

NextDay Inspect

Commercial Inspection Report



SAMPLE REPORT



1234 Sample Rd, Chantilly, VA 19000
Inspection prepared for: Clients
Date of Inspection: 12/17/2017 Time: 10:00 AM Size: 28000 Sqft
Weather: Clear Sky low 20s deg. F
Two days inspection 1/17 and 1/18
5 story Commercial building 30 years old

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INTRODUCTION

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your emailed report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

PURPOSE AND SCOPE

This Inspection Report is supplemental to the Property Disclosure Statement.

This document was prepared as a report of all visual defects noted at the time and date of the inspection. It is not necessarily an all-inclusive summary, as additional testing or inspection information/processes and analysis may be pending. It is subject to all terms and conditions specified in the Inspection Agreement.

It should be noted that a standard pre-purchase inspection is a visual assessment of the condition of the structure at the time of inspection and is subject to day-to-day changes. The inspection and inspection report are offered as an opinion only, of items observed on the day of the inspection. Although every reasonable effort is made to discover and correctly interpret indications of previous or ongoing defects that may be present, it must be understood that no guarantee is expressed nor implied nor responsibility assumed by the inspector or inspection company for the actual condition of the building or property being examined.

This firm endeavors to perform all inspections in substantial compliance with the International Standards of Practice for Inspecting Commercial Properties (www.nachi.org/comsop). The scope of the inspection is outlined in the Inspection Agreement, agreed to and signed by the Client. Our inspectors inspect the readily accessible and installed components and systems of a property as follows: This report contains observations of those systems and components that are, in the professional opinion of the inspector authoring this report, significantly deficient in the areas of safety or function. When systems or components designated for inspection in the Standards are present but are not inspected, the reason the item was not inspected may be reported as well.

This report summarizes our inspection conducted on this date at the above address.

EXCLUSIONS AND LIMITATIONS

The inspection is supplemental to the Property Disclosure Statement. It is the responsibility of the Client to obtain any and all disclosure forms relative to this real estate transaction. The client should understand that this report is the assessment of a Property Inspection Consultant, not a professional engineer, and that, despite all efforts, there is no way we can provide any guaranty that the foundation, structure, and structural elements of the unit are sound. We suggest that if the client is at all uncomfortable with this condition or our assessment, a professional engineer be consulted to independently evaluate the condition, prior to making a final purchase decision.

This inspection is limited to any structure, exterior, landscape, roof, plumbing, electrical, heating, foundation, bathrooms, kitchen, bedrooms, hallway, and attic sections of the structure as requested, where sections are clearly accessible, and where components are clearly visible. Inspection of these

components is limited, and is also affected by the conditions apparent at the time of the inspection, and which may, in the sole opinion of the inspector, be hazardous to examine for reasons of personal or property safety. This inspection will exclude insulation ratings, hazardous materials, retaining walls, hidden defects, buried tanks of any type, areas not accessible or viewable, and all items as described in Sections 4 and 10 of the Inspection Agreement. As all buildings contain some level of mold, inspecting for the presence of mold on surfaces and in the air is not a part of the actual inspection, but is a value added service to help you, the client, minimize the risks and liabilities associated with Indoor Air Quality.

The International Standards of Practice for Inspecting Commercial Properties are applicable to all commercial properties. They are not technically exhaustive and do not identify concealed conditions or latent defects. Inspectors are not required to determine the condition of any system or component that is not readily accessible; the remaining service life of any system or component; determination of correct sizing of any system or component; the strength, adequacy, effectiveness or efficiency of any system or component; causes of any condition or deficiency; methods, materials or cost of corrections; future conditions including but not limited to failure of systems and components; the suitability of the property for any specialized use; compliance with regulatory codes, regulations, laws or ordinances; the market value of the property or its marketability; the advisability of the purchase of the property; the presence of potentially hazardous plants or animals including but not limited to wood destroying organisms or diseases harmful to humans; mold; mildew; the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances; the operating costs of any systems or components and the acoustical properties of any systems or components.

Inspectors are not required to operate any system or component that is shut down or otherwise inoperable; any system or component which does not respond to normal operating controls or any shut off valves or switches. Inspectors are not required to offer or perform any act or service contrary to law; offer or perform engineering services or work in any trade or professional service. We do not offer or provide warranties or guarantees of any kind or for any purpose. Inspectors are not required to inspect, evaluate, or comment on any and all underground items including, but not limited to, septic or underground storage tanks or other underground indications of their presence, whether abandoned or active; systems or components that are not installed; decorative items; systems or components that are in areas not entered in accordance with the International Standards of Practice for Inspecting Commercial Properties; detached structures; common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

Inspectors are not required to enter into or onto any area or surface, or perform any procedure or operation which will, in the sole opinion of the inspector, likely be dangerous to the inspector or others or damage the property, its systems or components; nor are they required to move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice or debris or dismantle any system or component, or venture into confined spaces. Our inspectors are not required to enter crawlspaces or attics that are not readily accessible nor any area which has less than 36" clearance or a permanently installed walkway or which will, in the sole opinion of the inspector, likely to be dangerous, inaccessible, or partially inaccessible to the inspector or other persons, or where entry could possibly cause damage to the property or its systems or components. Inspector wants the Client to know that he is not a licensed Professional Engineer or Architect, and does not engage in the unlicensed practice of either discipline. Opinions contained herein are just that.

A WORD ABOUT RODENTS, VERMIN, AND PESTS

Vermin and other pests are part of the natural habitat, but they often invade buildings. Rats and mice have collapsible rib cages and can squeeze through even the tiniest crevices. And it is not uncommon for them to establish colonies within basements, crawlspaces, attics, closets, and even the space inside walls, where they can breed and become a health-hazard. Therefore, it would be prudent to have an exterminator evaluate the structures to ensure that it is rodent-proof, and to

periodically monitor those areas that are not readily accessible.

A WORD ABOUT CONTRACTORS AND 20-20 HINDSIGHT

A common source of dissatisfaction with inspectors sometimes comes as a result of off-the cuff comments made by contractors (made after-the-fact), which often differ from ours. Don't be surprised when someone says that something needed to be replaced when we said it needed to be repaired, replaced, upgraded, or monitored. Having something replaced may make more money for the contractor than just doing a repair. Contractors sometimes say, "I can't believe you had this building inspected and they didn't find this problem." There may be several reasons for these apparent oversights:

Conditions during inspection - It is difficult for clients to remember the circumstances in the subject property at the time of the inspection. Clients seldom remember that there was storage everywhere, making things inaccessible, or that the air conditioning could not be turned on because it was 60° outside. Contractors do not know what the circumstances were when the inspection was performed.

The wisdom of hindsight - When a problem occurs, it is very easy to have 20/20 hindsight. Anybody can say that the roof is leaking when it is raining outside and the roof is leaking. In the midst of a hot, dry, or windy condition, it is virtually impossible to determine if the roof will leak the next time it rains. Predicting problems is not an exact science and is not part of the inspection process. We are only documenting the condition of the property at the time of the inspection.

A destructive or invasive examination - The inspection process is non-destructive, and is generally noninvasive. It is performed in this manner because, at the time we inspected the subject property, the Client did not own, rent, or lease it. A Client cannot authorize the disassembly or destruction of what does not belong to them. Now, if we spent half an hour under a sink, twisting valves and pulling on piping, or an hour disassembling a furnace, we may indeed find additional problems. Of course, we could possibly CAUSE some problems in the process. And, therein lies the quandary. We want to set your expectations as to what an inspection is, and what it not.

We are generalists - We are not acting as specialists in any specific trade. The heating and cooling contractor may indeed have more heating expertise than we do. This is because heating and cooling is all he's expected to know. Inspectors are expected to know heating and cooling, plumbing, electricity, foundations, carpentry, roofing, appliances, etc. That's why we're generalists. We're looking at the forest, not the individual trees.

Report Summary

Roof		
Page 11 Item: 2	Presence of Exposed Membrane	<ul style="list-style-type: none"> • Wind, weather, and human activities have removed the ballast stone from the roof leaving the membrane exposed in some areas. This condition leaves the membrane susceptible to damage from direct sunlight or physical damage. Recommend replacing the ballast stones. • Sections of the built-up roofing have delaminated leaving some of the lower membrane exposed. This will eventually cause a leak due to the breakdown of the lower layers. Recommend contacting a licensed roofing contractor for evaluation and repair options.
Page 13 Item: 3	Evidence of Ponding	<ul style="list-style-type: none"> • ponding is evident in areas on the roof. This is normally caused by improper pitch or slope of the roofing materials or the roof deck. Recommend contacting a licensed roofing contractor to review repair options.
Page 14 Item: 4	Gutters	<ul style="list-style-type: none"> • The structures above the elevator and stairwell have flat roof with no slope or gutter system to direct rain water to the downspout, we recommend installing gutters on the additional structures and direct the water to downspout and roof drainage.
Page 14 Item: 5	Downspouts	<ul style="list-style-type: none"> • Water discharge through the downspout or other means must extend at least 6 feet away from the structure walls towards the drainage
Page 15 Item: 6	Vents, Flashings, Skylights, Chimney and other Roof Penetrations	<ul style="list-style-type: none"> • Several breather vents are too short which can lead to the accumulation of ice, snow, and debris inside the vent, therefore the vents get clogged. Minimum vent penetration high above the roof for Northern Virginia is 6 inches and the average 18 inches. • Several roof penetrating vents have excessive rust. We recommend replacing and/or sanding and painting the rusty vents • Several nails securing the flashing are popping out.
Page 17 Item: 7	Additional Structures	<ul style="list-style-type: none"> • Brick spalling noted at the time of the inspection • noted broken leg covers on the Sprint cables track container.
Page 17 Item: 8	Drainage	<ul style="list-style-type: none"> • All breather vents next to the drainage are too short, recommended minimum height 6 inches above the roof line.
Exterior		
Page 20 Item: 1	Doors, Decks, Stoops, Steps, Stairs, Porches, Railings, Eaves, Soffits and Fascias	<ul style="list-style-type: none"> • one or more door stopper worn out or broken • one or more doors have worn out weather strip and or insulation • Flooring Store main entrance floor transition noted missing screws at the time of the inspection
Page 22 Item: 2	Vegetation	<ul style="list-style-type: none"> • noted plants and shrubs touching the building, recommend pruning and cutting at least one foot from the building walls
Page 22 Item: 3	Parking Areas	<ul style="list-style-type: none"> • The markings for parking stall and handicap parking are worn out and in some areas the making is not visible. We recommend painting the parking areas with the proper paint and markings.

