

HomePro Inspection Inc

Knowledge

Experience

Integrity

PROPERTY INSPECTION REPORT



Thank you for trusting me to perform your inspection so that you may
Know What I See!



Sample - Commercial Inspection, Photo distorted on purpose TN, 37363
Inspection prepared for: Commercial Inspection
Inspection Date: 2/27/2011 Time: 1:00 PM
Age: Built 1995 Size: 7500 sqft
Weather: Partly Cloudy

Inspector: Roger Williamson
License # 226 TN - ASHI Certified Member # 204213 - Proud Member BBB
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INSPECTION AGREEMENT

Major Structural and Electromechanical Inspection

COMPANY agrees to conduct an inspection for the purpose of informing the CLIENT of major deficiencies in the condition of the property in accordance with the American Society of Home Inspectors (ASHI) and the State of Tennessee STANDARDS. The inspection and written report are performed and prepared for the sole, confidential and exclusive use and possession of the CLIENT; the report is nontransferable.

The written report will include the following only:

- * general exterior, including roof, siding, windows, chimney, drainage and grading
- * structural condition of foundation & frame
- * electrical, plumbing, hot water heater, heating and air conditioning
- * general interior, including ceilings, walls, floors, windows, insulation and ventilation

Maintenance and other items may be discussed but they are not a part of the inspection. The report is not a compliance inspection or certification for past or present governmental codes or regulations of any kind and is only based on the inspectors opinions.

It is understood and agreed that the inspection will be of readily accessible areas of the building and is limited to visual observations of apparent conditions existing at the time of the inspection only. Latent and concealed defects and deficiencies are excluded from the inspection; equipment, items and systems will not be moved or dismantled. Detached structures are not included. The COMPANY will be under no obligation under any circumstances for any further follow-up inspection.

ENVIRONMENTAL HAZARDS including Asbestos, Mold, Fungus, Lead, Radon, Cockroaches, Rodents, Pesticides, Treated Lumber, Mercury, Carbon Monoxide, Urea Formaldehyde, Toxic Wastes, Polluted Water, Contaminants and all Pollutants and Hazardous Materials or other similar environmental hazards are not part of this Home Inspection. In addition, no inspection for household insects or unwanted animals will be done.

This report does not address Subterranean Systems or system components for Sewage Disposal, Water Supply, or Fuel Storage or Delivery. Auxiliary systems such as Alarm, Security, Intercom, other low voltage wiring, Private Water, Sprinkler, Elevator, Central Vacuum, Refrigerators, Laundry Equipment, Solar, Swimming Pools, Hot Tubs, Saunas, Space Heaters, Window Air Conditioners and or any system not considered a part of the major building systems are not a part of the inspection process.

The parties agree that the COMPANY, and its employees and agents, assume no liability or responsibility for the cost of repairing or replacing any unreported defects or deficiencies, either current or arising in the future, or for any property damage, consequential damage or bodily injury of any nature. THE INSPECTION AND REPORT ARE NOT INTENDED AS A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED INCLUDING REGARDING THE ADEQUACY, OR PERFORMANCE OF ANY INSPECTED STRUCTURE, ITEM OR SYSTEM. THE COMPANY IS NOT AN INSURER OF ANY INSPECTED CONDITIONS.

It is understood and agreed that should COMPANY and/or its agents or employees be found liable for any loss or damages resulting from a failure to perform any of its obligations, including but not limited to negligence, breach of contract or otherwise, then the liability of COMPANY and/or its agents or employees, shall be limited to a sum equal to the amount of the fee paid by the CLIENT for the Inspection and Report.

The parties agree that the faxed copy of the agreement is to be relied upon in lieu of the original.

Roger T. Williamson
Roger T Williamson
ASHI Certified Member # 204213
TN License # 226
Proud Member of the BBB

HOW TO READ THIS REPORT

This report is prepared with digital photos and therefore a faxed copy is not equivalent to the original and should not be utilized. The inspector when allowed posts the Home Inspection Report for download to the website www.HomeProInspection.com.

This report is prepared using the Standards of Practice set forth by The American Society of Home Inspectors and The Tennessee Department of Commerce. A full copy of these standards is available at their respective websites: ASHI.org and Tennessee.gov.

This report lists and describes specific attributes about the inspected property. Throughout the report you will find information regarding maintenance, upgrades or repairs that you should consider and act on when appropriate.

PHOTOS

Photos included in this report are intended to help describe a reported item or area only. The photos, while representative, may not encompass the full scope of work required to correct the item or area listed. Repairs should be based on actual condition of property and not solely on the photos included in this report.

