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Summary



AHI Residential & Commercial Inspections, Inc

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

Customer

Sample Commercial

Address

123 Sample Inspection Rd
Sample City 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.

1. Property Overview

General Summary

1.4 SUBJECT PROPERTY PROSPECTIVE

Repair or Replace

1. Discoloration and some type of Fungal / microbial growth is present in the structure at several areas including but not limited to the crawl space. Item 1(Picture) This type of substance commonly results in the building and finish type materials becoming weakened and or compromised. Evidence suggest that this condition is from past or present elevated moisture conditions. We did not inspect, test or determine if this type of substance is or is not a health hazard.

We recommend you contact a properly licensed expert for testing, investigation and or correction as deemed appropriate.



1.4 Item 1(Picture)

1.5 INSPECTION LIMITATIONS

Repair or Replace

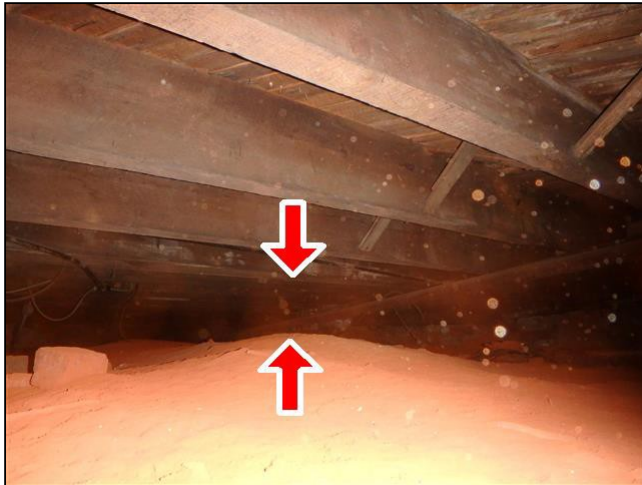
1. The clearance is limited at the front of building and left side due to low clearance issues. Item 1(Picture) Item 2(Picture) Item 3(Picture) Item 4(Picture) As a result we could not crawl this location. These areas were not inspected as a result. Hidden damage may be present. Further investigation is recommended.



1.5 Item 1(Picture)



1.5 Item 2(Picture)



1.5 Item 3(Picture)



1.5 Item 4(Picture) Left Side

3. Exterior

General Summary

3.0 WALL CLADDING FLASHING AND TRIM

Inspected

1. Hairline cracking is the masonry stucco coating present at front. Item 1(Picture) This is an indication of moisture behind coating. Repairs are recommended.
2. 1/4 cracking is the masonry stucco coating present at rear of building. Item 2(Picture) This is an indication of past movement. Repairs are recommended.

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



3.0 Item 1(Picture)



3.0 Item 2(Picture)

3.2 CANOPY

Repair or Replace

1. The canopy on the front of building shows signs of improper and framing damage present as result. Item 1(Picture) Item 2(Picture) Item 3(Picture) Item 4(Picture) Item 5(Picture) Visible signs of water damage is present at interior of building indicate that general replacement is likely.

Repairs are needed.

We recommend contacting a licensed contractor for complete evaluation of canopy and have repairs made as deemed appropriate..



3.2 Item 1(Picture)



3.2 Item 2(Picture)



3.2 Item 3(Picture)



3.2 Item 4(Picture)



3.2 Item 5(Picture)

3.4 WINDOWS

Repair or Replace

1. One glass pane at front of building cracked/damaged. Cracked glass should be replaced to prevent injury or damage. Repairs are needed.

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

4. Roofing, Roof Structure, Chimneys, and Attic

General Summary

4.0 ROOF COVERINGS

Repair or Replace

The following concerns were noted during the inspection of the roof. The roof covering appear to be at the end of its useful service life for the following reasons.

1. Alligatoring of rubber membrane is present. Item 1(Picture) Alligatoring is a crazed cracking pattern in the roof's surfacing. Alligatoring is a sign that your roof is aged. The sun's UV rays dry and damage the roof's surface, sunlight and the heating and cooling shifts between day and night will all cause new cracks to appear while widening the existing cracks. This will allow leaks to occur. Repairs are needed.
2. Blistering present. Item 2(Picture) Item 3(Picture) Blisters form when there are pockets of air or moisture trapped between layers of your roof's membrane or between the membrane and the roof deck. As the sun heats the roof, those pockets expand and stretch the membrane. In severe cases, the membrane will actually crack when the pressure becomes too great. Repairs are needed.
3. The roof seams are aged and cracked. Item 3(Picture) Item 4(Picture) Item 5(Picture)Item 6(Picture) Improper repair of seams present due to the use of caulking. Item 7(Picture) This can allow roof leaks to occur. Repairs are needed.
4. Multiple patches present. Item 8(Picture) Patching should be considered a temporary solution. Repairs are needed.
5. The Parapet walls at front of building has cracking present. Item 9(Picture) This will allow water intrusion to occur. Repairs are needed.

We recommend contacting a licensed commercial roofing company to evaluate entire roof and have repairs made as deemed appropriate.



4.0 Item 1(Picture)



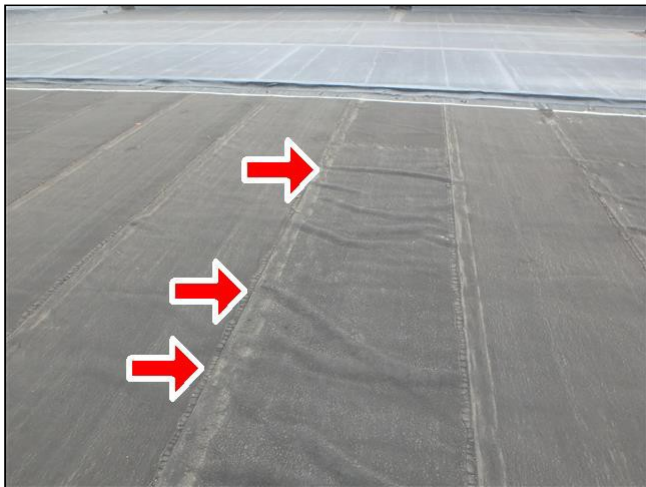
4.0 Item 2(Picture)



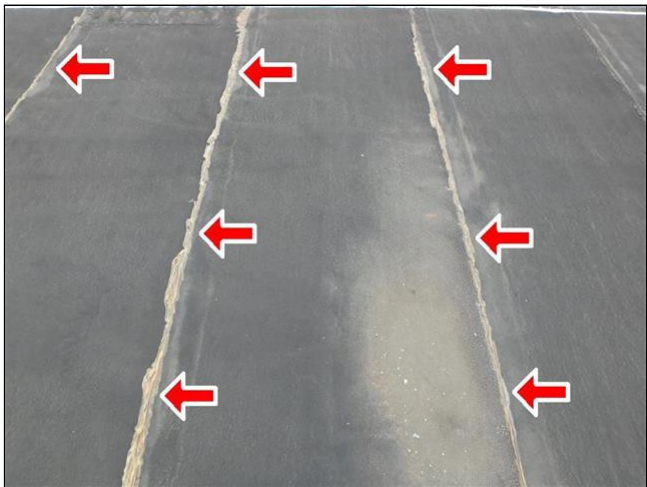
4.0 Item 3(Picture)



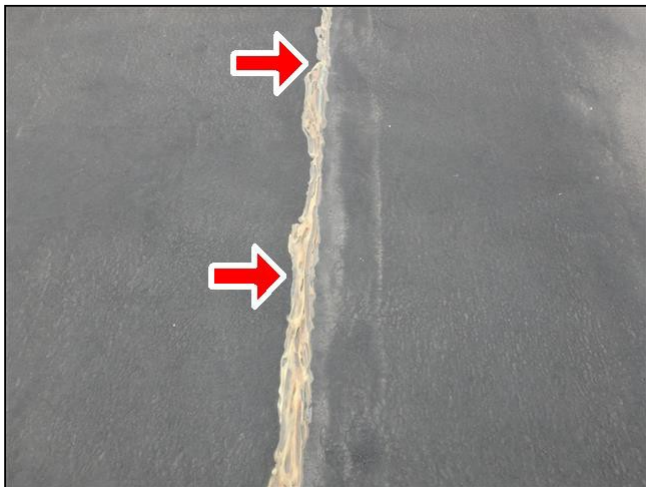
4.0 Item 4(Picture)



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)

4.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Repair or Replace

1. The (through roof) plumbing vent pipes need to have their flashings/boots repaired/replaced. Item 1(Picture) Split, damage and or uplifted boots will allow water to penetrate into the roof framing/sheathing system and cause moisture damage. Thermal camera and water stains to roof sheathing indicated that active leaks is present. Item 2(Picture) Repairs are needed.

