION 4.0) Further investigation and repairs are needed.

We recommend contacting a licensed commercial roofing contractor regarding these conditions and have repairs made as deemed appropriate.



3.0 Item 1(Picture)



3.0 Item 2(Picture)



3.0 Item 3(Picture)



3.0 Item 4(Picture)

 3.6 The following concerns were noted during the inspection.

1. The grading at the rear of the property (behind goodwill) does not promote positive drainage away from foundation, as a result erosion is occurring. Item 1(Picture) Item 2(Picture) Item 3(Picture) Item 4(Picture) Voids in soil (possible sinkhole) are present as a result. Further deterioration will occur if not corrected. Foundation issues could occur if not corrected. Further investigation and repairs are needed.

We recommend contacting a licensed contractor regarding these conditions and have repair made as deemed appropriate.



3.6 Item 1(Picture)



3.6 Item 2(Picture)



3.6 Item 3(Picture)



3.6 Item 4(Picture)

The exterior of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Roofing, Roof Structure, Chimneys, and Attic

The building inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The building inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The building inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.



Complimentary Roof Views



Complimentary Roof Views



Styles & Materials

Viewed roof covering from:
Walked roof

Roof-Type:
Flat

Roof Covering:
Metal
Tar and gravel

Chimney (exterior):
N/A

Sky Light(s):
None

Roof Structure:
Steel trusses
Lateral bracing
Metal

ESTIMATED AGE OF ROOF COVERING::
Original

ROOF DRAINAGE METHODS:
Metal Gutters
Metal Downspouts
Rear

		IN	NI	NP	RR
4.0	ROOF COVERINGS				•
4.1	ROOF FLASHINGS	•			
4.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS	•			
4.3	ROOF VENTILATION	•			
4.4	ROOF DRAINAGE SYSTEMS				•
4.5	ROOF STRUCTURE AND ATTIC (report leak signs or condensation)	•			
4.6	FIREWALL SEPARATION BETWEEN UNITS IN ATTIC	•			
4.7	VISIBLE ELECTRIC WIRING IN ATTIC	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

4.0 The following concerns were found during the inspection.

There is evidence of leakage in several areas and evidence of past repairs. However, the entire roof system should be evaluated by a licensed commercial roofing contractor and repair plan developed due to following conditions

1. Active roof leaks are present at Suite 3710 (Goodwill). Item 1(Picture) Item 2(Picture) Item 3(Picture) The gravel on roof is missing in areas. As a result cracking is occurring this is an indication of UV damage. Item 4(Picture) Current conditions will water intrusion to occur. Evidence suggest that the gravel has been removed / pushed away from areas to try and repair roof leaks. Once roof leaks have been repaired gravel should be replaced to protect roof coverings from UV damage. Repairs are needed.
2. Active roof leaks are present at Suite 3710-B (Total you by Sonya D.) Item 5(Picture) Item 6(Picture) Roof leaks at rear from appeared to be from improper drainage into gutters at rear. Roof leak at center of building appeared to be from center Heat Pump location. Further investigation and repairs are needed.
3. Cracking is occurring at the seams at Parapets-Where Roofs meet front walls. Item 7(Picture) Item 8(Picture) Item 9(Picture) . Visible signs of water intrusion present due to water staining on masonry side at front of building.Further investigation and repair by a licensed roofing contractor is needed.
4. Ponding is occurring at several areas. Item 10(Picture) Ponding can lead to premature deterioration of the roof covering, resulting in leaks. Soft spot present this in an indication of past or present leak. Repairs are needed.

We recommend contacting a licensed commercial roofing contractor regarding these conditions for further evaluation and repair.



4.0 Item 1(Picture)



4.0 Item 2(Picture)



4.0 Item 3(Picture)



4.0 Item 4(Picture)



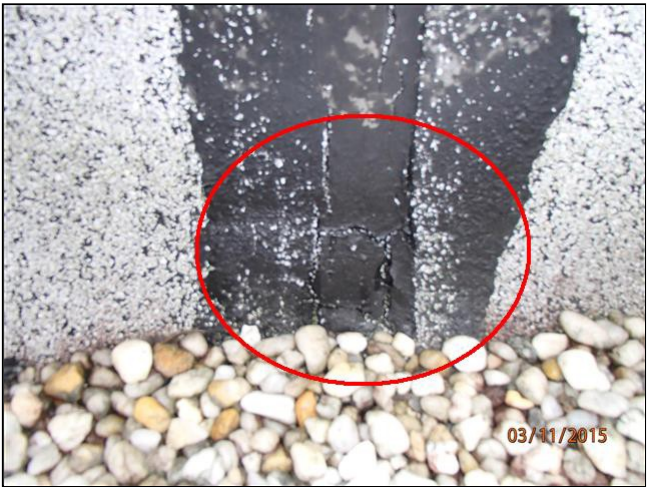
4.0 Item 5(Picture)