SUMMARY

For convenience the report contains a summary. You should evaluate your risk exposure for the items listed here and appropriately schedule proper repairs by qualified competent contractors.

Occasionally the inspector may also include a reminder NOTE TO CLIENT in the summary to let you know to obtain certain documentation or if the utilities were off during the inspection.

ACCEPTABLE

In the body of the report you will see items listed as ACCEPTABLE. This term is used for items that are typically stationary, non mechanical and considered generally serviceable within the parameters of their given service life. Cosmetic appearance is not taken into account when rating an item as Acceptable.

HAZARDOUS

Items listed as hazardous pose imminent danger to the inspected property or occupants. Hazardous situations should be properly corrected by qualified competent contractors before occupying the property.

PERIODIC MAINTENANCE NEEDED

In the body of the report you may see items listed as PERIODIC MAINTENANCE NEEDED. These items are not unusual for the type and age property inspected. Some of these items may be recurring maintenance that has been postponed. You should evaluate your risk exposure for the items listed here and appropriately schedule proper repairs by qualified competent contractors.

MONITOR

In the body of the report you may see items listed as MONITOR. Typically these are items or areas that need subsequent observations and should be monitored over time to obtain historical data. These items may or may not require correction in the future based upon their performance over time. If you are unable to do the monitoring the inspector recommends you appropriately schedule monitoring by a qualified competent contractor.

PRE-DATE

In the body of the report you may see items listed as PRE-DATE. These items or areas are where construction may have been completed before the current safety standards were in place or in some cases where local code variances may exist. You should evaluate your risk and liability exposure for these items or areas and consider upgrading for safety or function.

Exterior

The following opinion is based on an inspection of the readily accessible and visible portions of the exterior and the exterior surfaces of the structure including a representative number of windows . Any exterior conditions requiring correction should be performed by a competent qualified contractor.

1. Site

Sloping

Rear

Negative Drainage - Drainage is negative, which means water will flow toward the structure. In order to correct this condition, it may be necessary to regrade by lowering or raising the immediate grade to divert water away from the building a minimum of ten feet. MONITOR area during rains budgeting appropriate corrections as needed.



Rear Negative Drainage - Drainage is negative, which means water will flow toward the structure. In order to correct this condition, it may be necessary to regrade by lowering or raising the immediate grade to divert water away from the building a minimum of ten feet. MONITOR area during rains budgeting appropriate corrections as needed.

2. Vegetation

No adverse conditions were observed

3. Driveway

Material:

Asphalt

PERIODIC MAINTENANCE NEEDED

Deferred Maintenance - The inspected item suffers from deferred maintenance and is ready for reconditioning.

4. Walkway

Observations:

Concrete

ACCEPTABLE

5. Exterior Entry Doors

Material:

Metal

Metal framed glass

No adverse conditions were observed - for doors operable at time of inspection

Not Observed - Multiple doors were boarded shut and were not available for inspector to operate

6. Windows

Materials:

Metal

A representative number of windows were checked and were found generally serviceable within the parameters of their given service life.

7. Window Glazing

Glass at upstairs room

Fogging was observed. This indicates failure of the seal between layers of glass. Replacement is the best method to cure this problem. Replace or repair all damaged glass as needed.

8. Soffit

Material:

Vinyl soffits with metal fascia

The exterior of the home was inspected and the eaves appears to be in overall good condition. No immediate repairs are needed at this time.

9. Siding - Masonry

Block

Cracks expansion or settlement - Noticeable cracking was observed. This is not unusual. Monitor and repair as needed.

10. Trim

PERIODIC MAINTENANCE NEEDED

Steeple

Deferred Maintenance - The inspected item suffers from deferred maintenance and is ready for reconditioning.

Roofing

The following opinion is based on an inspection of the readily accessible and visible portions of the roof on the day of inspection. It is not a warranty of the roof system or of how long it may be water tight. Any roof conditions requiring correction should be performed by a competent qualified contractor.

1. Access/Weather

Access:

Viewed from ground with binoculars

Weather was partly cloudy during inspection

Style of roofing

Gable

2. Roof Covering

Type of roofing installed

Composition Shingle

Consider premature replacement - Weigh your options for repairing roofing now knowing that you should replace it in the near future with the option of proper complete replacement now. Considering that a properly replaced roofing system may last up to three decades it may make better sense to replace the roofing correctly now rather than to repair an older roof system that will have to be replaced soon anyway.

Roofing is ready for periodic maintenance. Have a qualified competent contractor check entire roof system and associated flashings. Repair or replace affected areas as needed.