We recommend contacting a licensed commercial roofing company to evaluate entire roof and have repairs made as deemed appropriate.



4.2 Item 1(Picture)



4.2 Item 2(Picture)

4.5 ROOF STRUCTURE AND ATTIC (report leak signs or condensation)

Repair or Replace

1. Rafters and sheathing inside attic indicates evidence of a previous fire. Item 1(Picture) Item 2(Picture) Item 3(Picture) The rear support beam is split/cracked near center of roof line. No signs of repairs to beam are present. Structural failure could occur if not addressed. Repairs are needed.
2. Visible signs of water intrusion in the attic are present from water stains on wood slats in numerous areas. Item 4(Picture) Item 5(Picture) Item 6(Picture) Due to recent weather conditions we were unable to determine if leaks are active. Please note: children's plastic pool present to likely catch water is present. Item 7(Picture) Further investigation is needed.

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



4.5 Item 1(Picture)



4.5 Item 2(Picture)



4.5 Item 3(Picture)



4.5 Item 4(Picture)



4.5 Item 5(Picture)



4.5 Item 6(Picture)



4.5 Item 7(Picture)

5. Structural Components

General Summary

5.2 COLUMNS OR PIERS

Repair or Replace

1. The wood supports in contact with crawl space dirt floor as a result deterioration is present. Item 1(Picture) Item 2(Picture) Item 3(Picture) Item 4(Picture) Wood to soil contact is not recommended as the can allow wood destroying insect activity and deterioration to occur. Best practice is to use masonry piers set on concrete footings. Further evaluation and repairs are needed.

A licensed general contractor should be consulted to determine the extent of the damage and necessary repairs.



5.2 Item 1(Picture)



5.2 Item 2(Picture)



5.2 Item 3(Picture)



5.2 Item 4(Picture)

5.3 FLOORS (Structural)

Repair or Replace

1. In the crawl space area along the rear and center of building the wood floor joist and subflooring for the floor system were noticeably deteriorated and found to be soft and decayed when probed. This type of damage indicates that the wood components have been subjected to excessive moisture. Moisture meter readings were from 20% to 26% in crawl space. Deterioration of the floor joists can result in movement or sagging of the floor system.

A licensed general contractor should be consulted to determine the extent of the damage, the source of the water penetration, and necessary repairs.



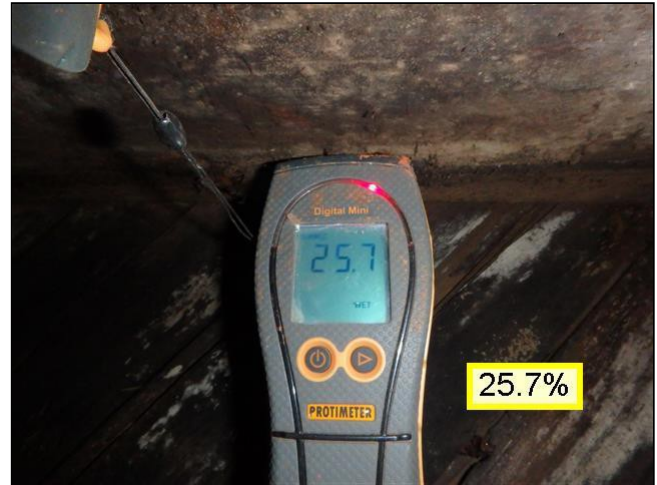
5.3 Item 1(Picture)



5.3 Item 2(Picture)



5.3 Item 3(Picture)



5.3 Item 4(Picture)



5.3 Item 5(Picture)



5.3 Item 6(Picture)

5.8 WOOD DETERIORATION

Repair or Replace

1. Wood debris is in contact with the crawl space dirt floor in numerous areas throughout the crawl space. Item 1(Picture) Item 2(Picture) Item3(Picture) Item 4(Picture) Item 5(Picture) Item 6(Picture) Item 7(Picture) This can attract wood destroying organism. Evidence of past or present termite activity is present. Removal is needed.

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



5.8 Item 1(Picture)



5.8 Item 2(Picture)



5.8 Item 3(Picture)



5.8 Item 4(Picture)



5.8 Item 5(Picture)



5.8 Item 6(Picture)



5.8 Item 7(Picture)

Structural Summary

5.2 COLUMNS OR PIERS

Repair or Replace

1. The wood supports in contact with crawl space dirt floor as a result deterioration is present. Item 1(Picture) Item 2(Picture) Item 3(Picture) Item 4(Picture) Wood to soil contact is not recommended as the can allow wood destroying insect activity and deterioration to occur. Best practice is to use masonry piers set on concrete footings. Further evaluation and repairs are needed.

A licensed general contractor should be consulted to determine the extent of the damage and necessary repairs.



5.2 Item 1(Picture)



5.2 Item 2(Picture)



5.2 Item 3(Picture)



5.2 Item 4(Picture)

6. Electrical System for Building

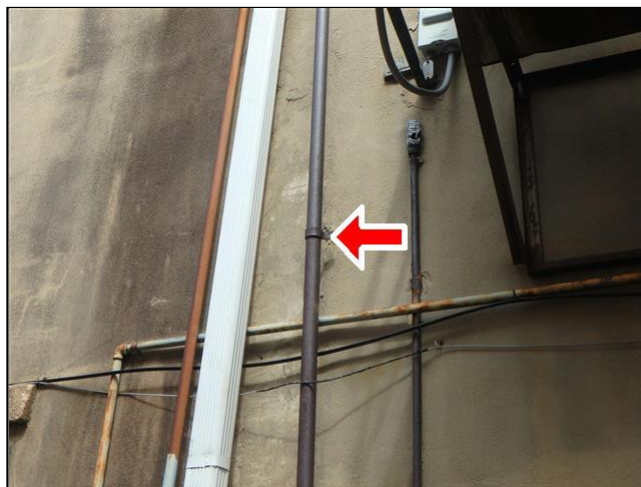
Electrical Summary

6.1 SERVICE ENTRANCE CONDUCTORS

Repair or Replace

1. The wall anchor for the service mast not secured to structure. Item 1(Picture) This can allow electrical failure to occur. Repairs are needed.

We recommend contacting the local utility company regarding these conditions and have repairs made as deemed appropriate.



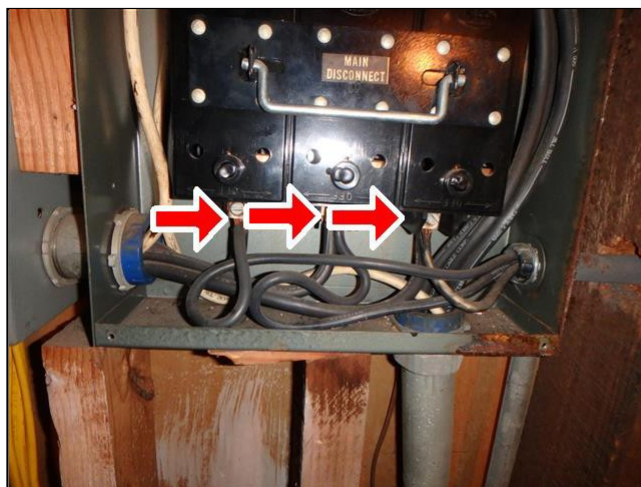
6.1 Item 1(Picture)

6.2 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Repair or Replace

1. The main fuse service lugs are double tapped. Item 1(Picture) While often done, this is not permitted unless the device is so labeled. Double tapping often leads to overloaded circuits and loose connections that can overheat. Repairs are needed.

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



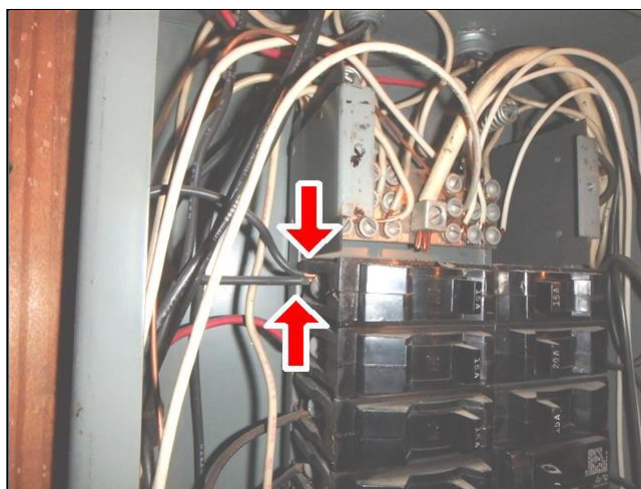
6.2 Item 1(Picture)

6.3 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Repair or Replace

1. Two wires were observed to be connected to one or more circuit breakers in the panel. Item 1(Picture) While often done, this is not permitted unless the device is so labeled. Double tapping often leads to overloaded circuits and loose connections that can overheat. Repairs are needed.