Page 24 Item: 4	Sidewalks	<ul style="list-style-type: none"> • noted chipped concrete base for parking light holder • Noted missing cover for in ground electric junction box
Page 24 Item: 5	Lighting	<ul style="list-style-type: none"> • one or more parking area lights are missing cover
Visual Structural Components		
Page 27 Item: 1	Visible Structural Components	<ul style="list-style-type: none"> • several areas with steal beams and ceiling steel sheets have excessive rust, this is indication of humidity or water. The majority of the rust is on the 5th and 4th floors. • Steel beams for roof structures and system racks have excessive rust and flaking paint
Plumbing		
Page 30 Item: 1	Drinking Fountains	<ul style="list-style-type: none"> • Several drinking fountains are not functional or the water is shut-off to the units.
Electrical		
Page 34 Item: 4	Panel	<ul style="list-style-type: none"> • Several electric panels are missing cover screws • Some electric panels have a gap between the panel and the drywall, Seal or cover the gaps as needed
Page 36 Item: 5	Missing Covers	<ul style="list-style-type: none"> • Some junction boxes are missing covers
Page 37 Item: 6	Circuit Breakers	<ul style="list-style-type: none"> • One or more 20 Amp circuit breaker have 14 gage wire, this should be corrected by a licensed electrician
Page 40 Item: 7	Wiring	<ul style="list-style-type: none"> • Noted one or more double tapping to a circuit breaker in the main utility room, this should be corrected by a licensed electrician • Noted one or more wires in the ceilings not properly terminated
Life Safety		
Page 43 Item: 2	Flammable Storage	<ul style="list-style-type: none"> • Storage of flammable and combustible materials: stored in exits, utility rooms, mechanical rooms, or electrical equipment rooms.
Page 43 Item: 3	Fire Alarm Systems	<ul style="list-style-type: none"> • Fire alarm on the 5th floor ceiling is broken
Page 48 Item: 5	Fire Sprinklers	<ul style="list-style-type: none"> • Several sprinkler head covers are missing. The covers are decorative and they don't affect the functionality of the sprinkler head.
Page 50 Item: 6	Emergency Lighting	<ul style="list-style-type: none"> • Emergency lighting systems: adequacy or performance questionable. • Several emergency lights did not respond to test. Several emergency lights are broken or not functional
Page 55 Item: 8	Exit Stairwell Handrails	<ul style="list-style-type: none"> • Several stairwell handrail are loose or unstable.
Page 56 Item: 9	Elevators	<ul style="list-style-type: none"> • Elevator, trembles or vibrates when it stops at the 5th floor • There is evidence of past oil spill in the elevator room on the 1st floor, we recommend the elevators to be evaluated and serviced by a certified elevator mechanic
Page 59 Item: 11	Smoke Alarm	<ul style="list-style-type: none"> • We recommend replacing the smoke detectors as they seem to be aged units, over 10 years old
HVAC System		
Page 62 Item: 2	Condensate Line	<ul style="list-style-type: none"> • The condensation line in the main utility room is crimped by the door and negatively slopped • One or more condensate lines were loose and not properly directed for drainage

Page 62 Item: 3	Duct	<ul style="list-style-type: none"> • Several ductwork are broken , bended, or damaged which leads to energy loss by leaking hot and cold air. • Most of the ductwork between the different floors above the ceilings are not insulated and there is evidence of moisture/condensation accumulation.
Page 63 Item: 4	HVAC compressor	<ul style="list-style-type: none"> • Air Conditioning line set has missing or damaged insulation; we recommend repair by a licensed HVAC specialist. • Rust/Stained at exterior condensers, we recommend further evaluation and service by a licensed HVAC professional.
Page 66 Item: 5	HVAC Enclosure	<ul style="list-style-type: none"> • Air handler in the ceilings missing some covers
Page 68 Item: 6	Heat Exchanger	<ul style="list-style-type: none"> • It is recommended to have the HVAC systems to be evaluated , serviced and cleaned by a licensed HVAC specialist. • Noted rust on the base of the heat exchanger at the unit in the main utility room on the 1st floor, we recommend the unit to be cleaned and serviced by a licensed HVAC professional
Page 68 Item: 7	HVAC Filter	<ul style="list-style-type: none"> • The filters are dirty. Filters help clean the building air, making the environment more pleasant. Filters also clean the air before it passes through the blower and heat exchanger. This helps to keep these furnace components working efficiently. It is recommended to change or clean the filter and then regular inspection & maintenance is advised. • Missing filters in several air handlers in the ceilings.
Page 70 Item: 8	Refrigerant Line	<ul style="list-style-type: none"> • The refrigerant lines at the condenser units on the roof and the back of the building have damaged insulation. • Refrigerant lines inside the utility main room and inside the HVAC Stack System container on the roof are missing insulation at some areas.
Page 72 Item: 9	Registers & Returns	<ul style="list-style-type: none"> • Several register grills were dirty at the time of the inspection. This affects the air quality in the building.
Page 74 Item: 11	Wiring	<ul style="list-style-type: none"> • Missing Junction box cover next to the motor of the HVAC stack compressors on the roof
Water Heater		
Page 76 Item: 1	Enclosure	<ul style="list-style-type: none"> • One or more water heaters were not functional at the time of the inspection.
Page 77 Item: 3	Plumbing	<ul style="list-style-type: none"> • one or more drainage pipes were loose at the time of the inspection
Page 78 Item: 5	TPRV	<ul style="list-style-type: none"> • One or more water heater TPRV discharge pipes have more than (4) 90 degrees elbows. This should be corrected by a licensed plumber. • Severe TRPV discharge pipe are short. The discharge pipe should be less than 6 inches from the bottom of the heater pan
Utility Room		
Page 80 Item: 1	Condition	<ul style="list-style-type: none"> • Several utility rooms have excessive personal property that obstruct access to electric panels or water heaters • Several utility rooms have missing, broken, or misplaced ceiling tiles • Several utility rooms have stained ceiling tiles, although they were dry at the time of the inspection, but this is an indication of previous water leak or accumulation of condensation

Page 82 Item: 2	Utility Sink	<ul style="list-style-type: none"> • One or more utility sinks were not operational at the time of the inspection. Some utility sink were not tested due to the presence of personal property in the sinks
Bathrooms		
Page 83 Item: 1	Sinks	<ul style="list-style-type: none"> • Several sink stopper is loose, broken, or missing. Repair or replace as needed • Several faucet dispose the water sideways instead of straight down. Repair or adjust as needed • Noted leaking faucet in the Flooring Store on the 1st floor. • There is no Hot Water in the bathrooms on the 4th floor
Page 86 Item: 2	Bathroom Floors	<ul style="list-style-type: none"> • Several bathrooms have broken or missing tiles
Page 88 Item: 3	Bathroom Ceilings	<ul style="list-style-type: none"> • Some ceiling tiles are missing, broken, or misplaced
Page 89 Item: 4	Bathroom Walls	<ul style="list-style-type: none"> • Door stoppers for 3rd and 4th floors bathrooms are damaged • We recommend caulking and ceiling all cracks and gaps in all bathrooms
Page 90 Item: 5	GFI	<ul style="list-style-type: none"> • Some bathrooms have non GFCI outlet next to the sink, some GFCI outlets are not functional or broken, repair as needed
Page 92 Item: 6	Toilets	<ul style="list-style-type: none"> • Toilet on the 1st floor "Access Bank" is not stable. • Toilet in Men bathroom on the 5th floor is "OUT OF ORDER"
Page 97 Item: 8	urinal stall	<ul style="list-style-type: none"> • Some stalls have gaps and/or deteriorated grout, we recommend Caulking all cracks and gaps with silicon or other sealants.
Page 97 Item: 9	Counters	<ul style="list-style-type: none"> • Some counters have gaps and/or deteriorated grout, we recommend Caulking all cracks and gaps with silicon or other sealants.
Page 98 Item: 10	Doors	<ul style="list-style-type: none"> • Door latching hole in the Women bathroom on the 3rd floor is filled with debris that obstruct the functionality of the door
Page 99 Item: 11	Mirrors	<ul style="list-style-type: none"> • The mirror in Men Bathroom, 4th Floor, has deteriorated sections, replace or resilver as needed.
Windows		
Page 100 Item: 1	Windows	<ul style="list-style-type: none"> • Several windows have cracks or gaps around the window frame that need to be caulked and sealed.
Doors		
Page 101 Item: 1	Interior Doors	<ul style="list-style-type: none"> • Closet door on the 3rd floor does not latch
Floors		
Page 102 Item: 1	Interior Floors	<ul style="list-style-type: none"> • Noted wet carpet floor on the 5th floor reception area which carried on to the floor on the 4th floor
Ceilings		
Page 104 Item: 1	Ceilings	<ul style="list-style-type: none"> • Several ceiling tiles are missing and/or misplaced. Repair and install ceiling tiles as needed • Several ceiling tiles are stained, this evidence of previous leak or accumulation of moisture. These tiles were dry at the time of the inspection. No active leak at the ceilings was noted at the time of the inspection
Electrical Interior		
Page 109 Item: 1	Exhaust Fan	<ul style="list-style-type: none"> • Exhaust fan in the Flooring Store on the 1st level is not functional
Plumbing Interior		

Page 110 Item: 1	Interior plumbing	<ul style="list-style-type: none"> • Noted excessive corrosion on some water supply pipes • One or more water heater drain pipe are unstable
Kitchen		
Page 111 Item: 1	Kitchen Floor	<ul style="list-style-type: none"> • Noted excessive moisture, at the time of the inspection, on the 5th floor kitchen floor in the sink area.
Page 113 Item: 3	Sink & Disposer	<ul style="list-style-type: none"> • The garbage disposer in the kitchen on the 3rd floor was not functional at the time of the inspection which led to slow drainage from the sink. we recommend repairing or replacing the garbage disposer.
Page 114 Item: 4	Cabinets	<ul style="list-style-type: none"> • one or more cabinet/drawer handles were loose at the time of the inspection
Page 115 Item: 5	Counters	<ul style="list-style-type: none"> • One or more countertops need caulking with silicon or other sealant.
Page 116 Item: 7	Plumbing	<ul style="list-style-type: none"> • Plumbing trim is loose under sink in the Flooring Store 1st floor • Twisted water supply hose in the 5th floor kitchen which restricts the water flow and might lead to water leak.
Page 116 Item: 8	Windows	<ul style="list-style-type: none"> • Several windows are in need of caulking around the window frames
Page 117 Item: 10	Refrigerator	<ul style="list-style-type: none"> • Several refrigerators are dirty and some are missing the ice collector pans
Cabinets		
Page 119 Item: 1	Cabinets	<ul style="list-style-type: none"> • The sink cabinet in the open area on the 4th floor has irregular cut in the back and the drawers are not aligned which obstruct their normal operation, also, the counter of this cabinet needs caulking with silicon or other sealant to prevent water penetration.
Rooms and Offices		
Page 121 Item: 1	Ceiling	<ul style="list-style-type: none"> • Several ceiling tiles are missing, chipped, broken, or misplaced • Several sprinkler heads on the ceilings are missing the head covers
Page 123 Item: 2	Doors	<ul style="list-style-type: none"> • Several doors were difficult to open and close due to the absence of clearance between the door and the floor. we recommend 1/4" to 1/2" between the door bottom and the floor for ventilation and ease of operation • Several door stoppers were missing, broken, or misinstalled • One or more doors have broken glass panel.
Page 125 Item: 3	Electrical Outlets	<ul style="list-style-type: none"> • Several outlets have loose , broken, or missing covers • One or more outlets have broken metal prong that render them not usable and present electric shock hazard
Page 128 Item: 4	Floors	<ul style="list-style-type: none"> • Several areas show excessive wear
Page 129 Item: 5	Heating & Cooling	<ul style="list-style-type: none"> • Several local office analog thermostats were broken or not functional.
Page 131 Item: 6	Lights	<ul style="list-style-type: none"> • One or more switch trims were missing • One or more light fixture trims were missing.