Representative roofing damage photo



Some decking lifted

3. Flashing

Not Visible

4. Gutters / Downspouts

Material:

Metal

Discharge Underground - One or more downspouts are discharging into a below grade drainage system. The drainage system is inaccessible and therefore not inspected.

When to replace gutters - The best time to replace gutters is at the same time you are replacing the roof shingles.

Attic

The following opinion is based on an inspection of the readily accessible and visible portions of the structural components. Structural conditions requiring correction should be performed by a competent qualified contractor.

1. Attic Access

Pull down stairs to attic

Installed pull down steps are rated RESIDENTIAL ONLY and should not be used in a commercial application. Instructions not followed - The observed installation appears irregular and may not meet the manufacturer installation instructions provided with the item. Refer to the instructions and properly correct installation as needed for safety and function.



Attic steps not rated for commercial use

2. Attic Framing

Wooden Rafters

Wooden Trusses

Plywood roof decking

Some roof decking appears missing at trusses of rear addition
Trusses do not appear to be factory designed to support furnaces
Further evaluation roof framing system - Conditions observed at attic framing that warrant further evaluation by a specialist. A structural engineer should further evaluate entire roof framing system and all supports determining corrective measures needed, take action to prevent recurrence and properly repair affected areas where needed.

Truss at front furnace appears to be altered and is unrepaired.
Sacrificed Engineered Truss - One or more chords were observed cut at engineered truss. Contact truss manufacturer or other structural engineer to design appropriate corrections. A competent qualified contractor should execute engineering design where needed.



Unrepaired cut truss observed near upstairs furnace for office area



Some trusses appear to lack sheathing at rear attic area



Trusses may not be designed for furnace platform attachment

3. Wall Insulation

Roll fiberglass

Where visible

4. Attic Insulation

Blown

R-19 Attic Insulation - Insufficient insulation viewed in attic for this area. Consider adding attic insulation to R-30 or R-49 to lower utility costs.

5. Attic ventilation

Soffit Vents

Attic Fan

Blades of some attic fans did not turn easily. Check all attic fans properly correcting where needed.
Not Working - The inspected item is not operating properly. Properly repair as needed.

Foundation

1. Slab construction

:

Poured in place concrete - Finished areas restrict view of slab

Central Heating and Cooling

The following opinion is based on an inspection of the readily accessible and visible portions of the heating and cooling systems. These systems are tested using the normal operating controls only. Improperly maintained heating and cooling can cause uncomfortable areas, higher utility bills and safety concerns. Heating and Cooling installation conditions and functional issues requiring correction should be performed by a competent licensed mechanical contractor.

1. Installed Central Heating and Cooling

- Central Heating and Cooling System 5 System serves rear area

Brand Furnace: Goodman / Location: Attic / Fuel: Propane; Forced Air System

Size: 100,000 BTU / Date of Manufacture: 1997

Gas furnaces typically have a service life of 15-20 years when properly maintained

Filter Type: Disposable / Thermostat Type: Mechanical

Brand AC: Goodman / Location: Exterior / Fuel: Electric

Size: 4 ton / Date of Manufacture: 1999

Central AC units typically have a service life of 10-15 years when properly maintained

AC condensate disposal method: Gravity drain piping - service annually

2. Installed Central Heating and Cooling

- Central Heating and Cooling System 5 System serves rear area

Brand Furnace: Goodman / Location: Attic / Fuel: Propane; Forced Air System

Size: 100,000 BTU / Date of Manufacture: 1997

Gas furnaces typically have a service life of 15-20 years when properly maintained

Filter Type: Disposable / Thermostat Type: Mechanical

Brand AC: Goodman / Location: Exterior / Fuel: Electric

Size: 4 ton / Date of Manufacture: 1999

Central AC units typically have a service life of 10-15 years when properly maintained

AC condensate disposal method: Gravity drain piping - service annually

3. Fuel

Observations: Properly replace gas lines as needed for function and safety
Unprotected gas line - Exterior gas lines should be protected from physical damage to reduce risk of leakage. Correct as needed for safety.



Properly replace gas lines as needed for function and safety
Unprotected gas line - Exterior gas lines should be protected from physical damage to reduce risk of leakage. Correct as needed for safety.

Properly replace gas lines as needed for function and safety
Unprotected gas line - Exterior gas lines should be protected from physical damage to reduce risk of leakage. Correct as needed for safety.

4. Heating Function

The inspector recommends annual servicing for all equipment ten years old and older.

Four Units
Fired OK - Inspector adjusted thermostat, system engaged and was found to be functional.