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



6.3 Item 1(Picture)

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)

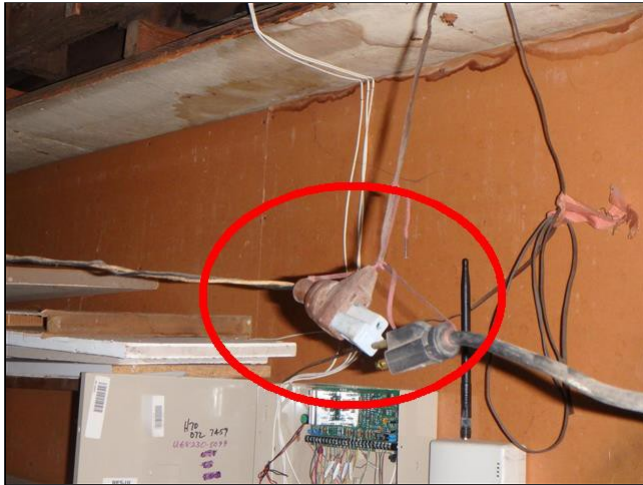
Repair or Replace

1. Extension cord used as permanent wiring at the rear upper storage room and front display area. Item 1(Picture) Item 2(Picture) Extension cords are not considered safe to use as permanent wiring. Exposed wiring is considered unsafe until repaired. (Fire Safety Issue) Repairs are needed.
2. The fluorescent light fixtures at the front display area were not operable at time of inspection.

Item 3(Picture) Item 4(Picture) Item 5(Picture) Evidence suggest they have been disconnected. Further investigation and repairs are recommended.

3. One "three-prong" outlet is broken or damaged. Item 6(Picture) Electrical issues are considered a hazard until repaired. Repairs are needed.
4. Exposed romex branch wiring present at show room and below electrical panel. Item 7(Picture) Commercial structures are generally required to in conduit. Further investigation and repairs are needed.

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



6.4 Item 1(Picture)



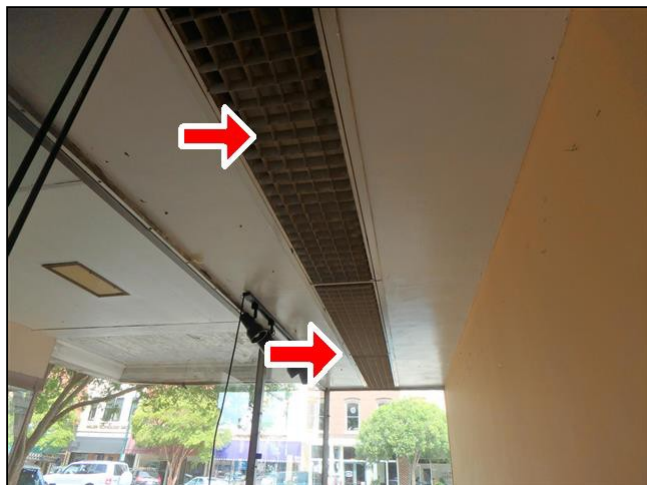
6.4 Item 2(Picture) Exposed Branch Wiring.



6.4 Item 3(Picture)



6.4 Item 4(Picture)



6.4 Item 5(Picture)



6.4 Item 6(Picture)



6.4 Item 7(Picture)

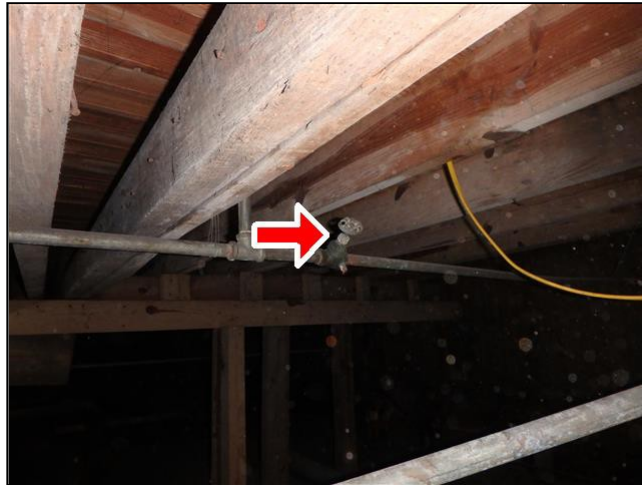
7. Plumbing System for Building

General Summary

7.0 MAIN WATER SHUT-OFF DEVICE (Describe location)

Not Inspected

The main shut off is the silver knob located underneath in the crawlspace. Item 1(Picture) This is for your information.



7.0 Item 1(Picture)

7.4 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Repair or Replace

1. The cast iron main waste line for the half bathroom's are damaged and has active sewage leaks. Item 1(Picture) As a result raw sewage leaks are present in crawl space. While the repair cost strain and potential for further damage to your property is a troublesome thought, even more so is the risk of health problems severe leaks can cause, not limited to pathogens, mold, etc. REPAIRS ARE NEEDED.

We recommend contacting a licensed plumber regarding these conditions and have the entire plumbing waste line system evaluated and have repairs/replacements made as deemed appropriate



7.4 Item 1(Picture)

Plumbing Summary

7.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Repair or Replace

1. The water heater did not work (no hot water). Item 1(Picture) Circuit breaker was already "on" before we inspected. Failure likely due to the condition of the supply lines in the crawl space. Further investigation and repairs are needed.

We recommend contacting a qualified licensed plumber regarding these conditions and have repairs

made as deemed appropriate..



7.2 Item 1(Picture)

7.3 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

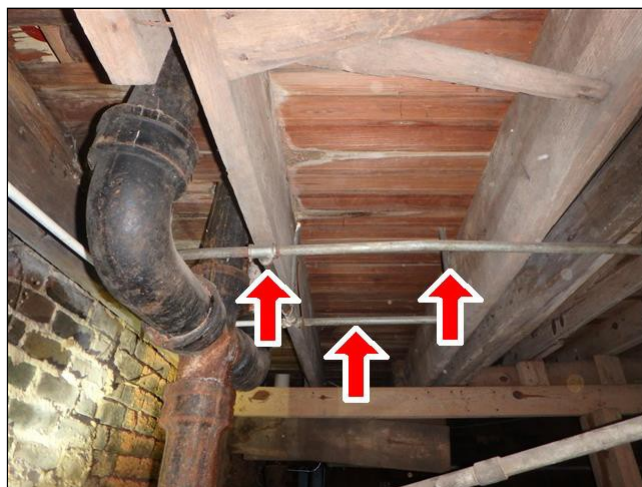
Repair or Replace

1. The hot and cold galvanized main water and supply lines throughout the building has rust present in water supply. Item 1(Picture) Item 2(Picture) General replacement of the galvanized supply piping throughout the building is likely do the conditions present as the water pressure over-all is poor and would not pass "functional flow." Item 1(Picture) The reason for weak volume or pressure is old galvanized piping that is corroded inside. Repairs are needed.

We recommend contacting a licensed plumber regarding these conditions and have the entire plumbing supply and distribution system evaluated and have repairs/replacements made as deemed appropriate



7.3 Item 1(Picture)



7.3 Item 2(Picture)

7.4 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Repair or Replace

1. The cast iron main waste line for the half bathroom's are damaged and has active sewage leaks. Item 1(Picture) As a result raw sewage leaks are present in crawl space. While the repair cost strain and potential for further damage to your property is a troublesome thought, even more so is the risk of health problems severe leaks can cause, not limited to pathogens, mold, etc. REPAIRS ARE NEEDED.