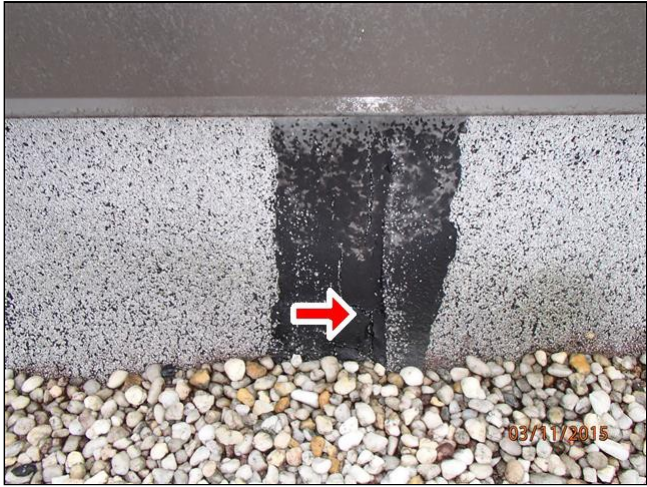
4.0 Item 6(Picture)



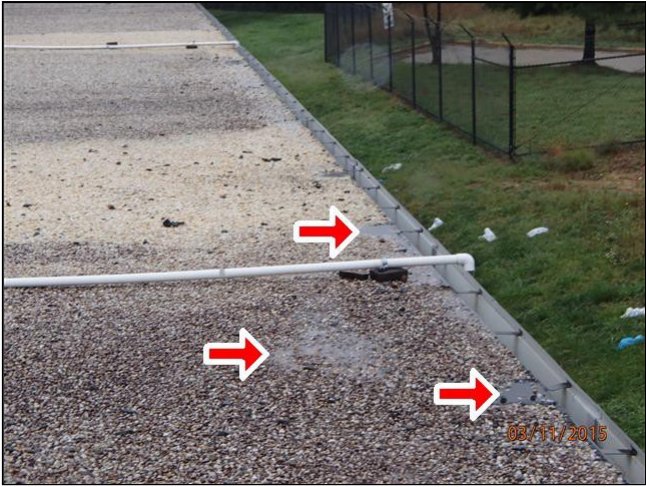
4.0 Item 7(Picture)



4.0 Item 8(Picture)



4.0 Item 9(Picture)



4.0 Item 10(Picture)

4.4 The following concerns were found during the inspection.

1. The gutter at rear of unit 3710-B not draining properly and over flowing. Item 1(Picture) Item 2(Picture) This can lead to water intrusion. Evidence of water intrusion is present. Repairs are needed.
2. The gutter is damaged at the rear of structure leaking at seams.Item 3(Picture) Loose or leaking gutters can cause deterioration of fascia, soffit or roof edge. It can also cause gutters to pull loose and lead to possible water intrusion. Visible signs of water intrusion present at unit 3710-B. Repairs are needed.
3. The downspout at rear of Unit 3710 (Goodwill) shows signs of erosion below downspout as extension is missing. Item 4(Picture) Erosion will continue if not corrected. This can lead to water intrusion and or foundation issues if not corrected. Repairs are needed.
4. The concrete drainage trench at rear of structure appears clogged. Item 5(Picture) Item 6(Picture) Repairs are recommended.

We recommend contacting a licensed contractor regarding these conditions and have repairs made as deemed appropriate..



4.4 Item 1(Picture)



4.4 Item 2(Picture)



4.4 Item 3(Picture)



4.4 Item 4(Picture)



4.4 Item 5(Picture)



4.4 Item 6(Picture)

The roof of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Structural Components



The building Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The building inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The building inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The building inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the building inspector or other persons.