Upstairs furnace serving upstairs office did not come on when thermostat was set in heating mode
System failed to respond to thermostat set by inspector. System should be properly serviced correcting as needed for safety and function.

5. Heating Flue

Flue appears acceptable for visible areas

Two front furnaces
Plastic flue vents through roof

Three rear units
Metal flue vents through roof

6. AC Function

The inspector recommends annual servicing for all equipment ten years old and older.

Two rear units

Fired OK - Inspector adjusted thermostat, system engaged and was found to be functional.

Sanctuary unit and rear 5 ton unit

System failed to respond to thermostat set by inspector. System should be properly serviced correcting as needed for safety and function.

Upstairs AC unit

System was not cooling properly during inspection. System should be properly serviced correcting as needed for safety and function.

7. Condensate Issues

Condensate pan is too small and is damaged beneath upstairs furnace serving upstairs area

Condensate pan missing - Furnaces installed at or above finished living space should have a properly installed condensate overflow pan with separate drain to exterior and/or compressor kill switch. Have qualified competent heat/cool contractor properly correct as needed.



Upstairs office furnace overflow pan damaged and undersized

8. Duct

Observations: No adverse conditions were observed

Metal and flexible duct installed

9. Furnace Location Issue

Three rear furnaces, also furnaces may require relocation if trusses are not designed to hold extra weight

Walkway to attic furnace - Service walk to attic furnace is missing or incomplete. Attic mounted furnaces should have a secured 24" wide walkway and a 30" wide service platform on the control side of furnace. Correction is needed for safety.

Electrical

The following opinion is based on an inspection of the readily accessible and visible portions of the electrical system. Electrical installation conditions and functional issues requiring correction should be performed by a competent licensed electrical contractor.

1. Electrical Service

Underground

2. Electrical Distribution Main Panel

Breaker Panel

225 Amps 240 Volt

Fuse Panel

200 Amp 240 Volt

Both panels

Panel Inspected - The cover was removed from the electrical panel. The interior components were viewed and found to be in satisfactory condition and appear to be properly installed. No repairs are needed to panel or interior components at this time.

3. Electrical Distribution Sub Panel

Type:

Breaker Panel

Front breaker panel

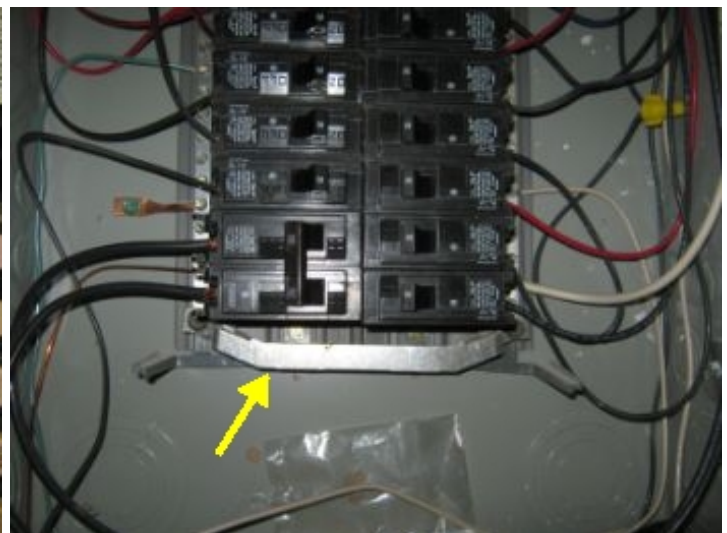
Double tapped breaker - The installed breaker should have only one wire terminate at the breaker terminal. Two wires terminating at a single lug can have a poor connection that may cause overheating or arcing. Proper correction is needed for safety and to protect equipment.

At both sub breaker panels

Grounds not isolated - In a sub panel the grounding wires should be isolated from the neutral wires so that a separate redundant path exists between the sub panel and main breaker panel. Have qualified electrician correct as needed.



Double tap observed at front sub breaker panel



Grounding and neutral wires are connected at both sub breaker panels, rear sub breaker panel shown in photo

4. Electrical Branch Wiring

Observations:

Attic area

Routine corrections are needed to improve the safety of the electrical branch wiring. These corrections are typically the result from unskilled persons altering the branch wiring and usually are non recurring once properly completed. Where applicable, have electrical contractor terminate all exposed wire ends, enclose all open wire splices, secure loose wiring as needed and remove visible abandoned wiring and/or otherwise make wiring safe as needed.

Observed at left exterior AC disconnect breaker panel

Improper wiring - Improper wiring was noted. Have a qualified electrician check and repair as needed for function and safety.