We recommend contacting a licensed plumber regarding these conditions and have the entire plumbing waste line system evaluated and have repairs/replacements made as deemed appropriate



7.4 Item 1(Picture)

8. Heating / Cooling

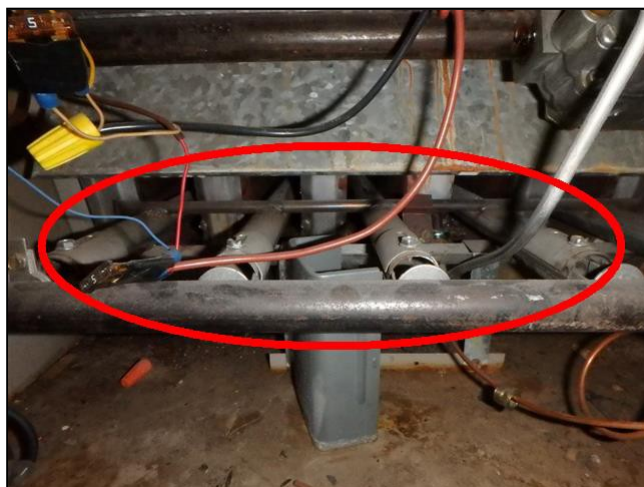
General Summary

8.0 HEATING EQUIPMENT

Repair or Replace

1. The furnace combustion chamber shows is rusted with rust particles and flakes on the burners and at the bottom of the chambers. Item 1(Picture) Item 2(Picture) Item 3(Picture) Item 4(Picture)
This is a typical sign of a possibly failed heating system / heat exchanger. General replacement of furnace likely due to age and condition.
2. The ignitor for the gas furnace is not installed properly. Item 5(Picture)

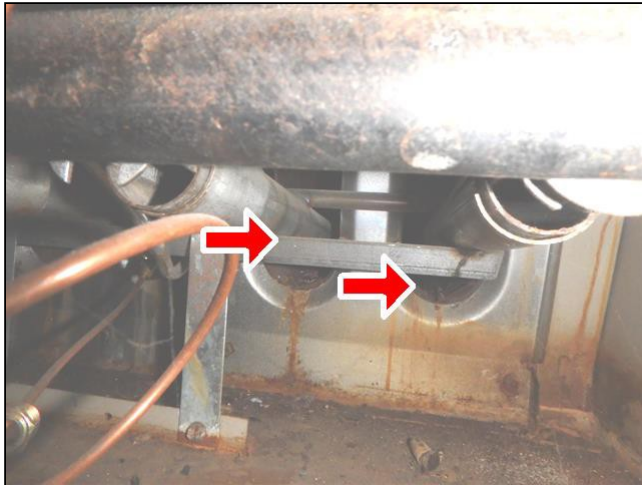
We recommend contacting a properly licensed (HVAC) heating and air contractor regarding these conditions and have repairs made as deemed appropriate



8.0 Item 1(Picture)



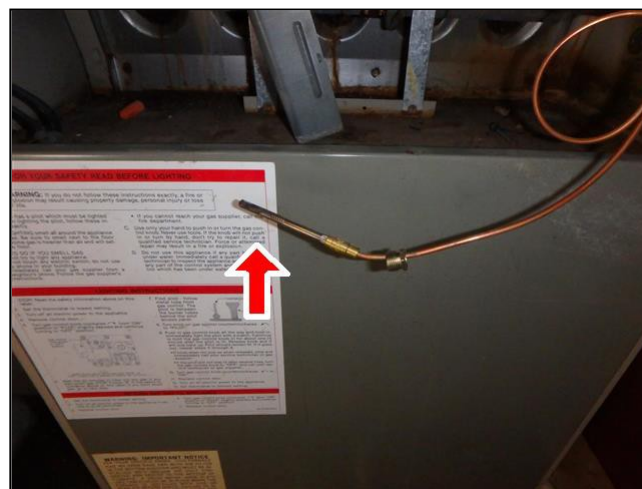
8.0 Item 2(Picture)



8.0 Item 3(Picture)



8.0 Item 4(Picture)



8.0 Item 5(Picture)

8.2 COOLING AND AIR HANDLER EQUIPMENT

Repair or Replace

1. The primary condensate drain line is routed to the crawl space and is dumping water onto the crawl space dirt floor. Item 1(Picture) Item 2(Picture) This is contributing to elevated moisture conditions in the crawl space. (See Section 1.4) Repairs are needed.

1.

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



8.2 Item 1(Picture)



8.2 Item 2(Picture)

10. Interior

🏠 General Summary

10.0 CEILINGS

Repair or Replace

1. The ceiling tile on the ceiling reveals a water stain indicating a leak did or still exists at the interior and both upper and lower ceilings. Item 1(Picture) Item 2(Picture) Item 3(Picture) Item 4(Picture) Due to recent dry weather, we are unable to determine if the leak still exists. Further investigation is needed.

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



10.0 Item 1(Picture)



10.0 Item 2(Picture)



10.0 Item 3(Picture)



10.0 Item 4(Picture)

10.1 WALLS

Repair or Replace

1. The paneling on the wall shows wet stains indicating moisture or intrusion did or still may occur at the front of store. Item 1(Picture) Item 2(Picture) Item 3(Picture) Due to recent dry weather, we are unable to determine if the leak still exists. Further investigation is needed.

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



10.1 Item 1(Picture)



10.1 Item 2(Picture)



10.1 Item 3(Picture)

11. Rest Rooms

Plumbing Summary

11.5 PLUMBING SUPPLY, FIXTURES

Not Present

1. The toilet tank lid is missing at the right side 1/2 bath. Repairs are needed.
2. The toilet tank at the right side half bath has active leaks at bolts. Item 2(Picture) Repairs are needed to prevent water damage to structure.
3. The toilet will not flush at the right side half bathroom. Item 3(Picture) The Flush Valve, Flapper & or Tank Lever likely need replacing. Repairs are needed.
4. Both half bathroom sink stopper is missing or does not function as intended. Item 4(Picture) Item 5(Picture) A Repair or Replacement is needed.
5. The toilet tank at the right side half bath has active leaks at bolts. Item 6(Picture) Repairs are needed to prevent water damage to structure

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



11.5 Item 1(Picture)



11.5 Item 2(Picture)



11.5 Item 3(Picture)



11.5 Item 4(Picture) Right Side



11.5 Item 5(Picture) Left Side



11.5 Item 6(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: 8/2/2017	Time: 9:45am	Report ID: 999991
Property: 123 Sample Inspection Rd Sample City NC	Customer: Sample Commercial	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.

Standards of Practice:

ASHI American Society of Home Inspectors

Type of building:

Commercial Inspectoin

Number of Stories::

Two

Approximate age of building:

Over 100 Years

Weather:

Clear

Temperature:

Over 65

Ground/Soil surface condition:

Dry

In Attendance:

Customer

1. Property Overview

Styles & Materials

Weather: Clear		Temperature: Over 65		Rain in last 3 days: No	
		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.

1.4

1. Discoloration and some type of Fungal / microbial growth is present in the structure at several areas including but not limited to the crawl space. Item 1(Picture) This type of substance commonly results in the building and finish type materials becoming weakened and or compromised. Evidence suggest that this condition is from past or present elevated moisture conditions. We did not inspect, test or determine if this type of substance is or is not a health hazard.

We recommend you contact a properly licensed expert for testing, investigation and or correction as deemed appropriate.



1.4 Item 1(Picture)

1.5

1. The clearance is limited at the front of building and left side due to low clearance issues. Item 1(Picture) Item 2(Picture) Item 3(Picture) Item 4(Picture) As a result we could not crawl this location. These areas were not inspected as a result. Hidden damage may be present. Further investigation is recommended.



1.5 Item 1(Picture)



1.5 Item 2(Picture)



1.5 Item 3(Picture)



1.5 Item 4(Picture) Left Side

2. Site

Styles & Materials

MAIN ENTRANCE LOCATION:

FRONT

OTHER ENTRANCE LOCATIONS:

REAR

FLATWORK:

SIDEWALK-FRONT

RECREATIONAL FACILITIES:

NONE

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:

Wood

Steel

Single pane

		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			•	
2.7	SPECIAL UTILITY SYSTEMS			•	
		IN	NI	NP	RR

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

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
Cement stucco

SIDING MATERIAL:

Full brick
Stucco

EXTERIOR ENTRY DOORS::

STEEL

WINDOWS::

Single pane

Appurtenance:

Sidewalk

		IN	NI	NP	RR
3.0	WALL CLADDING FLASHING AND TRIM	•			
3.1	EAVES, SOFFITS AND FASCIAS	•			
3.2	CANOPY				•
3.3	DOORS (Exterior)				•
3.4	WINDOWS				•
3.5	FOUNDATION WALLS AND MORTAR JOINTS	•			
3.6	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS	•			
3.7	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)	•			
3.8	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. Hairline cracking is the masonry stucco coating present at front. Item 1(Picture) This is an indication of moisture behind coating. Repairs are recommended.
2. 1/4 cracking is the masonry stucco coating present at rear of building. Item 2(Picture) This is an indication of past movement. Repairs are recommended.