Complimentary Roof Structure Views



Complimentary Roof Structure Views



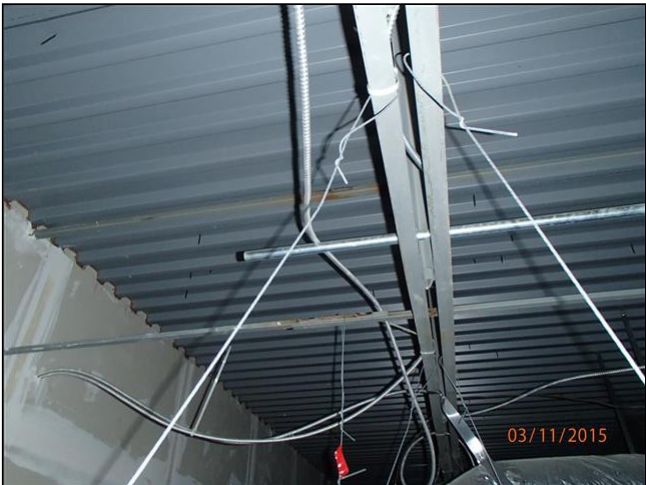
Complimentary Roof Structure Views



Complimentary Roof Structure Views



Complimentary Roof Structure Views



Complimentary Roof Structure Views



Complimentary Roof Structure Views



Complimentary Roof Structure Views



Complimentary Roof Structure Views

Styles & Materials

Foundation:
Poured concrete

Method used to observe
Crawlspace:
No crawlspace

Floor Structure:
Slab

Framing:

Wall Structure:

Columns or Piers:

Steel

Masonry
Metal studs

Steel columns

		IN	NI	NP	RR
5.0	FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•			
5.1	WALLS (Structural)	•			
5.2	COLUMNS OR PIERS	•			
5.3	FLOORS (Structural)	•			
5.4	CEILINGS (structural)	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

The structure of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Electrical System for Building



The building inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The building inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The building inspector shall report any observed aluminum branch circuit wiring. The building inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The building inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Utilities:

Each Suite Separately Metered

Electrical Service Conductors:

Copper
120/208 Volt

Panel capacity:

Three-phase/Four-wire
(3) 400 Amp

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

GENERAL ELECTRIC

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Armored Cable
metal conduit

Location Of Meter(s):

Rear

		IN	NI	NP	RR
6.0	LOCATION OF MAIN AND DISTRIBUTION PANELS	•			
6.1	SERVICE ENTRANCE CONDUCTORS	•			
6.2	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS	•			
6.3	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	•			
6.4	CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	•			
6.5	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE	•			
6.6	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)	•			
6.7	SMOKE DETECTORS	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

6.0

1. The main panel box is located at the rear of each unit. However, the main disconnect (shut-off) is outside at meter base panel (for your information). Item 3(Picture)



6.0 Item 1(Picture) Electrical Panel With Cover Off (Unit 3710B)



6.0 Item 2(Picture) Electrical Panels (Covers Off) Unit 3710-A



6.0 Item 3(Picture) Electrical Panels (Unit 3710 Goodwill)

The electrical system of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Plumbing System for Building



The building inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The building inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The building inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The building inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.



Electric Water Heater (Unit 3710)



Water Heater (Unit 3710-A)

Styles & Materials

Water Source:

Public

Water Filters:

None

Plumbing Water Supply (into building):

Copper

Plumbing Water Distribution (inside building):

Copper

Washer Drain Size:

None

Plumbing Waste:

PVC

Water Heater Power Source:

Electric

Water Heater Capacity:

Unknown

Water heater Manufacturer:

GE
STATE

		IN	NI	NP	RR
7.0	MAIN WATER SHUT-OFF DEVICE (Describe location)	•			
7.1	MAIN FUEL SHUT OFF (Describe Location)	•			
7.2	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	•			
7.3	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES	•			
7.4	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS	•			
7.5	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)	•			
7.6	SUMP PUMP	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

7.0

1. We located three main water shut-off valves.

1. The main shut off for unit 3710 is the yellow lever located at utility / cleaning closet. Item 1(Picture) This is for your information.
2. The main shut off for unit 3710-A is the yellow lever located in ceiling above water heater. Item 2(Picture) This is for your information.
3. The main shut off for unit 3710-B is the yellow lever at rear of unit. Item 3(Picture) This is for your information.



7.0 Item 1(Picture)



7.0 Item 2(Picture)



7.0 Item 3(Picture)

7.1 The main fuel shut off is at gas meter outside.

The plumbing in the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant building waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Heating / Cooling



Package Unit #1 (3710 Goodwill)



Package Unit #2 (3710 Goodwill)



Package Unit #3 (3710 Goodwill)



Heat Pumps (Unit 3710-A)



Heat Pumps (Unit 3710-B) NOT INSPECTED

Styles & Materials

Heat Type:
PACKAGE UNITS

Energy Source:
Electric

Number of Heat Systems:
Eight

Heat Pump Forced Air (also provides cool air)

Natural gas

Heat System Brand:

YORK

Ductwork:

Insulated

Filter Type:

Disposable

At Units

Filter Size:

at units

20X25X2

18X24X2

Cooling Equipment Type:

Package Unit

Cooling Equipment Energy Source:

Electricity

Central Air Manufacturer:

YORK

Number of AC Only Units:

Eight

		IN	NI	NP	RR
8.0	HEATING EQUIPMENT				•
8.1	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	•			
8.2	COOLING AND AIR HANDLER EQUIPMENT	•			
8.3	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	•			
8.4	NORMAL OPERATING CONTROLS	•			
8.5	AUTOMATIC SAFETY CONTROLS	•			
8.6	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)				•
8.7	CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)			•	
8.8	SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)			•	
8.9	GAS/LP FIRELOGS AND FIREPLACES			•	
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

8.0

1. Three heat pumps and all package units show signs of hail damage to coils/fins. Item 1(Picture)
Item 2(Picture) Further investigation is recommended.

Due to the nature of commercial HVAC systems, we recommend that an annual service contractor the a licensed commercial hvac contractor is maintained.



8.0 Item 1(Picture) Heat Pump



8.0 Item 2(Picture) Package Units

8.6

1. The disposable filters is dirty. Item 1(Picture) Item 2(Picture) The filter needs to be replaced.
(This is a maintenance item and is for your information) Repairs are recommended

A qualified licensed HVAC (Heat/Ventilation/Air conditioning Contractor) should inspect further and repair as needed



8.6 Item 1(Picture)



8.6 Item 2(Picture)

9. Life Safety/Fire Protection

		IN	NI	NP	RR
9.0	Condition of Smoke Detection system	•			
9.1	Condition of Sprinkler System	•			
9.2	Condition of Fire extinguisher	•			
9.3	Fire Alarm systems	•			
9.4	Fire Stopping	•			
9.5	Condition of emergency lighting				•
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

9.5

1. The emergency lighting throughout the units were damaged and would not operate when tested. Item 1(Picture) Item 2(Picture) (Safety Issue) Repairs are needed.

We recommend contacting a licensed contractor regarding these conditions and have repairs made as deemed appropriate.



9.5 Item 1(Picture)



9.5 Item 2(Picture)

10. 3710 (GOODWILL)



Women's Bathroom



Men's Bathroom

Styles & Materials

Ceiling Materials:

Suspended ceiling panels

Wall Material:

Sheetrock

Floor Covering(s):

Tile

Interior Doors:

Solid

Window Types:

Thermal/Insulated

		IN	NI	NP	RR
10.0	CEILINGS	•			
10.1	WALLS	•			
10.2	FLOORS	•			
10.3	DOORS (REPRESENTATIVE NUMBER)	•			
10.4	WINDOWS (REPRESENTATIVE NUMBER)	•			
10.5	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	•			
10.6	OUTLETS AND WALL SWITCHES	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

10.0

- Active water intrusion is occurring at unit 3710 (Goodwill). Item 1(Picture) Item 2(Picture) A thermal camera indicated that active leaks are present. Further investigation and repairs are needed.

We recommend contacting a licensed commercial roofing contractor and or licensed commercial HVAC regarding these conditions and have repairs made as deemed appropriate.



10.0 Item 1(Picture)



10.0 Item 2(Picture)

11. 3710-A (WORLD CLASS HAIR CARE)



Office



Men's Room



Women's Room



Storage Room

Styles & Materials

Ceiling Materials:

Suspended ceiling panels

Wall Material:

Sheetrock

Floor Covering(s):

Carpet
Unfinished

Vinyl

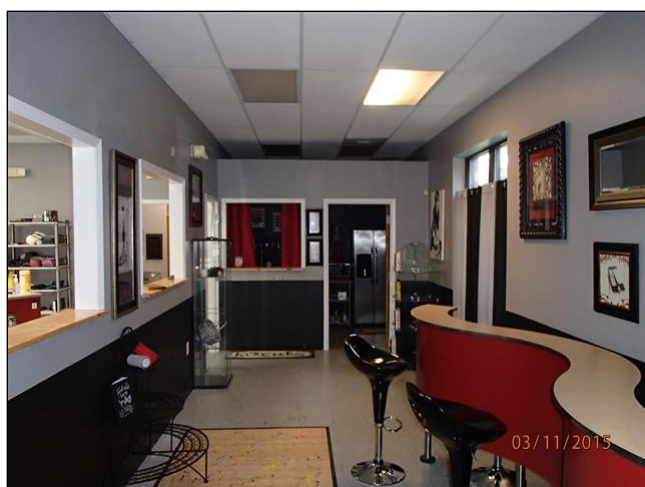
Interior Doors:
Hollow core

Window Types:
Thermal/Insulated

		IN	NI	NP	RR
11.0	CEILINGS	•			
11.1	WALLS	•			
11.2	FLOORS	•			
11.3	DOORS (REPRESENTATIVE NUMBER)	•			
11.4	WINDOWS (REPRESENTATIVE NUMBER)	•			
11.5	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

12. 3710-B(TOTAL YOU BY SONYA D.)