Page 133 Item: 9	Windows	<ul style="list-style-type: none">• Several windows are in need of caulking around the window frames• Several windows have deteriorated sill or flaking paint on the sill, repair as needed• on or more windows have loose or missing window frame insulation strip.
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Roof

- I. The inspector should inspect from ground level, or eaves or roof top (if a roof top access door exists):
 - A. The roof covering.
 - B. For presence of exposed membrane.
 - C. Slopes
 - D. For evidence of significant ponding.
 - E. The gutters
 - F. The downspouts.
 - G. The vents, flashings, skylights, chimney and other roof penetrations.
 - H. The general structure of the roof from the readily accessible panels, doors or stairs.
 - I. For the need for repairs.

As with all areas of the building, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties. Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof (see www.gaf.com for roof info). Always ask the seller about the age and history of the roof. On any building that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We certainly recommend this for any roof over 5 years of age. Metal roofs in snow areas often do not have gutters and downspouts, as there is a concern that snow or ice cascading off the roof may tear gutters from the building. Likewise, be advised that such cascading may cause personal injury or even death. If this building has a metal roof, consult with qualified roofers or contractors regarding the advisability of installing a damming feature which may limit the size and amount of snow / ice sliding from the roof.

It is impossible to determine the integrity of a roof, absent of performing an invasive inspection, and absent of obvious defects noted, especially if inspection had not taken place during or immediately after a sustained rainfall. Inspector makes no warranty as to the remaining life of this roof or related components.

Be advised that there are many different roof types, which we evaluate wherever and whenever possible. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof; only water-resistant.

However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service.

Even water stains on ceilings or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do.

We evaluate every roof conscientiously, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a structure will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your insurance policy, or that you obtain a roof certification from an established local roofing company. Additionally, the condition of a roof can change dramatically after a hard winter, so monitoring is always necessary.

Many composite tile roofs are among the most expensive and durable of all roofs, and can be warranted by the manufacturer to last for twenty-five years or more, but are usually only guaranteed

against leaks by the installer from three to five years. Again, industry experts agree that any roof over 3 years of age should be evaluated by a licensed roofing contractor before the close of escrow. Like other pitched roofs, they are not designed to be waterproof, only water resistant, and are dependant on the integrity of the waterproof membrane beneath them, which cannot be seen without removing the tiles, but which can be split by movement, or deteriorated through time. Significantly, although there is leeway in installation specifications, the type and quality of membranes that are installed can vary from one installer to another, and leaks do occur. The majority of leaks result when a roof has not been well maintained or kept clean, and we recommend servicing them annually.

1. Roof Covering

Good Fair Poor N/A None

	X			
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Materials: Built up

Observations:

• BUR:

Built UP Roofing membranes are created by overlaying multiple layers of roofing felt in a hot or cold adhesive. The adhesive types that are typically used include: asphalt, modified asphalt, or cold tar pitch. The roof is usually topped with a layer of gravel that is used to protect the roof from ultraviolet degradation and provides weather resistance. BUR roofs offer a high tensile strength, excellent puncture resistance, a multiple ply system, and long system life spans. BUR life expectancy depends on many factors and usually ranges between 20 to 30 years.

• Previous repairs and patches were noted, the quality and effectiveness of the repair is undetermined



2. Presence of Exposed Membrane

Good Fair Poor N/A None

	X			
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Observations:

• Wind, weather, and human activities have removed the ballast stone from the roof leaving the membrane exposed in some areas. This condition leaves the membrane susceptible to damage from direct sunlight or physical damage. Recommend replacing the ballast stones.

• Sections of the built-up roofing have delaminated leaving some of the lower membrane exposed. This will eventually cause a leak due to the breakdown of the lower layers. Recommend contacting a licensed roofing contractor for evaluation and repair options.



Roof

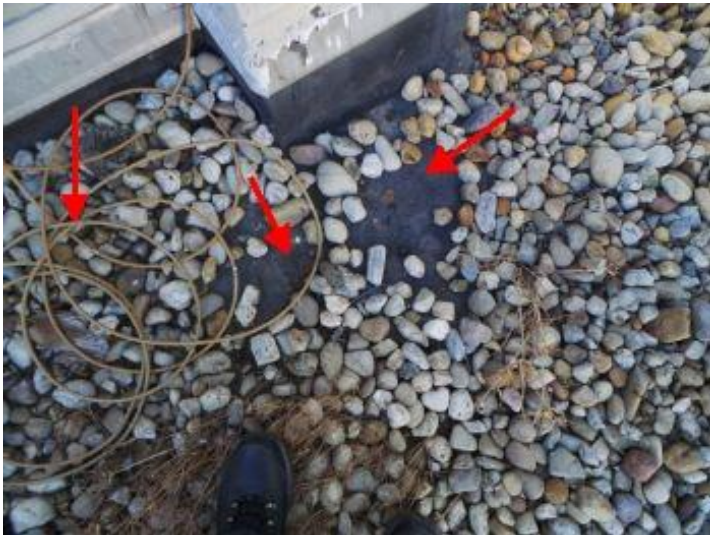


Roof

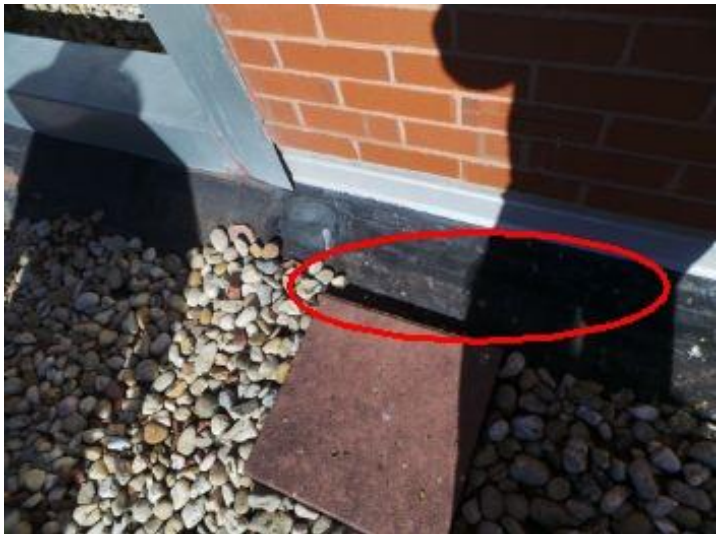


Roof





membrane exposed, debris and wires loose



3. Evidence of Ponding

Good Fair Poor N/A None

		X		
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Observations:

- ponding is evident in areas on the roof. This is normally caused by improper pitch or slope of the roofing materials or the roof deck. Recommend contacting a licensed roofing contractor to review repair options.



Roof

4. Gutters

Good Fair Poor N/A None

			X	
--	--	--	---	--

Observations:

- The structures above the elevator and stairwell have flat roof with no slope or gutter system to direct rain water to the downspout, we recommend installing gutters on the additional structures and direct the water to downspout and roof drainage.



5. Downspouts

Good Fair Poor N/A None

	X	X		
--	---	---	--	--

Observations:

- Water discharge through the downspout or other means must extend at least 6 feet away from the structure walls towards the drainage



6. Vents, Flashings, Skylights, Chimney and other Roof Penetrations

Good Fair Poor N/A None

		X		
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Observations:

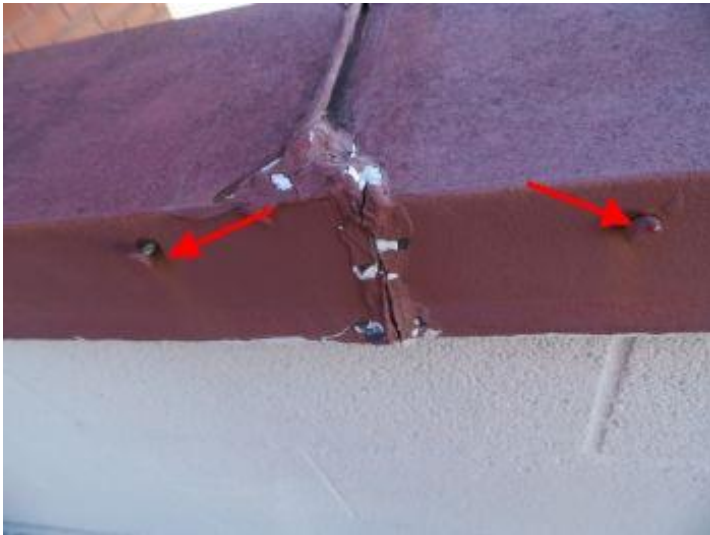
- Several breather vents are too short which can lead to the accumulation of ice, snow, and debris inside the vent, therefore the vents get clogged. Minimum vent penetration height above the roof for Northern Virginia is 6 inches and the average 18 inches.
- Several roof penetrating vents have excessive rust. We recommend replacing and/or sanding and painting the rusty vents
- Several nails securing the flashing are popping out.



Excessive Rust



loose flashing



Nail pop out on roof flashing



7. Additional Structures

Good Fair Poor N/A None

	X			
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Observations:

- Brick spalling noted at the time of the inspection
- noted broken leg covers on the Sprint cables track container.



Sprint Facility



8. Drainage

Good Fair Poor N/A None

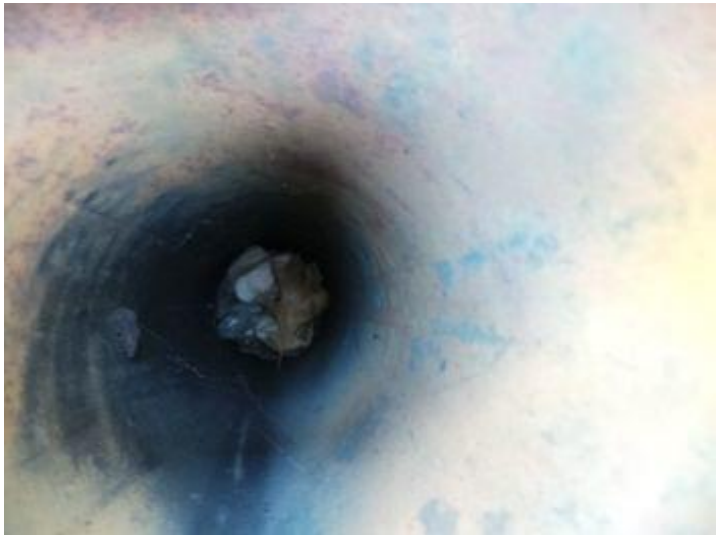
		X		
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Observations:

- All breather vents next to the drainage are too short, recommended minimum height 6 inches above the roof line.



Breather vent too short



Breather vent filled with debris



Exterior

I. The inspector should inspect:

- A. The siding, flashing and trim.
- B. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias.
- C. And report as in need of repair any safety issues regarding intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings.
- D. A representative number of windows.
- E. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure.
- F. The exterior for accessibility barriers.
- G. The storm water drainage system.
- H. The general topography.
- I. The parking areas.
- J. The sidewalks.
- K. Exterior lighting.
- L. The landscaping.
- M. And determine that a 3-foot clear space exists around the circumference of fire hydrants.
- N. And describe the exterior wall covering.