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



3.0 Item 1(Picture)



3.0 Item 2(Picture)

3.2

1. The canopy on the front of building shows signs of improper and framing damage present as result. Item 1(Picture) Item 2(Picture) Item 3(Picture) Item 4(Picture) Item 5(Picture) Visible signs of water damage is present at interior of building indicate that general replacement is likely. Repairs are needed.

We recommend contacting a licensed contractor for complete evaluation of canopy and have repairs made as deemed appropriate..



3.2 Item 1(Picture)



3.2 Item 2(Picture)



3.2 Item 3(Picture)



3.2 Item 4(Picture)



3.2 Item 5(Picture)

3.3

1. The entry door at rear of building is delaminating and has water damage present. Item 1(Picture) Item 2(Picture) Further deterioration may occur if not repaired. Repairs are needed.

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



3.3 Item 1(Picture)



3.3 Item 2(Picture)

3.4

1. One glass pane at front of building cracked/damaged. Cracked glass should be replaced to prevent injury or damage. Repairs are needed.

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

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.



Front Of Building



Front Of Building



Complimentary Roof Structure Views



Complimentary Roof Structure Views



Complimentary Roof Structure Views



Complimentary Roof Structure Views



Complimentary Roof View



Complimentary Roof View

Styles & Materials

Viewed roof covering from:

Walked roof

Roof-Type:

Flat

Roof Covering:

Rubber membrane

Chimney (exterior):

N/A

Sky Light(s):

None

Roof Ventilation:

Passive

Method used to observe attic:

Walked

Roof Structure:

2 X 12 Rafters

Wood slats

Metal "I" Beams

Ceiling Structure:

2x12

Metal "I" Beams

Attic info:

Attic hatch

Attic Insulation:

None

ESTIMATED AGE OF ROOF
COVERING::

15-20 years

ROOF DRAINAGE METHODS:

Metal Gutters

		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	ATTIC INSULATION	•			
4.8	VENTILATION FANS THERMOSTATIC CONTROLS (ATTIC)			•	
4.9	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 noted during the inspection of the roof. The roof covering appear to be at the end of its useful service life for the following reasons.

1. Alligatoring of rubber membrane is present. Item 1(Picture) Alligatoring is a crazed cracking pattern in the roof's surfacing. Alligatoring is a sign that your roof is aged. The sun's UV rays dry and damage the roof's surface, sunlight and the heating and cooling shifts between day and night will all cause new cracks to appear while widening the existing cracks. This will allow leaks to occur. Repairs are needed.
2. Blistering present. Item 2(Picture) Item 3(Picture) Blisters form when there are pockets of air or moisture trapped between layers of your roof's membrane or between the membrane and the roof deck. As the sun heats the roof, those pockets expand and stretch the membrane. In severe cases, the membrane will actually crack when the pressure becomes too great. Repairs are needed.
3. The roof seams are aged and cracked. Item 3(Picture) Item 4(Picture) Item 5(Picture)Item 6(Picture) Improper repair of seams present due to the use of caulking. Item 7(Picture) This can allow roof leaks to occur. Repairs are needed.
4. Multiple patches present. Item 8(Picture) Patching should be considered a temporary solution. Repairs are needed.
5. The Parapet walls at front of building has cracking present. Item 9(Picture) This will allow water intrusion to occur. Repairs are needed.

We recommend contacting a licensed commercial roofing company to evaluate entire roof and have repairs made as deemed appropriate.



4.0 Item 1(Picture)



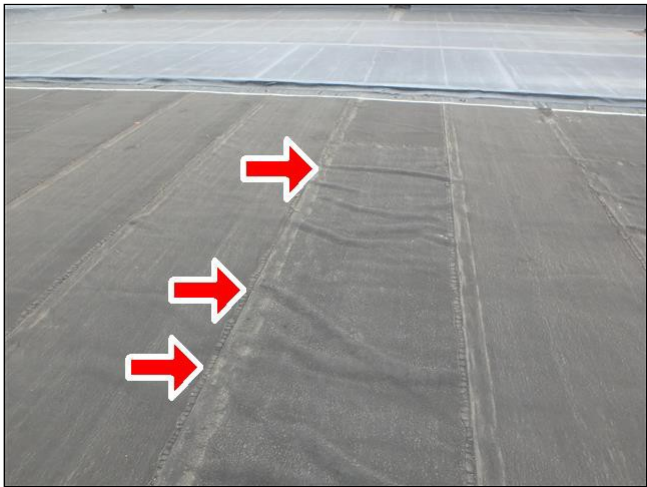
4.0 Item 2(Picture)



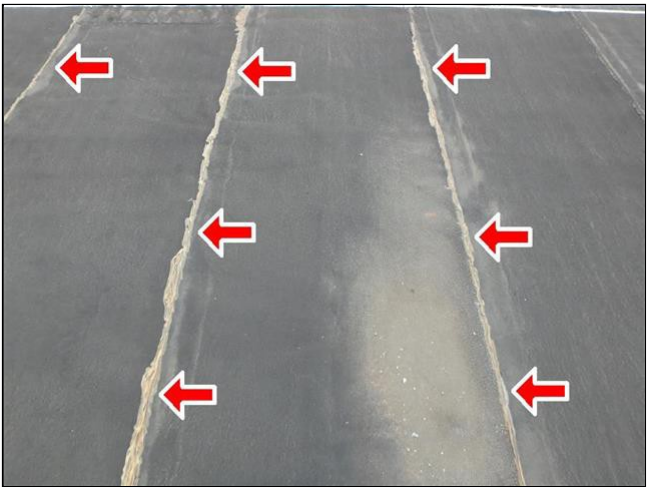
4.0 Item 3(Picture)



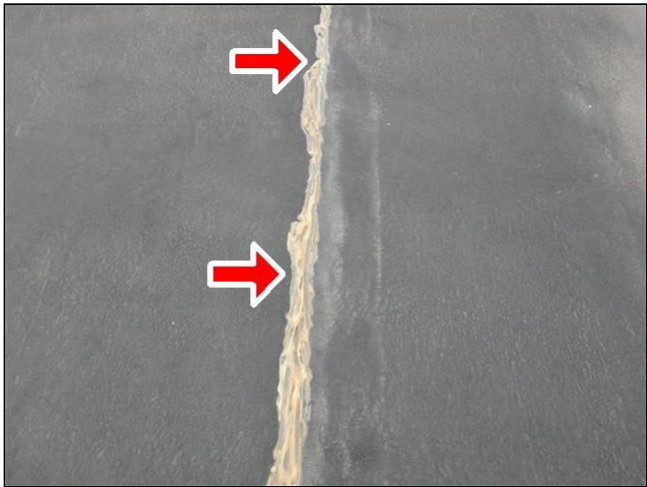
4.0 Item 4(Picture)



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)

4.2

1. The (through roof) plumbing vent pipes need to have their flashings/boots repaired/replaced. Item 1(Picture) Split, damage and or uplifted boots will allow water to penetrate into the roof framing/sheathing system and cause moisture damage. Thermal camera and water stains to roof sheathing indicated that active leaks is present. Item 2(Picture) Repairs are needed.

We recommend contacting a licensed commercial roofing company to evaluate entire roof and have repairs made as deemed appropriate.



4.2 Item 1(Picture)



4.2 Item 2(Picture)

4.5

1. Rafters and sheathing inside attic indicates evidence of a previous fire. Item 1(Picture) Item 2(Picture) Item 3(Picture) The rear support beam is split/cracked near center of roof line. No signs of repairs to beam are present. Structural failure could occur if not addressed. Repairs are needed.
2. Visible signs of water intrusion in the attic are present from water stains on wood slats in numerous areas. Item 4(Picture) Item 5(Picture) Item 6(Picture) Due to recent weather

conditions we were unable to determine if leaks are active. Please note: children's plastic pool present to likely catch water is present. Item 7(Picture) Further investigation is needed.

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



4.5 Item 1(Picture)



4.5 Item 2(Picture)



4.5 Item 3(Picture)



4.5 Item 4(Picture)



4.5 Item 5(Picture)



4.5 Item 6(Picture)



4.5 Item 7(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 Crawl Space Views



Complimentary Crawl Space Views



Complimentary Crawl Space Views



Complimentary Crawl Space Views



Complimentary Crawl Space Views



Complimentary Crawl Space Views



Complimentary Crawl Space Views



Complimentary Crawl Space Views



Complimentary Crawl Space Views

Styles & Materials

Foundation: Brick	Method used to observe Crawlspace: Crawled	Floor Structure: 2 X12
Framing:	Wall Structure:	Columns or Piers:

not visible

Masonry

Brick piers

Masonry

Floor System Insulation:

NONE

		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)	•			
5.5	INSULATION UNDER FLOOR SYSTEM			•	
5.6	VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)			•	•
5.7	VENTILATION OF FOUNDATION AREAS (crawlspce or basement)			•	
5.8	WOOD DETERIORATION				•
		IN	NI	NP	RR

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

Comments:

5.2

1. The wood supports in contact with crawl space dirt floor as a result deterioration is present. Item 1(Picture) Item 2(Picture) Item 3(Picture) Item 4(Picture) Wood to soil contact is not recommended as the can allow wood destroying insect activity and deterioration to occur. Best practice is to use masonry piers set on concrete footings. Further evaluation and repairs are needed.