Men's Room



Women's Room



Lounge

Styles & Materials

Ceiling Materials:

Suspended ceiling panels

Wall Material:

Sheetrock

Floor Covering(s):

Carpet

Interior Doors:

Hollow core

Window Types:

Thermal/Insulated

		IN	NI	NP	RR
12.0	CEILINGS				•
12.1	WALLS	•			
12.2	FLOORS	•			
12.3	DOORS (REPRESENTATIVE NUMBER)	•			
12.4	WINDOWS (REPRESENTATIVE NUMBER)	•			
12.5	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	•			
12.6	OUTLETS AND WALL SWITCHES	•			
12.7	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	•			
12.8	SMOKE DETECTORS	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

12.0

1. Active roof leaks present at center and rear of unit 3710-B. Item 1(Picture) Item 2(Picture) Item 3(Picture) (See Section 4.0) A thermal camera indicated that active leaks are present. Further investigation and repairs are needed.

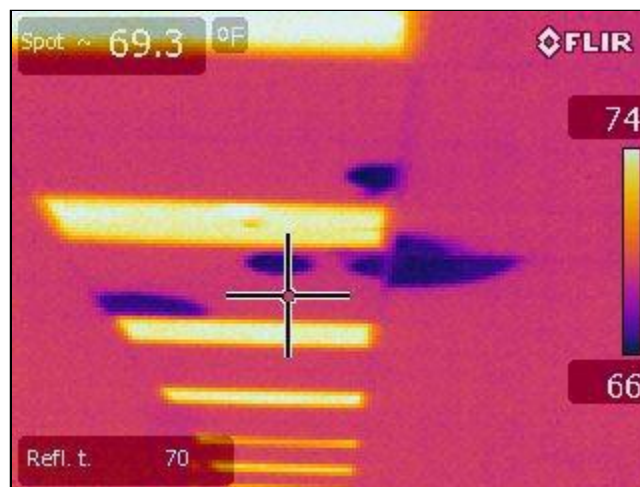
We recommend contacting a licensed commercial roofing contractor and or licensed commercial HVAC regarding these conditions and have repairs made as deemed appropriate.



12.0 Item 1(Picture)



12.0 Item 2(Picture)



12.0 Item 3(Picture)

13. Rest Rooms

Styles & Materials

Ceiling Materials:

Suspended ceiling panels

Wall Material:

Sheetrock

Floor Covering(s):

Tile

Bath Exhaust Fans:

Fan only

		IN	NI	NP	RR
13.0	CEILINGS	•			
13.1	WALLS	•			
13.2	FLOORS	•			
13.3	DOORS (REPRESENTATIVE NUMBER)	•			
13.4	WINDOWS (REPRESENTATIVE NUMBER)			•	
13.5	PLUMBING SUPPLY, FIXTURES	•			
13.6	PLUMBING DRAIN, WASTE AND VENT SYSTEMS				•
13.7	OUTLETS AND WALL SWITCHES	•			
13.8	VENTING SYSTEMS	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

13.6

1. The Men's bathroom for toilet's for unit 3710 (Goodwill) not flush with floor and are loose. Item 1(Picture) Item 2(Picture) Excessive gaps due to shims present. This can damage the toilet. Repairs may involve re-setting the toilet on a new wax seal.

We recommend contacting



13.6 Item 1(Picture)



13.6 Item 2(Picture)

**INVOICE**

**AHI Residential & Commercial
Inspections, Inc**
3100 Arabian Ln, Salisbury, NC 28147
(866)-356-2363
Inspected By: David Johnson

Inspection Date: 12/31/2015
Report ID: 11032016

Customer Info:	Inspection Property:
Sample Commercial Inspection	Sample Inspection Charlotte NC
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
			Tax \$0.00
			Total Price \$0.00

Payment Method: At Closing

Payment Status: Awaiting Closing

Note: To Be Paid At Escrow Closing to Occur Jan 2016. Payment due weither property closes or not.



DATE: 04/26/2016

AHI Residential & Commercial Inspections, Inc

David Johnson

3100 Arabian Ln, Salisbury, NC 28147 (866)-356-2363