6.5.3 Wood decks and balconies

I. The inspector should inspect:

- A. With naked eye, for deck and balcony members that are noticeably out of level or out of plumb.
- B. For visible decay.
- C. For paint failure and buckling.
- D. For nail pullout (nail pop).
- E. For fastener rust, iron stain, and corrosion.
- F. And verify that flashing was installed on the deck side of the ledger board.
- G. For vertical members (posts) that have exposed end grains.
- H. For obvious trip hazards.
- I. For non-graspable handrails.
- J. Railings for height less than the 36 inch minimum.*
- K. Guardrails and infill for openings that exceed the 4 inch maximum.*
- L. Open tread stairs for openings that exceed the 4 and 3/8 inch maximum.*
- M. Triangular area between guardrails and stairways for openings that exceed the 6 inch maximum.*
- N. Built-up and multi-ply beam spans for butt joints.
- O. For notches in the middle third of solid-sawn wood spans.
- P. For large splits longer than the depths of their solid-sawn wood members.
- Q. For building egresses blocked, covered, or hindered by deck construction.
- R. For the possibility of wetting from gutters, downspouts, or sprinklers.

Grading and drainage are probably the most significant aspects of a property, simply because of the direct and indirect damage that moisture can have on structures. More damage has probably resulted from moisture and expansive soils than from most natural disasters. Also, there should be gutters and downspouts with splash blocks that discharge away from the building. We have discovered evidence of moisture intrusion inside structures when it was raining that would not have been apparent otherwise. In addition, we recommend that downspouts do not terminate over paved areas such as walks or driveways, as they can contribute to icy slip and fall hazards in winter.

Minor settlement or "hairline" cracks in drives, walks or even foundations are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary.

Note that any siding, but especially composition or hardboard siding must be closely monitored. A classic example is the older style Louisiana Pacific siding, where the failure and deterioration provided grounds for a class action lawsuit. Even modern composition siding and, especially, trim, is particularly vulnerable to moisture damage. All seams must remain sealed and paint must be applied periodically (especially the lower courses at ground level). It is imperative that continued moisture be kept from it, especially from sprinklers, rain splash back or wet grass. Swelling and

deterioration may otherwise result.

Vegetation too close to the building can contribute to damage through root damage to the foundation, branches abrading the roof and siding, and leaves providing a pathway for moisture and insects into the building.

Although rails are not required around drop-offs less than 30", consider your own personal needs and those of your family and guests. By today's standards, spindles at decks and steps should be spaced no more than 4" apart for the safety of children.

Open window wells should have either grates or, preferably, a weatherproof shield installed over them. This will keep rain and snow from building up inside the well and possibly leaking into the structure, as well as minimizing your liability from children and non-residents falling inside them. An egress ladder should also be installed within the well, especially at below-grade bedrooms.

The client should understand that this is the assessment of an inspector, not a professional engineer, and that, despite all efforts, there is no way we can provide any guaranty that this foundation, and the overall structure and structural elements of the unit is sound. We suggest that if the client is at all uncomfortable with this condition or our assessment, a professional engineer be consulted to independently evaluate the condition, prior to making a final purchase decision. The inspection is supplemental to the Property Disclosure.

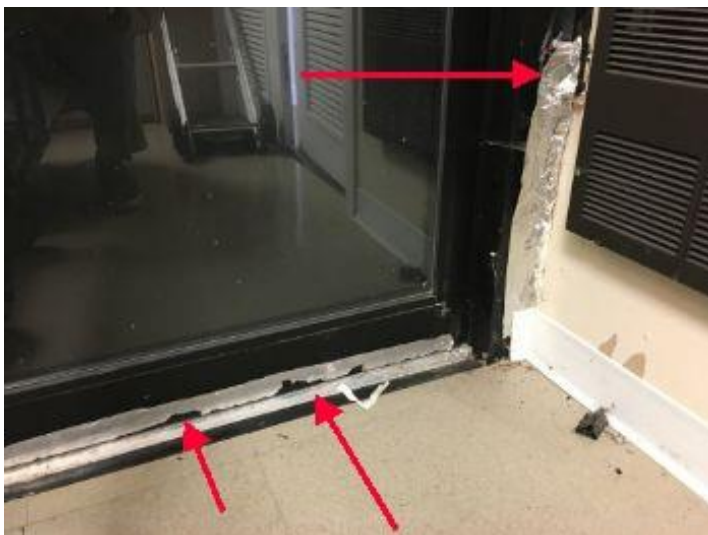
At least once a year, the client should carefully inspect the exterior walls, eaves, soffits or fascia, for signs of damage caused by machinery, weather, roof leaks, overfull gutters, trees or ice, and refasten or repair individual boards or panels as necessary. All trim around doors and windows should be carefully examined and then refastened, repaired or re-caulked. The paint should be examined for blisters or peeling that might indicate moisture problems within the walls and the property touched up or repainted as necessary. Finally, the foundation (interior elements and exterior elements) should be examined for signs of cracking, insect intrusion, moisture intrusion, or changes of any type (such as the appearance of cracks, or the widening or lengthening of existing cracks).

1. Doors, Decks, Stoops, Steps, Stairs, Porches, Railings, Eaves, Soffits and Fascias

Good	Fair	Poor	N/A	None
	X			

Observations:

- Main Entry door is made of aluminum I with tempered glass
- one or more door stopper worn out or broken
- one or more doors have worn out weather strip and or insulation
- Flooring Store main entrance floor transition noted missing screws at the time of the inspection



1st Floor Bank



1st Floor- Flooring Store



1st Floor Main flooring store



1st Floor Main flooring store



2. Vegetation

Good Fair Poor N/A None

	X			
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Observations:

- noted plants and shrubs touching the building, recommend pruning and cutting at least one foot from the building walls



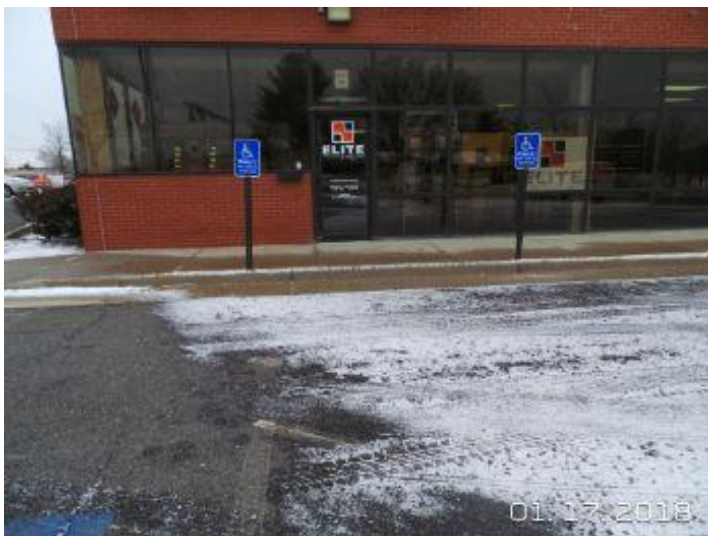
3. Parking Areas

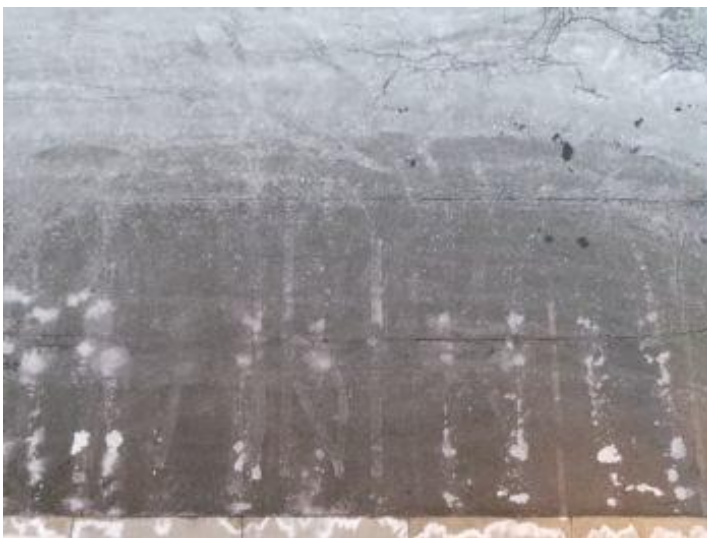
Good Fair Poor N/A None

		X		
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Observations:

- Parking seems to be adequate with Handicap parking. Estimated about 100 parking stalls
- The markings for parking stall and handicap parking are worn out and in some areas the making is not visible. We recommend painting the parking areas with the proper paint and markings.





4. Sidewalks

Good	Fair	Poor	N/A	None
X				

Observations:

- Concrete sidewalk noted
- noted chipped concrete base for parking light holder
- Noted missing cover for in ground electric junction box



Under light

5. Lighting

Good Fair Poor N/A None

X				
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Observations:

- one or more parking area lights are missing cover





6. Fire Hydrants

Good Fair Poor N/A None

X				
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Observations:

- Fire hydrant present and in satisfactory proximity to the building



7. Wall Covering

Good Fair Poor N/A None

X				
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Observations:

- Four sided brick building



Visual Structural Components

I. The inspector should inspect:

A. The basement.

B. The foundation

C. The crawlspace.

D. The visible structural components.

E. And report on the location of under-floor access openings.

F. And report any present conditions or clear indications of active water penetration observed by the inspector.

G. For wood in contact or near soil.

H. and report any general indications of foundation movement that are observed by the inspector, such as but not limited to Sheetrock cracks, brick cracks, out-of-square door frames or floor slopes.

I. And report on any cutting, notching and boring of framing members which may present a structural or safety concern.

1. Visible Structural Components

Good Fair Poor N/A None

	X			
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Observations:

- Steel support beams present
- Steel support columns observed

• several areas with steal beams and ceiling steel sheets have excessive rust, this is indication of humidity or water. The majority of the rust is on the 5th and 4th floors.