A licensed general contractor should be consulted to determine the extent of the damage and necessary repairs.



5.2 Item 1(Picture)



5.2 Item 2(Picture)



5.2 Item 3(Picture)



5.2 Item 4(Picture)

5.3

1. In the crawl space area along the rear and center of building the wood floor joist and subflooring for the floor system were noticeably deteriorated and found to be soft and decayed when probed. This type of damage indicates that the wood components have been subjected to excessive moisture. Moisture meter readings were from 20% to 26% in crawl space. Deterioration of the floor joists can result in movement or sagging of the floor system.

A licensed general contractor should be consulted to determine the extent of the damage, the source of the water penetration, and necessary repairs.



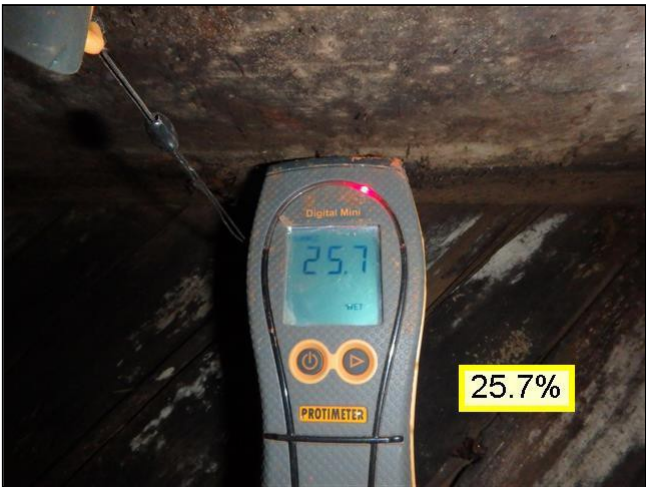
5.3 Item 1(Picture)



5.3 Item 2(Picture)



5.3 Item 3(Picture)



5.3 Item 4(Picture)



5.3 Item 5(Picture)



5.3 Item 6(Picture)

5.6

1. The vapor barrier (plastic) on the crawlspace ground is missing. Item 1(Picture) A vapor barrier provides added protection to the floor system from moisture or dampness that can enter from ground.

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



5.6 Item 1(Picture)

5.8

1. Wood debris is in contact with the crawl space dirt floor in numerous areas throughout the crawl space. Item 1(Picture) Item 2(Picture) Item3(Picture) Item 4(Picture) Item 5(Picture) Item 6(Picture) Item 7(Picture) This can attract wood destroying organism. Evidence of past or present termite activity is present. Removal is needed.

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



5.8 Item 1(Picture)



5.8 Item 2(Picture)



5.8 Item 3(Picture)



5.8 Item 4(Picture)



5.8 Item 5(Picture)



5.8 Item 6(Picture)

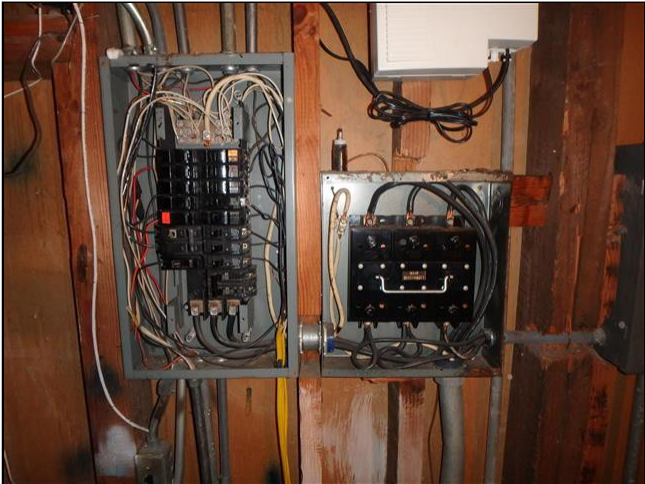


5.8 Item 7(Picture)

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.



Electrical Panels With Covers Off

Styles & Materials

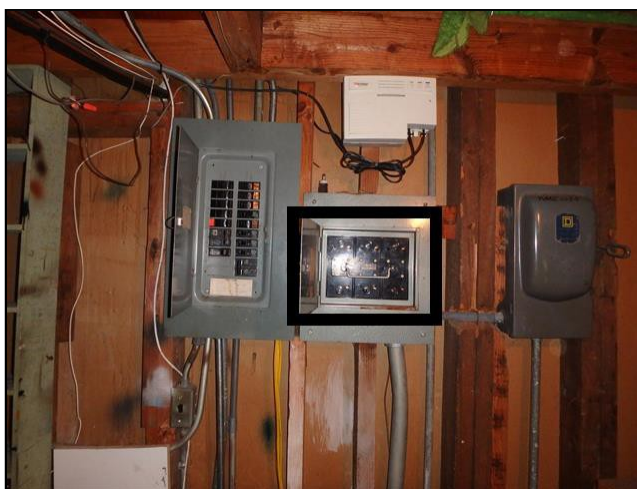
Electrical Service Conductors: Copper	Panel capacity: 100 AMP	Panel Type: Fuses Circuit breakers
Electric Panel Manufacturer: GENERAL ELECTRIC WALKER	Branch wire 15 and 20 AMP: Copper	Wiring Methods: Romex Armored Cable
Location Of Meter(s): Rear		

		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			•	
6.8	CARBON MONOXIDE DETECTORS			•	
		IN	NI	NP	RR

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

Comments:

6.0 The main panel box is located at the storage room at rear of building..Item 1(Picture)

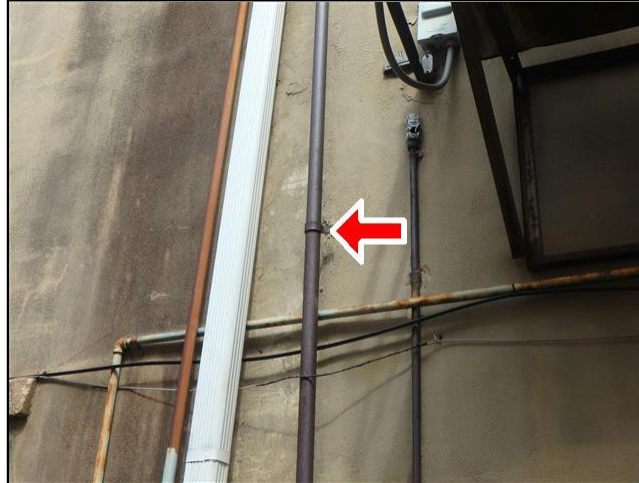


6.0 Item 1(Picture) Main Service Disconnect

6.1

1. The wall anchor for the service mast not secured to structure. Item 1(Picture) This can allow electrical failure to occur. Repairs are needed.

We recommend contacting the local utility company regarding these conditions and have repairs made as deemed appropriate.

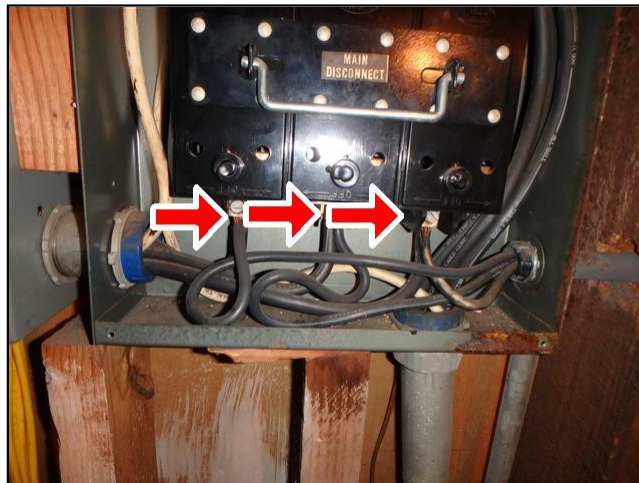


6.1 Item 1(Picture)

6.2

1. The main fuse service lugs are double tapped. Item 1(Picture) While often done, this is not permitted unless the device is so labeled. Double tapping often leads to overloaded circuits and loose connections that can overheat. Repairs are needed.