Improper wiring observed at left exterior AC disconnect panel

5. Electrical Receptacle Outlets

Using a circuit tester, a representative number of grounding type electrical receptacles were randomly checked and correct wiring was indicated.

6. Electrical GFCI

Observations:

PERIODIC MAINTENANCE NEEDED

Kitchen counter where not GFCI protected already

GFCI needed - The inspector suggests a GFCI for this location to reduce the risk of shock. These Ground Fault Current Interrupters are important safety devices and are relatively inexpensive.

Counter receptacle at womens rest room is not GFCI protected

GFCI Required - The electrical receptacle(s) was remotely tested by a GFCI tester and failed to switch off when tested. GFCI (ground fault circuit interrupter) protection is a safety requirement for this area. Have electrical contractor evaluate and repair as needed.

Counter receptacle at front mens room has broken GFCI receptacle

GFCI Broken - The GFCI or Ground Fault Current Interrupter failed to trip when remotely tested. Repair or replace GFCI receptacle as needed.

7. Electrical Lighting Outlets

For rear attic furnaces

Service light missing - Equipment requiring periodic servicing should have a permanent light illuminating the control side of the equipment and a switch at the entry point of the area where the equipment is installed. Add proper lighting for safety and servicing of equipment.

Observed at furnace service light for sanctuary furnace.

Broken bulb was observed in light fixture. Properly correct as needed for function and safety.

Exterior lighting

Physical Damage - Physical damage was noted and should be properly repaired.

Check all lighting making functional and safe as needed.



Damaged exterior lighting

8. Electrical Other

Lightening arrestor system is typically installed at exterior of building.

Lightening arrestor system is questionable. An electrical contractor experienced with this type of installation should further evaluate system correcting as needed for function and safety.



Lightening arrester system is typically installed at exterior of building. Lightening arrester system is questionable. An electrical contractor experienced with this type of installation should further evaluate system correcting as needed for function and safety.

Plumbing

The following opinion is based on an inspection of the readily accessible and visible portions of the plumbing system. Plumbing installation conditions and functional issues requiring correction should be performed by a competent licensed plumbing contractor.

1. Supply Piping

Flow:

Adequate functional water flow observed

2. Waste Piping

Flow:

Functional waste water flow observed

The visible portions of waste water piping were found generally serviceable within the parameters of its given service life. No immediate repair concerns were observed.

3. Gas Water Heater

Typical service life of a water heater is 8-12 years.

Both Units

Older - Inspected item noted nearing or past age of normal life expectancy. You should budget replacement of the item in the near future.

Both Units

12+ years old

Location:

Both Units

Closet

Size: 30 gallon

40 gallon

4. Plumbing Equipment

At janitors closet
Pressure Reducer

Water pressure acceptable - The water pressure was checked at an outlet located after the pressure reducer, if one was present. The pressure was found to be within the acceptable 40-80 PSI range. See any additional notes regarding functional water flow recorded under plumbing supply piping.

At janitors closet
Back Flow Preventer Observed - Contact water utility to verify procedures required for annual testing and report compliance to ensure safe drinking water.



Back flow preventers require annual testing and reporting

5. Shut off

At meter

At closet

6. Electric Water Heater

Typical service life of a water heater is 8-12 years.

Both Units

Older - Inspected item noted nearing or past age of normal life expectancy. You should budget replacement of the item in the near future.

Both Units

12+ years old

Location:

Both Units

Closet
Size: 30 gallon
40 gallon

Both Units

Water heater was observed functional during home inspection

7. Plumbing Other

Observations: Exterior hose faucets

Subject to freeze - Inspected item as installed could possibly freeze and should be properly insulated or winterized in colder months.

Exterior hose faucets

Not Working - The inspected item is not operating properly. Properly repair as needed.

Interior

The following opinion is based on an inspection of the readily accessible and visible portions of the interior including Walls, Ceiling, Floors, Steps, Stairways, Balconies, Railings, and Doors. Cosmetic issues are not addressed for these areas but significant physical damage, questionable staining and significant improper function are addressed in this inspection report. Conditions requiring correction for these areas should be performed by a competent qualified contractor.

1. Walls

Material: Drywall

Material: Block

PERIODIC MAINTENANCE NEEDED

Cracks from expansion or settlement - Noticeable cracking was observed. This is not unusual. Monitor and properly repair as needed.

Stained - The material is stained. Some stains may be very difficult to remove. Before repairing, be sure the source of the stain has been located and cured.



Monitor settlement cracks

2. Ceilings

PERIODIC MAINTENANCE NEEDED

Material: Drywall

Suspended Ceiling

Physical damage was noted and should be properly repaired.