• Steel beams for roof structures and system racks have excessive rust and flaking paint



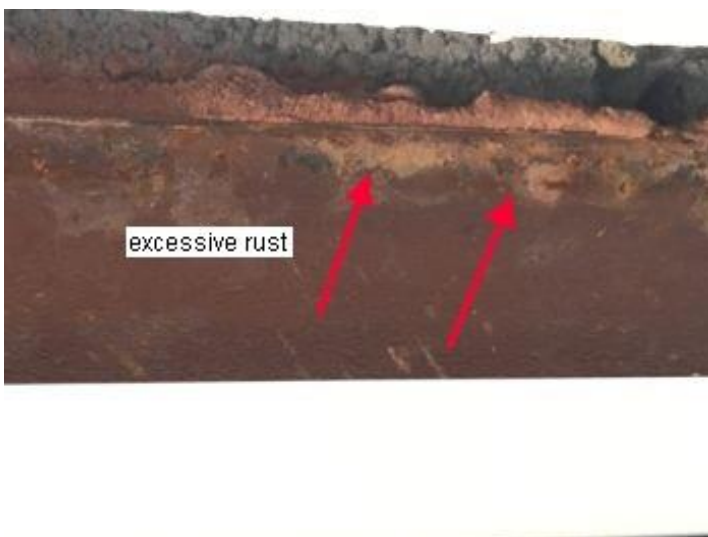
5th Floor



5th Floor



3rd Floor



4th Floor window lintel



Stairwell



5th Floor Ceiling - Visible Rust



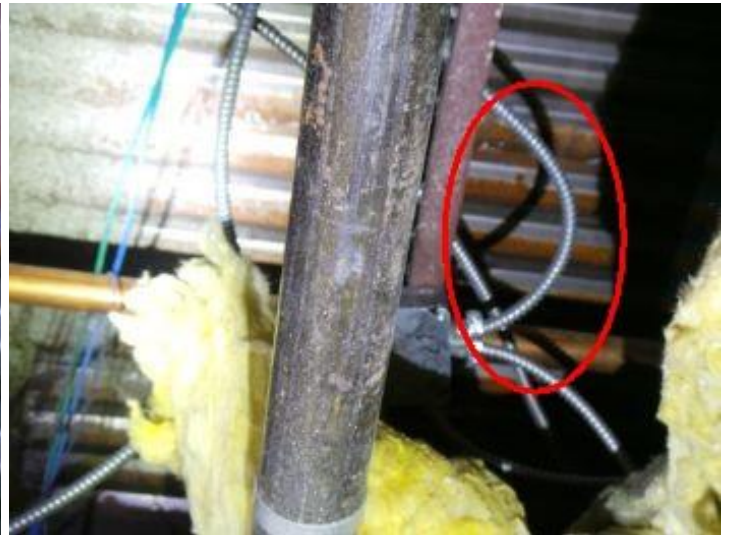
Rooftop Racks - Excessive Rust



Rooftop Tracks peeling paint



4th Floor - Rust



4th Floor - Excessive Rust

Plumbing

I. The inspector should inspect:

- A. And verify the presence of and identify the location of the main water shutoff valve to each building.
- B. And verify the presence of a backflow prevention device if, in the inspector's opinion, a cross connection could occur between water distribution system and nonpotable water or private source.
- C. The water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves.
- D. And flush a representative number of toilets.
- E. And run water in a representative number of sinks, tubs, and showers.
- F. And verify that hinged shower doors open outward from the shower and have safety glass conformance stickers or indicators.
- G. The interior water supply including a representative number of fixtures and faucets.
- H. The drain, waste and vent systems, including a representative number of fixtures.
- I. And describe any visible fuel storage systems.
- J. The drainage sump pumps and test pumps with accessible floats.
- K. And describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves.
- L. And determine if the water supply is public or private.
- M. The water supply by viewing the functional flow in several fixtures operated simultaneously and report any deficiencies as in need of repair.
- N. And report as in need of repair deficiencies in installation and identification of hot and cold faucets.
- O. And report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs.
- P. And report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.
- Q. Piping support.

1. Drinking Fountains

Good Fair Poor N/A None

			X	
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Observations:

- Several drinking fountains are not functional or the water is shut-off to the units.



5th Floor



3rd Floor



4th Floor

Electrical

- I. The inspector should inspect:
 - A. The service drop/lateral.
 - B. The meter socket enclosures.
 - C. The service entrance conductors and report on any noted conductor insulation or cable sheath deterioration.
 - D. The means for disconnecting the service main.
 - E. The service entrance equipment and report on any noted physical damage, overheating, or corrosion.
 - F. And determine the rating of the service amperage.
 - G. Panelboards and overcurrent devices and report on any noted physical damage, overheating, corrosion, or lack of accessibility or working space (minimum 30 inches wide, 36 inches deep, 78 inches high in front of panel) that would hamper safe operation, maintenance or inspection.
 - H. And report on any unused circuit breaker panel openings that are not filled.
 - I. And report on absent or poor labeling.
 - J. The service grounding and bonding.
 - K. A representative number of switches, receptacles, lighting fixtures and AFCI protected receptacles. Although a visual inspection, the removal of faceplates or other covers or luminaires (fixtures) to identify suspected hazards is permitted.
 - L. And report on any noted missing or damaged faceplates or box covers.
 - M. And report on any noted open junction boxes or open wiring splices.
 - N. And report on any noted switches and receptacles that are painted.
 - O. And test a representative sample of Ground Fault Circuit Interrupter (GFCI) devices and GFCI circuit breakers observed and deemed to be GFCI's during the inspection using a GFCI tester.
 - P. And report the presence of solid conductor aluminum branch circuit wiring if readily visible.
 - Q. And report on any tested GFCI receptacles in which power was not present, polarity is incorrect, the cover is not in place, the ground fault circuit interrupter devices are not installed properly or do not operate properly, any evidence of arcing or excessive heat, or where the receptacle is not grounded or is not secured to the wall.
 - R. And report the absence of smoke detectors.
 - S. And report on the presence of flexible cords being improperly used as substitutes for the fixed wiring of a structure or running through walls, ceilings, floors, doorways, windows, or under carpets.

1. Meter Enclosures

Good Fair Poor N/A None

X				
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Observations:

- Dominion Electric Meter is in the main utility room



1st Floor Main Utility Room





1st Floor Main utility room



1st Floor Main utility room

2. Main Disconnect

Good Fair Poor N/A None

			X	
--	--	--	---	--

Observations:

- Main disconnect is located in the main electric utility closet on the 1st floor in the back of the building



1st Floor Main Utility Room

3. Amperage Rating

Good Fair Poor N/A None

X				
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Observations:

- Each floor has electric panels with 400 amps



1st Floor Main Utility Room



5th Floor



3rd Floor



4th Floor

4. Panel

Good Fair Poor N/A None

	X			
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Observations:

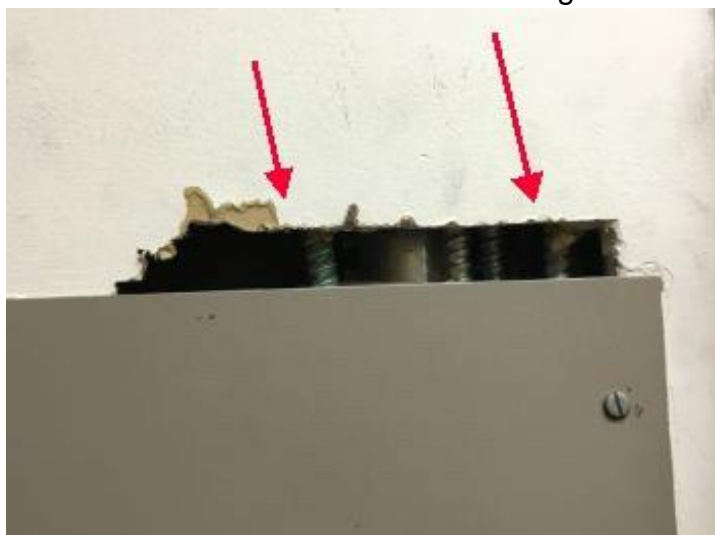
- The electric panels are in the utility rooms on every floor.
- Several electric panels are missing cover screws
- Some electric panels have a gap between the panel and the drywall, Seal or cover the gaps as needed



1st Floor - behind the building



1st Floor Main utility room



1st Floor Main flooring store



1st Floor Main flooring store



5th Floor



3rd Floor



3rd Floor



3rd Floor



5. Missing Covers

Good Fair Poor N/A None

		X		
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Observations:

- Some junction boxes are missing covers



1st Floor Main utility room

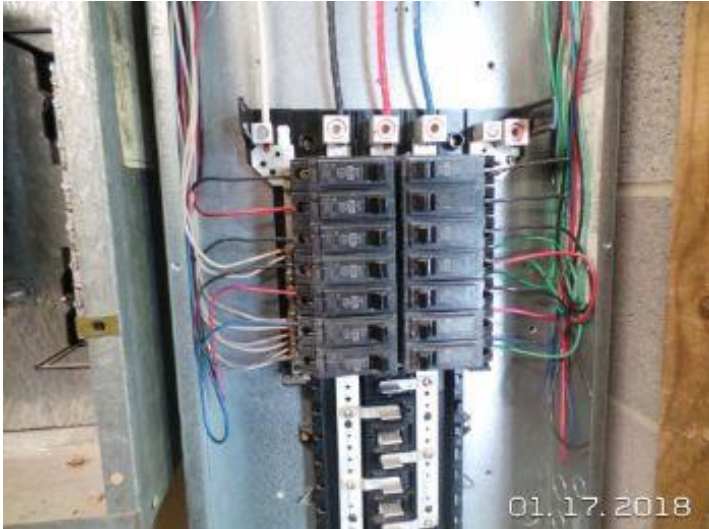
6. Circuit Breakers

Good Fair Poor N/A None

X				
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Observations:

- All wired circuit breakers were functional at the time of the inspection
- Noted some circuit breakers on the OFF position and the were not wired
- One or more 20 Amp circuit breaker have 14 gage wire, this should be corrected by a licensed electrician



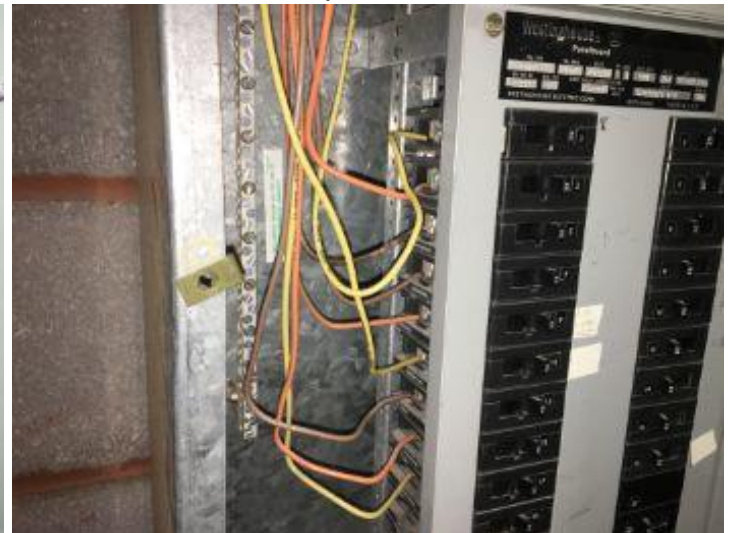
1st Floor - behind the building



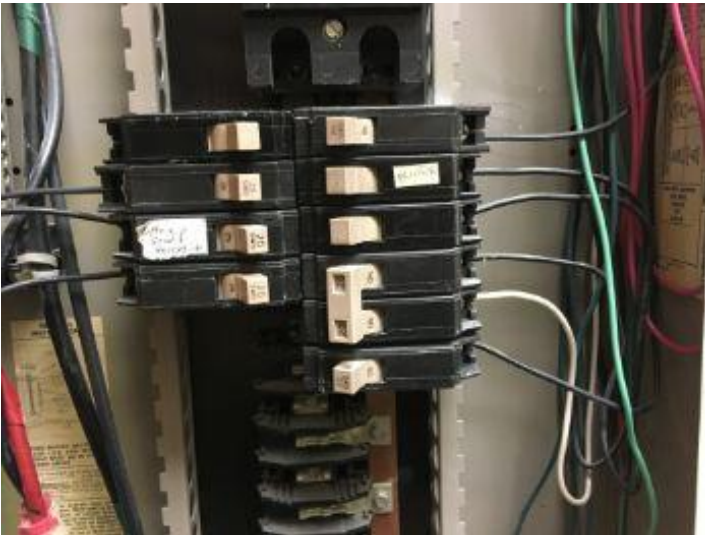
1st Floor Main Utility Room - 14 gage wire on 230 Amp breaker