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

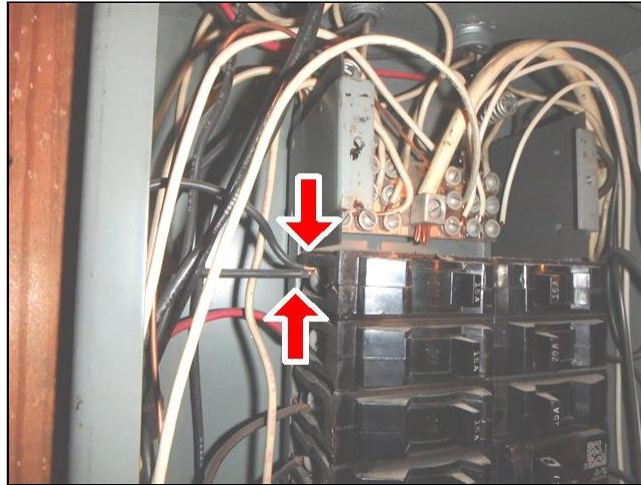


6.2 Item 1(Picture)

6.3

1. Two wires were observed to be connected to one or more circuit breakers in the panel. Item 1(Picture) While often done, this is not permitted unless the device is so labeled. Double tapping often leads to overloaded circuits and loose connections that can overheat. Repairs are needed.

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

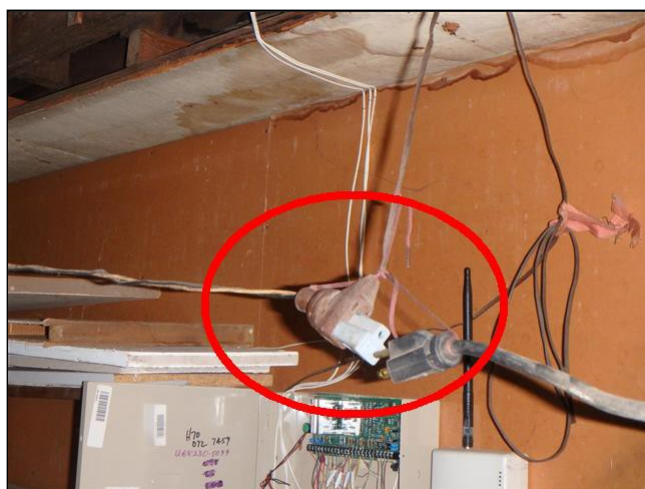


6.3 Item 1(Picture)

6.4

1. Extension cord used as permanent wiring at the rear upper storage room and front display area. Item 1(Picture) Item 2(Picture) Extension cords are not considered safe to use as permanent wiring. Exposed wiring is considered unsafe until repaired. (Fire Safety Issue) Repairs are needed.
2. The fluorescent light fixtures at the front display area were not operable at time of inspection. Item 3(Picture) Item 4(Picture) Item 5(Picture) Evidence suggest they have been disconnected. Further investigation and repairs are recommended.
3. One "three-prong" outlet is broken or damaged. Item 6(Picture) Electrical issues are considered a hazard until repaired. Repairs are needed.
4. Exposed romex branch wiring present at show room and below electrical panel. Item 7(Picture) Commercial structures are generally required to in conduit. Further investigation and repairs are needed.

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



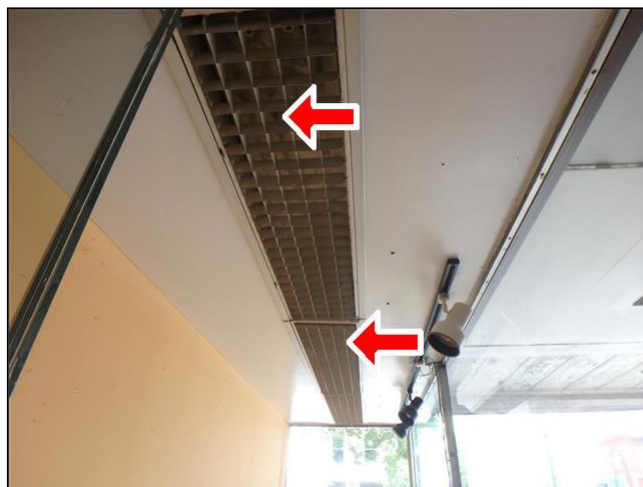
6.4 Item 1(Picture)



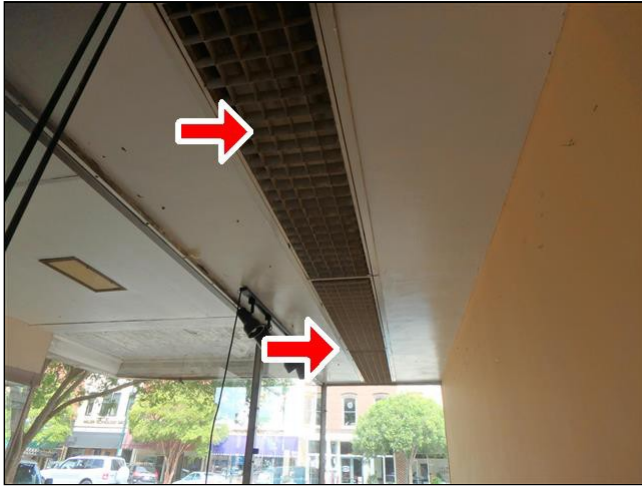
6.4 Item 2(Picture) Exposed Branch Wiring.



6.4 Item 3(Picture)



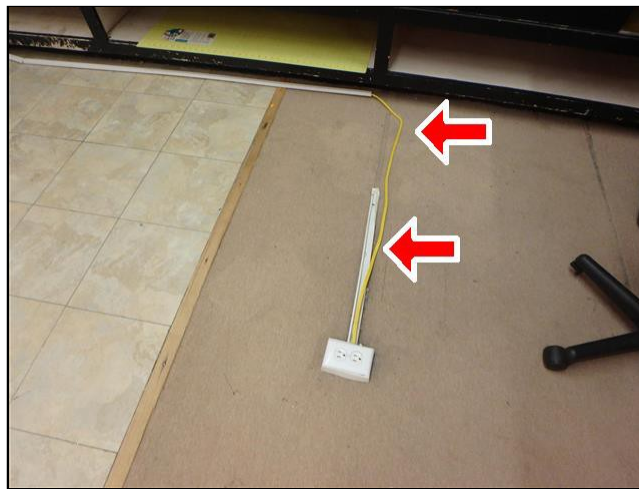
6.4 Item 4(Picture)



6.4 Item 5(Picture)



6.4 Item 6(Picture)



6.4 Item 7(Picture)

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.



Tankless Water Heater

Styles & Materials

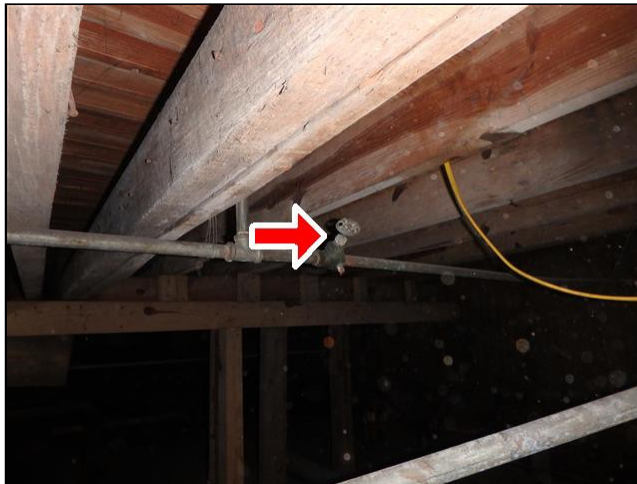
Water Source: Public	Water Filters: None	Plumbing Water Supply (into building): Galvanized (old)
Plumbing Water Distribution (inside building): Galvanized	Washer Drain Size: None	Plumbing Waste: Cast iron
Water Heater Power Source: Electric	Water Heater Capacity: Tankless	Water heater Manufacturer: EMAX

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

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

Comments:

 **7.0** The main shut off is the silver knob located underneath in the crawlspace. Item 1(Picture) This is for your information.



7.0 Item 1(Picture)

7.1 The main fuel shut off is at gas meter outside.Item 1(Picture)



7.1 Item 1(Picture)

7.2

1. The water heater did not work (no hot water). Item 1(Picture) Circuit breaker was already "on" before we inspected. Failure likely due to the condition of the supply lines in the crawl space. Further investigation and repairs are needed.