Stained - The material is stained. Some stains may be very difficult to remove. Before repairing, be sure the source of the stain has been located and cured.

Cracks from expansion or settlement - Noticeable cracking was observed. This is not unusual. Monitor and properly repair as needed.



Ceiling and wall stains observed



Damaged ceiling ready for correction at rear

3. Flooring

No adverse conditions were observed

Material:

Carpet

Vinyl Tile

4. Doors

Material:

PERIODIC MAINTENANCE NEEDED

Wood

Minor adjustment needed - The inspected item is functional overall but requires minor routine adjustment for proper operation.

5. Interior Steps

No adverse conditions were observed

Carpeted steps observed

6. Railings

No adverse conditions were observed

Kitchen

The following opinion is based on an inspection of the readily accessible and visible portions of the kitchen including counters and a representative number of cabinets. The following built in appliances are checked as part of this inspection report if present: Range, Cook top, Oven, Garbage Disposal, Microwave, Trash Compactor, Ventilation Equipment such as a Range Hood. Installed Dishwashers are run through a normal cycle. Appliance inspection does not cover clocks, timers, self cleaning function, calibration or automatic functions. Refrigerators are outside the scope of this inspection and only their presence or absence is noted. Installation conditions and functional issues for this area requiring correction should be performed by a competent qualified contractor.

1. Countertop

Countertop Acceptable - The countertop was inspected and found to be generally serviceable within the parameters of its given service life

Material: Laminate

2. Cabinets

Cabinets Acceptable - A representative number of built-in cabinets were inspected and found to be generally serviceable within the parameters of their given service life

Material: Wood

3. Sink and Faucet

Observations: No Leaks Observed - The inspected faucet was run for longer than one minute. No leaks were viewed at the visible supply lines, faucet or the visible waste drain lines just beneath the sink.

Double Bowl Stainless Steel

4. Range / Oven

Observations: Both range and oven were checked

On/Off Tested - Inspected appliance was turned on and off by the normal operating controls. The main function of the appliance appeared to be operating normally. Inspector does not test calibration of appliances or check the function of optional equipment on appliances.

Electric Range and Oven

5. Disposal

None

6. Dishwasher

Dishwasher Functional - The dishwasher was run through a normal wash cycle and appeared to be functioning. Additionally, no leaks were observed about the dishwasher during the inspection.

Dishwasher service life - Typically dishwashers are designed to last approximately 10 years.

7. Microwave

A portable microwave was present but was not checked by the inspector as they are outside the scope of a home inspection and typically do not convey with the home.

8. Cooking Ventilation

None - A commercial kitchen should have a properly installed exhaust vent system. Check with local Fire Marshal or building code official correcting as needed for safety and function.

9. Kitchen Floor

Observations: No adverse conditions were observed
Material: Vinyl Tile

10. Laundry Sink

No Leaks Observed - The inspected faucet was run for longer than one minute. No leaks were viewed at the visible supply lines, faucet or the visible waste drain lines just beneath the sink.

Personal property restricted inspector's view of this area

11. Refrigerator

A kitchen refrigerator was present but was not checked by the inspector as they are outside the scope of a home inspection and typically do not convey with the home. Areas concealed by the refrigerator were not observed.

Bath 1

The following opinion is based on an inspection of the readily accessible and visible portions of the bathrooms. Installation conditions and functional issues for this area requiring correction should be performed by a competent qualified contractor.

1. Plumbing Fixtures

LOCATION: Rear Mens Room

Installed Fixtures

Sink: Wall hung type

Toilet: Water tank type

Sink Faucet

No Leaks Observed - The inspected faucet was run for longer than one minute. No leaks were viewed at the visible supply lines, faucet or the visible waste drain lines just beneath the sink.

Left Toilet

Functional - The toilet was flushed no less than two times. On each operation the toilet refilled and shut off properly. No leaks were noted at toilet.

LOCATION: Rear Mens Room

Toilet

Fails to flush - The toilet failed to flush. The flush mechanism may need to be replaced or repaired. Properly put this area back in service.

Properly put this area back in service.

2. Ventilation Type

Fan on/off tested - The bathroom vent fan was switched on and the sound heard appeared to be appropriate for the fan. It is beyond the scope of the home inspection to determine the effectiveness of the bathroom fan such as to verify air flow quantity or discharge location.

3. Bath Floor

Material:

No adverse conditions were observed

Material: Vinyl Tile

Bath 2

1. Plumbing Fixtures

LOCATION:Rear Womens Room

Installed Fixtures

Sink: Wall hung type

Toilet: Water tank type

Sink Two Units

No Leaks Observed - The inspected faucet was run for longer than one minute. No leaks were viewed at the visible supply lines, faucet or the visible waste drain lines just beneath the sink.