1st Floor Main Utility Room



1st Floor Main utility room



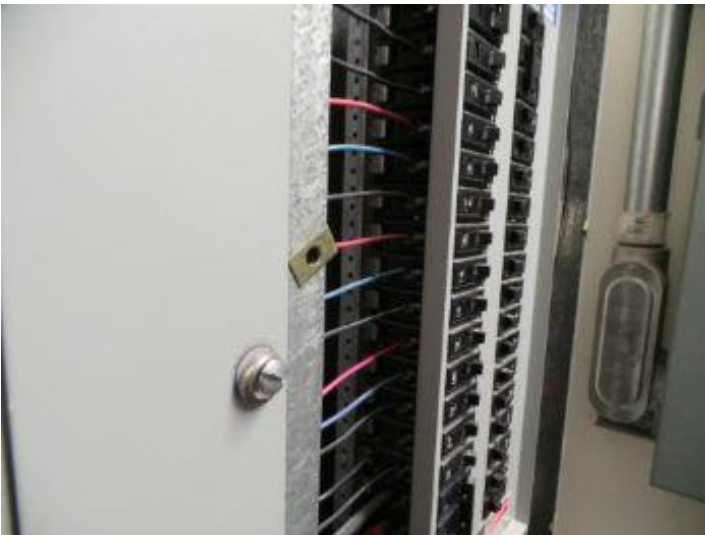
1st Floor Main flooring store



2nd Floor



5th Floor



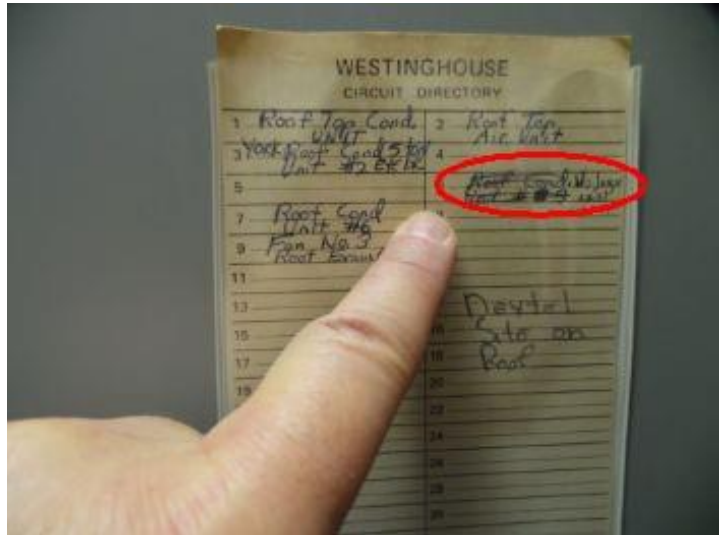
5th Floor



5th Floor



5th Floor



5th Floor



3rd Floor



3rd Floor



3rd Floor



3rd Floor



3rd Floor



4th Floor



4th Floor



4th Floor

7. Wiring

Good Fair Poor N/A None

	X			
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Observations:

- Noted one or more double tapping to a circuit breaker in the main utility room, this should be corrected by a licensed electrician
- Noted one or more wires in the ceilings not properly terminated



Double tapping



3rd Floor

Life Safety

I. The inspector should:

- A. Inspect fire access roads and report on any obstructions or overhead wires lower than 13 feet 6 inches.
- B. Inspect the address or street number to determine that it is visible from the street with numbers in contrast to their background.
- C. Inspect and determine that a 3-foot clear space exists around the circumference of fire hydrants.
- D. Verify that hinged shower doors open outward from the shower and have safety glass conformance stickers or indicators.
- E. Inspect to determine that the storage of flammable and combustible materials are orderly, separated from heaters by distance or shielding so that ignition cannot occur, and not stored in exits, boiler rooms, mechanical rooms, or electrical equipment rooms.
- F. Inspect to determine that a "No Smoking" sign is posted in areas where flammable or combustible material is stored, dispensed, or used.
- G. Inspect for the presence of fire alarm systems.
- H. Inspect for alarm panel accessibility.
- I. Inspect for the presence of portable extinguishers and determine that they are located in conspicuous and readily available locations immediately available for use and not obstructed or obscured from view.
- J. Inspect to determine that a portable fire extinguisher exists within a 30 foot travel distance of commercial-type cooking equipment that uses cooking oil or animal fat.
- K. Inspect to determine that manual actuation devices for commercial cooking appliances exist near the means of egress from the cooking area, 42-48 inches above the floor, 10-20 feet away, and clearly identifying the hazards protected.
- L. Inspect to determine that the maximum travel distance to a fire extinguisher is 75 feet.
- M. Inspect for the presence of sprinkler systems and determine if they were ever painted other than at the factory.
- N. Inspect for the presence of emergency lighting systems.
- O. Inspect for exit signs at all exits and inspect for independent power sources such as batteries.
- P. Inspect for the presence of directional signs where exit location is not obvious.
- Q. Inspect for the presence of signs over lockable exit doors stating "This Door Must Remain Unlocked During Business Hours."
- R. Inspect for penetrations in any walls or ceilings that separate the exit corridors and/or stairwells from the rest of the building.
- S. Inspect for fire separation doors that appear to have been blocked or wedged open or that do not automatically close and latch.
- T. Inspect exit stairwell handrails.
- U. Inspect for exit trip hazards.
- V. Inspect for the presence of at least two exits to outside or one exit that has a maximum travel distance of 75 feet.
- W. Inspect exit doorways to determine that they are not less than 32 inches in clear width.
- X. Inspect to determine that the exit doors were not locked from the inside, chained, bolted, barred, latched or otherwise rendered unusable at the time of the inspection.
- Y. Inspect to determine that the exit doors swing open in the direction of egress travel.
- Z. Inspect the storage at the time of the inspections to determine if it is potentially obstructing access to fire hydrants, fire extinguishers, alarm panels, or electric panel boards, or if it is obstructing aisles, corridors, stairways or exit doors, or if it is within 18 inches of sprinkler heads or if it is within 3 feet of heat generating appliances or electrical panel boards at the time of the inspection.

1. Address Number

Good Fair Poor N/A None

X				
---	--	--	--	--

Observations:

- Address or street number: visible from the street with numbers in contrast to their background.



2. Flammable Storage

Good Fair Poor N/A None

		X		
--	--	---	--	--

Observations:

- Storage of flammable and combustible materials: stored in exits, utility rooms, mechanical rooms, or electrical equipment rooms.



Outside main utility room

3. Fire Alarm Systems

Good Fair Poor N/A None

X				
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Observations:

- Fire Alarm System: it is present and in proper areas, testing the fire alarm system is beyond the scope of this inspection. We recommend contacting the Fire Marshal for testing the system.
- Fire alarm on the 5th floor ceiling is broken



2nd Floor - Offices



5th Floor - Mens Bathroom



5th Floor - Women Bathroom



5th Floor



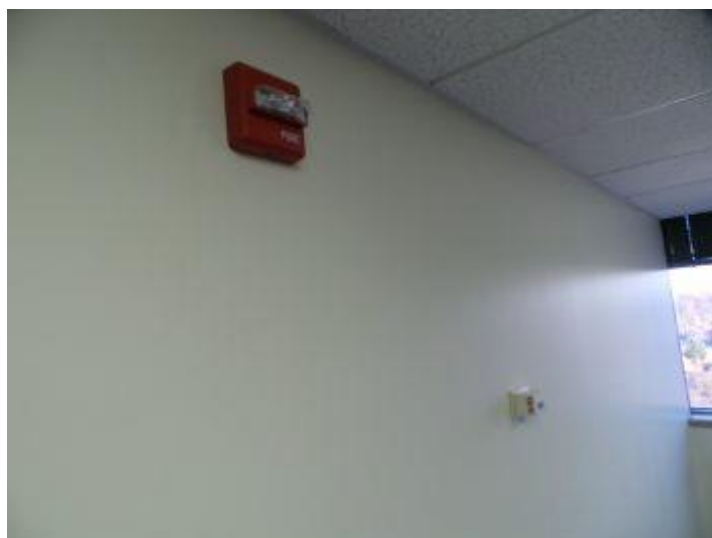
3rd Floor - Women Bathroom



3rd Floor



4th Floor



4th Floor - Conference room

4. Fire Extinguishers

Good Fair Poor N/A None

X				
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Observations:

- Portable Fire Extinguishers: distributed throughout the building in proper areas with easy access. They are ABC DRY CHEMICAL type, most were installed or serviced in 2017 and scheduled for service in 2020. Extinguisher testing is beyond the scop of this inspection. The units should be serviced by a licensed professional or the Fire Marshal.



Mechanical room - 1st Floor



Mechanical room - 1st Floor



Bank - 1st Floor



2nd Floor next to the elevators



2nd Floor - Offices



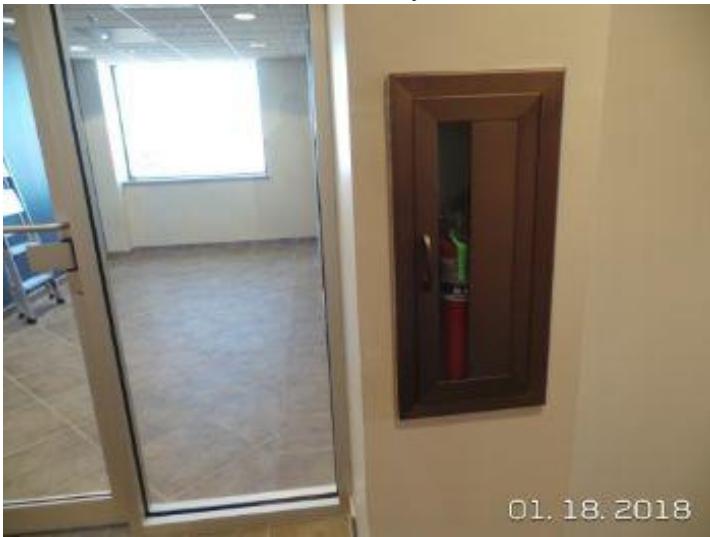
1st Floor Main flooring store



5th Floor - Utility Room



3rd Floor



3rd Floor



4th Floor



4th Floor

5. Fire Sprinklers

Good Fair Poor N/A None

			X	
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Observations:

- Sprinkler System: it is present and the distribution of sprinkler heads seems to be adequate. Testing the sprinkler system is beyond the scope of this inspection.
- Several sprinkler head covers are missing. The covers are decorative and they don't affect the functionality of the sprinkler head.