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



7.2 Item 1(Picture)

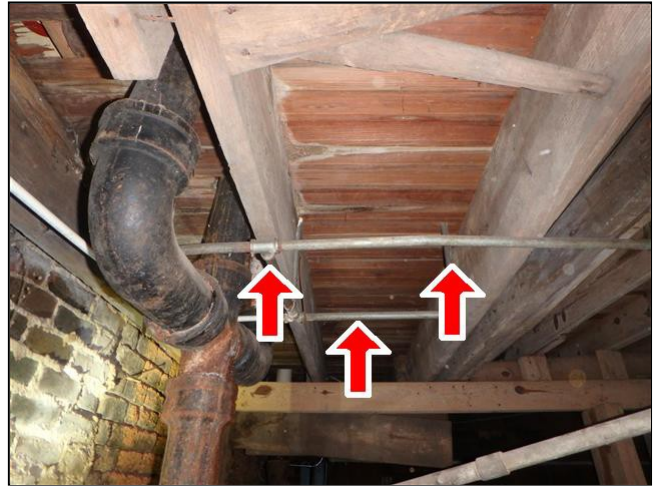
7.3

1. The hot and cold galvanized main water and supply lines throughout the building has rust present in water supply. Item 1(Picture) Item 2(Picture) General replacement of the galvanized supply piping throughout the building is likely do the conditions present as the water pressure over-all is poor and would not pass "functional flow." Item 1(Picture) The reason for weak volume or pressure is old galvanized piping that is corroded inside. Repairs are needed.

We recommend contacting a licensed plumber regarding these conditions and have the entire plumbing supply and distribution system evaluated and have repairs/replacements made as deemed appropriate



7.3 Item 1(Picture)



7.3 Item 2(Picture)

7.4

1. The cast iron main waste line for the half bathroom's are damaged and has active sewage leaks. Item 1(Picture) As a result raw sewage leaks are present in crawl space. While the repair cost strain and potential for further damage to your property is a troublesome thought, even more so is the risk of health problems severe leaks can cause, not limited to pathogens, mold, etc. REPAIRS ARE NEEDED.

We recommend contacting a licensed plumber regarding these conditions and have the entire plumbing waste line system evaluated and have repairs/replacements made as deemed appropriate



7.4 Item 1(Picture)

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



Gas Furnace



AC Condensing Unit (Outside Unit)

Styles & Materials

Heat Type:

Forced Air
Split System

Energy Source:

Natural gas

Number of Heat Systems:

One

Heat System Brand:

RHEEM

Ductwork:

N/A

Filter Type:

Disposable

Filter Size:

20x25

Cooling Equipment Type:

Air conditioner unit

Cooling Equipment Energy Source:

Electricity

Central Air Manufacturer:

GOODMAN

Number of AC Only Units:

One

		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)	•			
		IN	NI	NP	RR

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

Comments:

8.0

1. The furnace combustion chamber shows is rusted with rust particles and flakes on the burners and at the bottom of the chambers. Item 1(Picture) Item 2(Picture) Item 3(Picture) Item 4(Picture) This is a typical sign of a possibly failed heating system / heat exchanger. General replacement of furnace likely due to age and condition.
2. The ignitor for the gas furnace is not installed properly. Item 5(Picture)

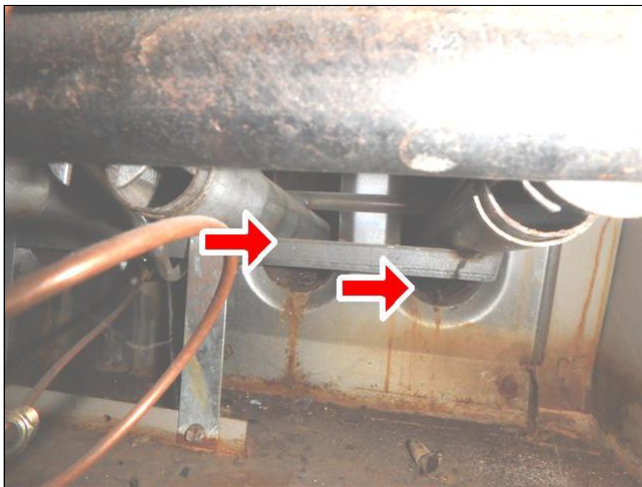
We recommend contacting a properly licensed (HVAC) heating and air contractor regarding these conditions and have repairs made as deemed appropriate



8.0 Item 1(Picture)



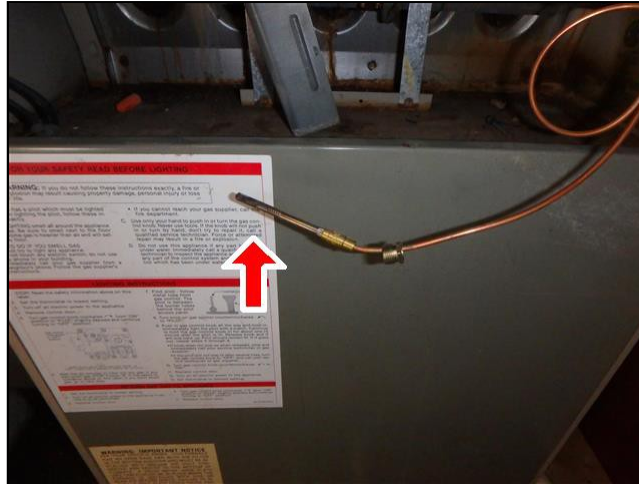
8.0 Item 2(Picture)



8.0 Item 3(Picture)



8.0 Item 4(Picture)



8.0 Item 5(Picture)

8.2

1. The primary condensate drain line is routed to the crawl space and is dumping water onto the crawl space dirt floor. Item 1(Picture) Item 2(Picture) This is contributing to elevated moisture conditions in the crawl space. (See Section 1.4) Repairs are needed.
1.

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



8.2 Item 1(Picture)



8.2 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

10. Interior

Styles & Materials

Ceiling Materials:

Ceiling Tile

Wall Material:

Sheetrock
Masonry

Floor Covering(s):

Carpet
Linoleum
Self adhesive tile

Interior Doors:

Hollow core

Window Types:

Single pane

		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	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	•			
10.7	SMOKE DETECTORS			•	
10.8	CARBON MONOXIDE DETECTORS			•	
10.9	OUTLETS AND WALL SWITCHES	•			
		IN	NI	NP	RR

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

Comments:

10.0

1. The ceiling tile on the ceiling reveals a water stain indicating a leak did or still exists at the interior and both upper and lower ceilings. Item 1(Picture) Item 2(Picture) Item 3(Picture) Item 4(Picture) Due to recent dry weather, we are unable to determine if the leak still exists. Further investigation is needed.

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



10.0 Item 1(Picture)



10.0 Item 2(Picture)



10.0 Item 3(Picture)



10.0 Item 4(Picture)

10.1

1. The paneling on the wall shows wet stains indicating moisture or intrusion did or still may occur at the front of store. Item 1(Picture) Item 2(Picture) Item 3(Picture) Due to recent dry weather, we are unable to determine if the leak still exists. Further investigation is needed.

We recommend contacting a roofing contractor regarding these conditions and have repairs made as

deemed appropriate..



10.1 Item 1(Picture)



10.1 Item 2(Picture)



10.1 Item 3(Picture)

11. Rest Rooms



Right Side Half Bathroom



Left Side Half Bathroom

Styles & Materials

Ceiling Materials:

Sheetrock

Wall Material:

Sheetrock

Floor Covering(s):

Linoleum

Bath Exhaust Fans:

None

		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	PLUMBING SUPPLY, FIXTURES			•	
11.6	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	•			
11.7	OUTLETS AND WALL SWITCHES			•	
11.8	VENTING SYSTEMS			•	
		IN	NI	NP	RR

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

Comments:

11.5

1. The toilet tank lid is missing at the right side 1/2 bath. Repairs are needed.
2. The toilet tank at the right side half bath has active leaks at bolts. Item 2(Picture) Repairs are needed to prevent water damage to structure.
3. The toilet will not flush at the right side half bathroom. Item 3(Picture) The Flush Valve, Flapper & or Tank Lever likely need replacing. Repairs are needed.

4. Both half bathroom sink stopper is missing or does not function as intended. Item 4(Picture)
Item 5(Picture) A Repair or Replacement is needed.
5. The toilet tank at the right side half bath has active leaks at bolts. Item 6(Picture) Repairs are needed to prevent water damage to structure

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



11.5 Item 1(Picture)



11.5 Item 2(Picture)



11.5 Item 3(Picture)



11.5 Item 4(Picture) Right Side