Three Units

Toilet Functional - The toilet was flushed no less than two times. On each operation the toilet refilled and shut off properly. No leaks were noted at toilet.

2. Ventilation Type

Type:

Fan on/off tested - The bathroom vent fan was switched on and the sound heard appeared to be appropriate for the fan. It is beyond the scope of the home inspection to determine the effectiveness of the bathroom fan such as to verify air flow quantity or discharge location.

3. Bath Floor

No adverse conditions were observed

Material: Vinyl Tile

Bath 3

1. Plumbing Fixtures

LOCATION: Front Mens Room

Installed Fixtures

Sink: Vanity with basin

No Leaks Observed - The inspected faucet was run for longer than one minute. No leaks were viewed at the visible supply lines, faucet or the visible waste drain lines just beneath the sink.

Toilet: Water tank type and Urinal

Toilet and Urinal Functional - The toilet and urinal was flushed no less than two times. On each operation the toilet refilled and shut off properly. No leaks were noted at toilet.

2. Ventilation Type

Type:

Fan on/off tested - The bathroom vent fan was switched on and the sound heard appeared to be appropriate for the fan. It is beyond the scope of the home inspection to determine the effectiveness of the bathroom fan such as to verify air flow quantity or discharge location.

3. Bath Floor

Material:

No adverse conditions were observed

Material: Tile

Bath 4

1. Plumbing Fixtures

LOCATION: Front Womens Room

Installed Fixtures

Sink: Vanity with basin

No Leaks Observed - The inspected faucet was run for longer than one minute. No leaks were viewed at the visible supply lines, faucet or the visible waste drain lines just beneath the sink.

Toilet: Water tank type
Three units

Toilet Functional - The toilet was flushed no less than two times. On each operation the toilet refilled and shut off properly. No leaks were noted at toilet.

2. Ventilation Type

Type:

Fan on/off tested - The bathroom vent fan was switched on and the sound heard appeared to be appropriate for the fan. It is beyond the scope of the home inspection to determine the effectiveness of the bathroom fan such as to verify air flow quantity or discharge location.

3. Bath Floor

Material:

No adverse conditions were observed

Material: Tile

Report Summary

Exterior		
Page 3 Item: 1	Site	<p>Sloping</p> <p>Rear Negative Drainage - Drainage is negative, which means water will flow toward the structure. In order to correct this condition, it may be necessary to regrade by lowering or raising the immediate grade to divert water away from the building a minimum of ten feet. MONITOR area during rains budgeting appropriate corrections as needed.</p>
Page 4 Item: 7	Window Glazing	<p>Glass at upstairs room Fogging was observed. This indicates failure of the seal between layers of glass. Replacement is the best method to cure this problem. Replace or repair all damaged glass as needed.</p>
Roofing		
Page 5 Item: 2	Roof Covering	<p>Consider premature replacement - Weigh your options for repairing roofing now knowing that you should replace it in the near future with the option of proper complete replacement now. Considering that a properly replaced roofing system may last up to three decades it may make better sense to replace the roofing correctly now rather than to repair an older roof system that will have to be replaced soon anyway.</p> <p>Roofing is ready for periodic maintenance. Have a qualified competent contractor check entire roof system and associated flashings. Repair or replace affected areas as needed.</p>
Attic		
Page 7 Item: 1	Attic Access	<p>Installed pull down steps are rated RESIDENTIAL ONLY and should not be used in a commercial application. Instructions not followed - The observed installation appears irregular and may not meet the manufacturer installation instructions provided with the item. Refer to the instructions and properly correct installation as needed for safety and function.</p>
Page 8 Item: 2	Attic Framing	<p>Some roof decking appears missing at trusses of rear addition Trusses do not appear to be factory designed to support furnaces Further evaluation roof framing system - Conditions observed at attic framing that warrant further evaluation by a specialist. A structural engineer should further evaluate entire roof framing system and all supports determining corrective measures needed, take action to prevent recurrence and properly repair affected areas where needed.</p> <p>Truss at front furnace appears to be altered and is unrepaired. Sacrificed Engineered Truss - One or more chords were observed cut at engineered truss. Contact truss manufacturer or other structural engineer to design appropriate corrections. A competent qualified contractor should execute engineering design where needed.</p>
Page 9 Item: 5	Attic ventilation	<p>Blades of some attic fans did not turn easily. Check all attic fans properly correcting where needed. Not Working - The inspected item is not operating properly. Properly repair as needed.</p>
Central Heating and Cooling		
Page 12 Item: 3	Fuel	<p>Properly replace gas lines as needed for function and safety Unprotected gas line - Exterior gas lines should be protected from physical damage to reduce risk of leakage. Correct as needed for safety.</p>
Page 12 Item: 4	Heating Function	<p>Upstairs furnace serving upstairs office did not come on when thermostat was set in heating mode System failed to respond to thermostat set by inspector. System should be properly serviced correcting as needed for safety and function.</p>