1st Floor Main Utility Room



1st Floor Bank



1st Floor Main flooring store



1st Floor Main flooring store



5th Floor



3rd Floor



4th Floor





4th Floor



4th Floor



6. Emergency Lighting

Good Fair Poor N/A None

		X		
--	--	---	--	--

Observations:

- Emergency lighting systems: adequacy or performance questionable.
- Several emergency lights did not respond to test. Several emergency lights are broken or not functional



1st Floor Bank



5th Floor



Stairwell



Stairwell



4th Floor



Stairwell



Stairwell - not functional

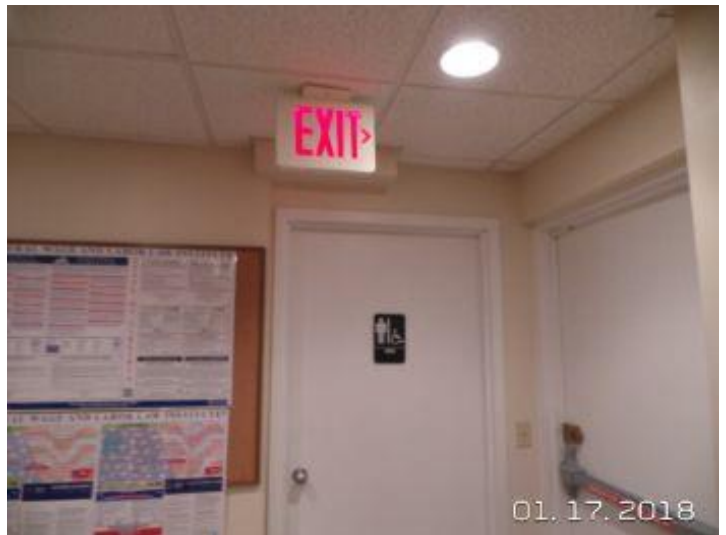


7. Directional Signage

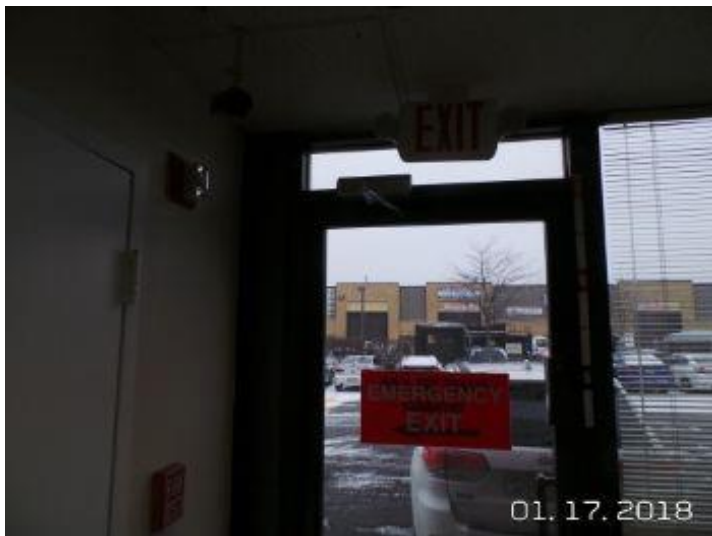
Good	Fair	Poor	N/A	None
X				

Observations:

- Directional signs marking EXIT locations are posted and well distributed



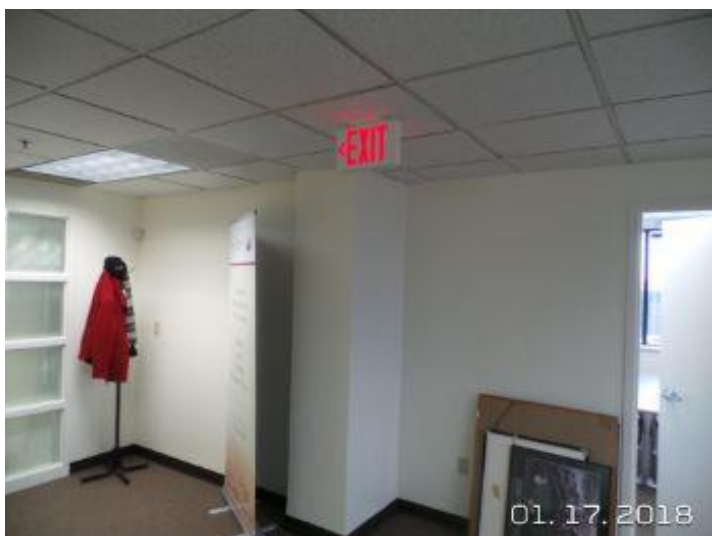
1st Floor - Access Bank



1st Floor - Access Bank



2nd Floor



2nd Floor - Offices



2nd Floor vacant area



2nd Floor insurance office



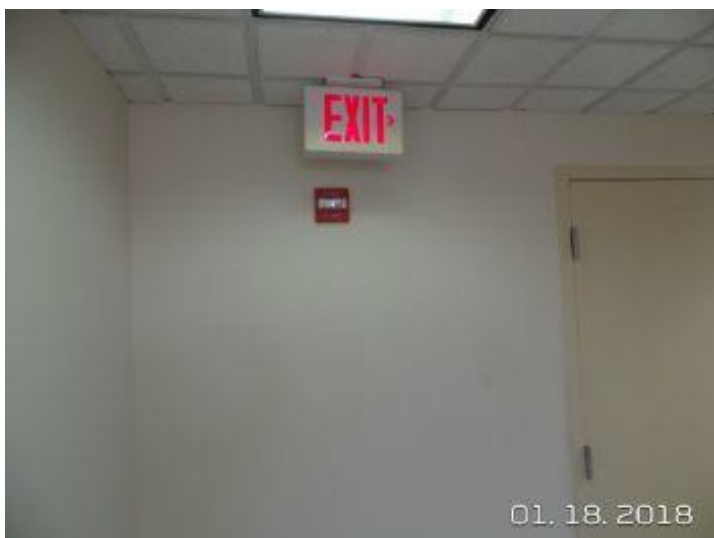
3rd Floor



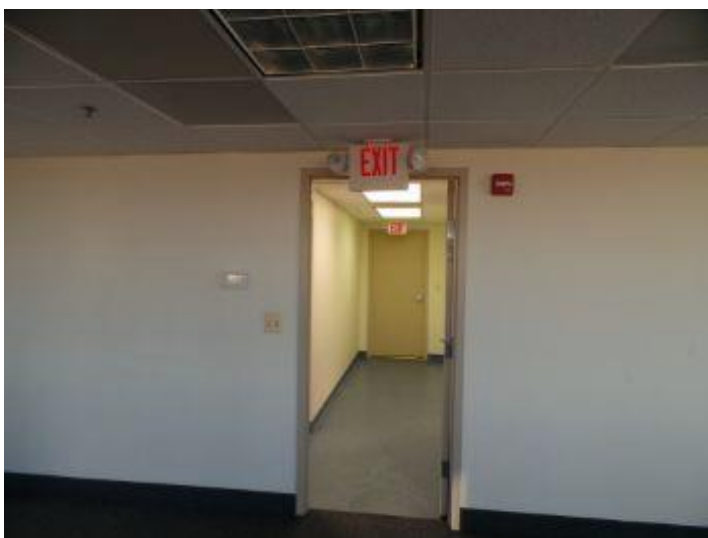
3rd Floor



3rd Floor



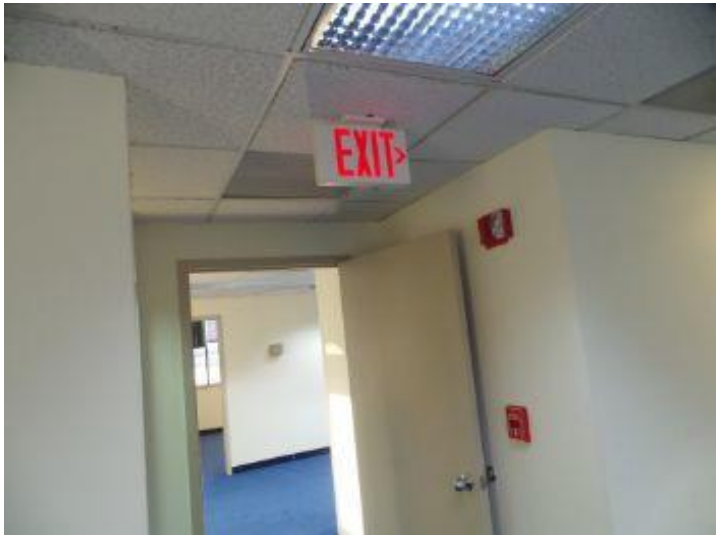
3rd Floor



4th Floor



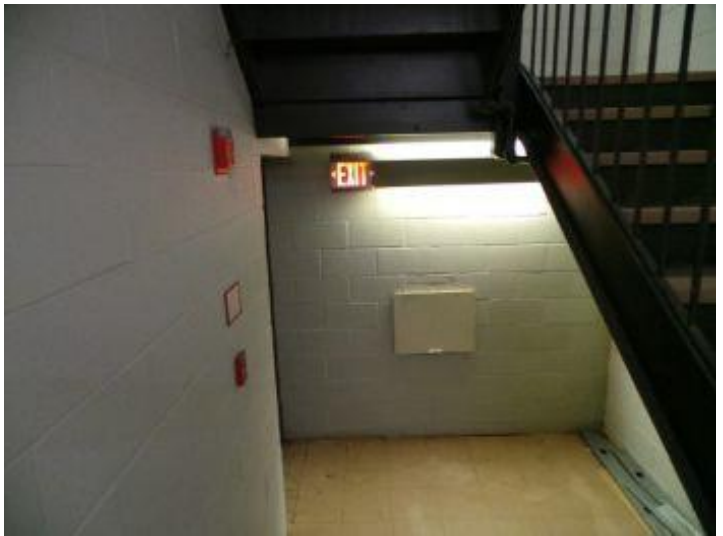
4th Floor - Conference room



4th Floor



4th Floor



8. Exit Stairwell Handrails

Good	Fair	Poor	N/A	None
	X			

Observations:

- Several stairwell handrail are loose or unstable.