Page 13 Item: 6	AC Function	Sanctuary unit and rear 5 ton unit System failed to respond to thermostat set by inspector. System should be properly serviced correcting as needed for safety and function. Upstairs AC unit System was not cooling properly during inspection. System should be properly serviced correcting as needed for safety and function.
Page 13 Item: 7	Condensate Issues	Condensate pan is too small and is damaged beneath upstairs furnace serving upstairs area Condensate pan missing - Furnaces installed at or above finished living space should have a properly installed condensate overflow pan with separate drain to exterior and/or compressor kill switch. Have qualified competent heat/cool contractor properly correct as needed.
Page 13 Item: 9	Furnace Location Issue	Three rear furnaces, also furnaces may require relocation if trusses are not designed to hold extra weight Walkway to attic furnace - Service walk to attic furnace is missing or incomplete. Attic mounted furnaces should have a secured 24" wide walkway and a 30" wide service platform on the control side of furnace. Correction is needed for safety.
Electrical		
Page 15 Item: 3	Electrical Distribution Sub Panel	Front breaker panel Double tapped breaker - The installed breaker should have only one wire terminate at the breaker terminal. Two wires terminating at a single lug can have a poor connection that may cause overheating or arcing. Proper correction is needed for safety and to protect equipment. At both sub breaker panels Grounds not isolated - In a sub panel the grounding wires should be isolated from the neutral wires so that a separate redundant path exists between the sub panel and main breaker panel. Have qualified electrician correct as needed.
Page 15 Item: 4	Electrical Branch Wiring	Attic area Routine corrections are needed to improve the safety of the electrical branch wiring. These corrections are typically the result from unskilled persons altering the branch wiring and usually are non recurring once properly completed. Where applicable, have electrical contractor terminate all exposed wire ends, enclose all open wire splices, secure loose wiring as needed and remove visible abandoned wiring and/or otherwise make wiring safe as needed. Observed at left exterior AC disconnect breaker panel Improper wiring - Improper wiring was noted. Have a qualified electrician check and repair as needed for function and safety.
Page 15 Item: 6	Electrical GFCI	Counter receptacle at womens rest room is not GFCI protected GFCI Required - The electrical receptacle(s) was remotely tested by a GFCI tester and failed to switch off when tested. GFCI (ground fault circuit interrupter) protection is a safety requirement for this area. Have electrical contractor evaluate and repair as needed. Counter receptacle at front mens room has broken GFCI receptacle GFCI Broken - The GFCI or Ground Fault Current Interrupter failed to trip when remotely tested. Repair or replace GFCI receptacle as needed.

Page 16 Item: 7	Electrical Lighting Outlets	<p>For rear attic furnaces Service light missing - Equipment requiring periodic servicing should have a permanent light illuminating the control side of the equipment and a switch at the entry point of the area where the equipment is installed. Add proper lighting for safety and servicing of equipment.</p> <p>Observed at furnace service light for sanctuary furnace. Broken bulb was observed in light fixture. Properly correct as needed for function and safety.</p> <p>Exterior lighting Physical Damage - Physical damage was noted and should be properly repaired.</p> <p>Check all lighting making functional and safe as needed.</p>
Page 17 Item: 8	Electrical Other	<p>Lightening arrestor system is typically installed at exterior of building. Lightening arrestor system is questionable. An electrical contractor experienced with this type of installation should further evaluate system correcting as needed for function and safety.</p>
Plumbing		
Page 19 Item: 7	Plumbing Other	<p>Exterior hose faucets Not Working - The inspected item is not operating properly. Properly repair as needed.</p>
Kitchen		
Page 23 Item: 8	Cooking Ventilation	<p>None - A commercial kitchen should have a properly installed exhaust vent system. Check with local Fire Marshal or building code official correcting as needed for safety and function.</p>
Bath 1		
Page 24 Item: 1	Plumbing Fixtures	<p>LOCATION: Rear Mens Room</p> <p>Toilet Fails to flush - The toilet failed to flush. The flush mechanism may need to be replaced or repaired. Properly put this area back in service.</p> <p>Properly put this area back in service.</p>