Stairwell



Stairwell



Stairwell

9. Elevators

Good Fair Poor N/A None

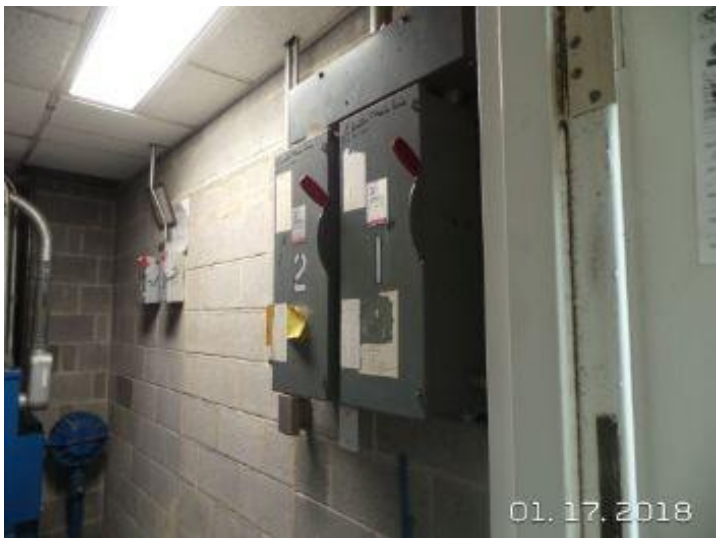
	X			
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Observations:

- Elevator, trembles or vibrates when it stops at the 5th floor
- There is evidence of past oil spill in the elevator room on the 1st floor, we recommend the elevators to be evaluated and serviced by a certified elevator mechanic



Mechanical room - 1st Floor



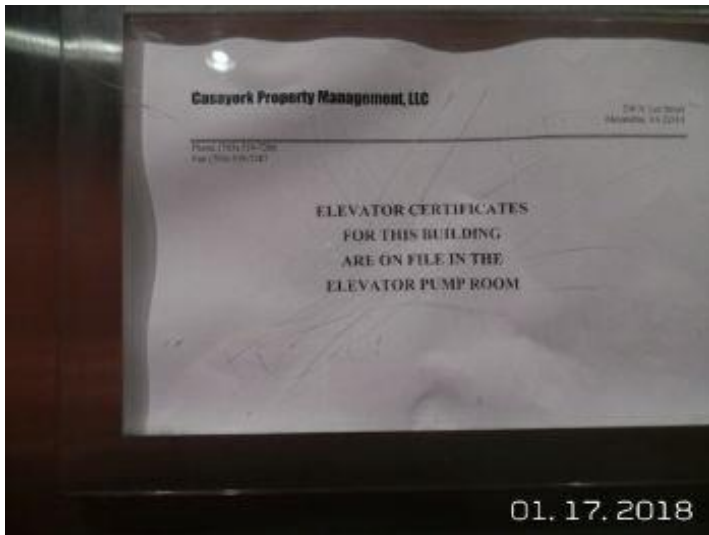
Mechanical room - 1st Floor - main elevators shut off



Mechanical room - 1st Floor



Mechanical room - 1st Floor



Capacity 2500 lb

10. Hazard Material

Good Fair Poor N/A None

	X			
--	---	--	--	--

Observations:

- Hazard material and paint cans are present in several areas in the building



2nd Floor - Bathroom



Stairwell



4th Floor - Hazard Material

11. Smoke Alarm

Good Fair Poor N/A None

		X		
--	--	---	--	--

Observations:

• Smoke detectors: they were present at the time of the inspection. Smoke detectors have a shelf life of about 10 years. Date of expiration usually is printed on the back of the unit. If the smoke detector makes a sound when a test button is activated that proves the electric circuit is intact, but it does not prove that the unit is capable of detecting fire smoke.

• We recommend replacing the smoke detectors as they seem to be aged units, over 10 years old



1st Floor Main Utility Room



1st Floor Main flooring store



1st Floor Main flooring store



4th Floor

HVAC System

1. HVAC evaluation

Good Fair Poor N/A None

	X			
--	---	--	--	--

Materials: Electric Heat pump

Materials: Electric Heat pump

Observations:

- Heat pump was tested using normal operating controls. Units appeared to operate properly at time of inspection. As with all mechanical equipment, the unit may fail at anytime without warning. Inspectors cannot determine future failures. A heat pump is basically a compressor-cycle air conditioning system that can operate in reverse. As long as the unit is functioning properly in either the heating or cooling mode, it is an indication that the major components (compressor, fans, and coils) are operational. Adequate air flow is important to the efficiency of these units; the filter should be kept clean as with air conditioners. If a detailed evaluation of the heating or cooling capacity of these units is desired, a licensed HVAC contractor should be consulted.
- Cooling Cycle was not tested due to the outside temperature under 65 degrees



1st Floor - behind the building



Rooftop stack Blowers

2. Condensate Line

Good Fair Poor N/A None

		X		
--	--	---	--	--

Observations:

- The condensation line in the main utility room is crimped by the door and negatively slopped
- One or more condensate lines were loose and not properly directed for drainage



2nd Floor

3. Duct

Good Fair Poor N/A None

	X			
--	---	--	--	--

Observations:

- Several ductwork are broken, bended, or damaged which leads to energy loss by leaking hot and cold air.
- Most of the ductwork between the different floors above the ceilings are not insulated and there is evidence of moisture/condensation accumulation.



5th Floor



4th Floor



4th Floor



4th Floor



4th Floor



5th Floor

4. HVAC compressor

Good Fair Poor N/A None

	X			
--	---	--	--	--

Observations:

- The condensers are on the roof and the back of the building on the 1st floor
- Maintenance Tip: Recommend that HVAC professional seasonally check the air conditioning unit, and ensure the unit is level. This can be accomplished at the same time as the annual furnace inspection.
- Some data plates on the exterior units were weathered and not legible at the time of the inspection.
- Air Conditioning line set has missing or damaged insulation; we recommend repair by a licensed HVAC specialist.
- Rust/Stained at exterior condensers, we recommend further evaluation and service by a licensed HVAC professional.



HVAC Stack



HVAC Stack missing condensation channel



HVAC Stack Label



HVAC Stack - Rooftop



Rooftop Unit



Rooftop Unit



Rooftop Unit - not in use



Rooftop Unit



Rooftop Unit - Excessive Rust



Rooftop Unit



Rooftop Unit - 2007



Rooftop Unit - 2007

5. HVAC Enclosure

Good	Fair	Poor	N/A	None
------	------	------	-----	------

	X			
--	---	--	--	--

Observations:

- Functional
- Air handler in the ceilings missing some covers



1st Floor - behind the building



1st Floor - behind the building



Condensate Line



3rd Floor supplemental A/C



3rd Floor



4th Floor



Rooftop stack Blower



Rooftop stack - System Management

6. Heat Exchanger

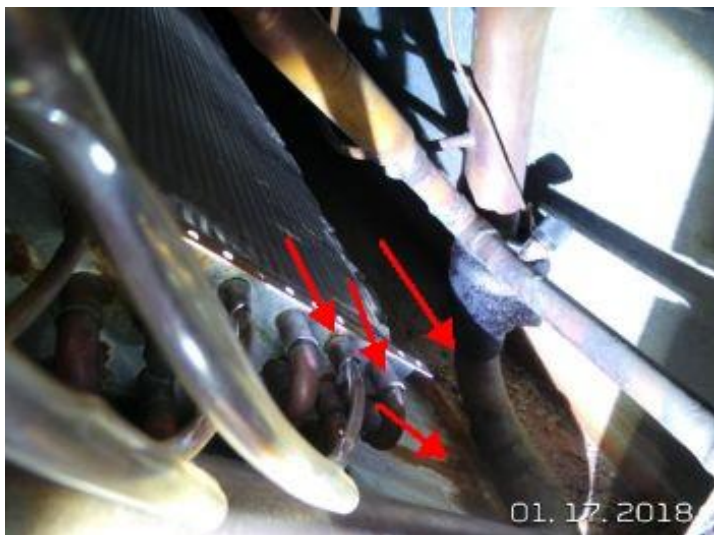
Good Fair Poor N/A None

	X			
--	---	--	--	--

Observations:

• Last service date is over one year ago, or is unable to be determined. Although this unit appears to be operating properly from controls, there are areas which cannot be seen without specialized equipment and training. Furnace specialists recommend a complete inspection annually; consider having unit inspected by certified HVAC technician.

- It is recommended to have the HVAC systems to be evaluated , serviced and cleaned by a licensed HVAC specialist.
- Noted rust on the base of the heat exchanger at the unit in the main utility room on the 1st floor, we recommend the unit to be cleaned and serviced by a licensed HVAC professional



1st Floor Main Utility Room - Access Bank



Rooftop stack Blower

7. HVAC Filter

Good Fair Poor N/A None

		X		
--	--	---	--	--

Observations:

• MAINTENANCE: The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rising with water. Or (2) Fiberglass disposable filters that must be REPLACED before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.

- Annual HVAC service contract is recommended.
- The filters are dirty. Filters help clean the building air, making the environment more pleasant. Filters also clean the air before it passes through the blower and heat exchanger. This helps to keep these furnace components working efficiently. It is recommended to change or clean the filter and then regular inspection & maintenance is advised.
- Missing filters in several air handlers in the ceilings.



1st Floor Main Utility Room - Access Bank



3rd Floor



3rd Floor



4th Floor



Rooftop HVAC STACK - dirty filters



Rooftop HVAC STACK - dirty filters

8. Refrigerant Line

Good Fair Poor N/A None

		X		
--	--	---	--	--

Observations:

- The refrigerant lines at the condenser units on the roof and the back of the building have damaged insulation.
- Refrigerant lines inside the utility main room and inside the HVAC Stack System container on the roof are missing insulation at some areas.



1st Floor - behind the building



1st Floor - behind the building



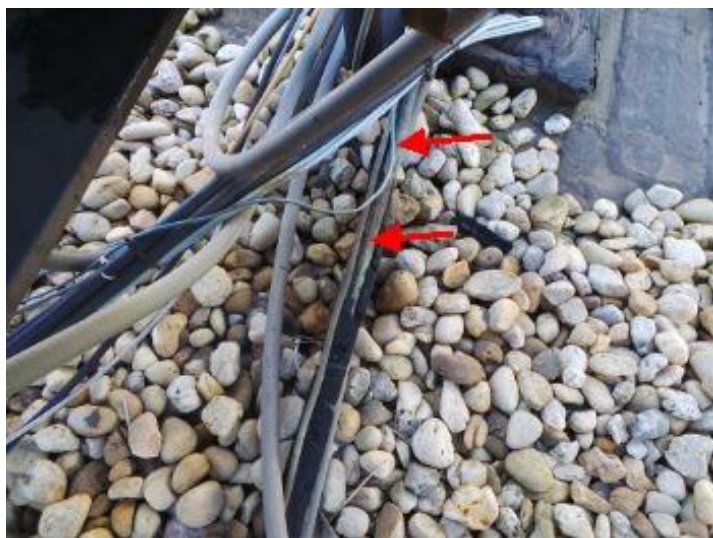
5th Floor



5th Floor



Roof



Rooftop Unit



Rooftop stack



9. Registers & Returns

Good Fair Poor N/A None

	X			
--	---	--	--	--

Observations:

- The return air supply system appears to be functional.
- Several register grills were dirty at the time of the inspection. This affects the air quality in the building.



2nd Floor - Utility room



2nd Floor - Bathroom



2nd Floor insurance office



2nd Floor insurance office



3rd Floor



3rd Floor



3rd Floor



3rd Floor



3rd Floor - Men Bathroom

10. Thermostat

Good Fair Poor N/A None

X				
---	--	--	--	--

Materials: Digital thermostats were noted • Analog thermostats were noted

Observations:

- IMPROVE: Non-programmable thermostats have no energy saving capabilities as do digital setback-type thermostats. Recommend an upgrade to a modern, digital programmable thermostat.



2nd Floor - Offices



Rooftop stack - Building temperature sensor



4th Floor

11. Wiring

Good Fair Poor N/A None

	X			
--	---	--	--	--

Observations:

- Missing Junction box cover next to the motor of the HVAC stack compressors on the roof



Roof

Water Heater

1. Enclosure

Good Fair Poor N/A None

		X		
--	--	---	--	--

Materials: Every floor has one or more electric water heaters

Observations:

- Based on the manufacturer's suggested service life, the life expectancy of a water heater is about 8 to 12 years. That varies with the location and design of the unit, quality of installation, maintenance schedule and water quality. Most of the water heaters were installed between 2004 and 2007.
- **One or more water heaters were not functional at the time of the inspection.**



1st Floor Main flooring store



3rd Floor



4th Floor



4th Floor



5th Floor - Mens Bathroom



3rd Floor - Men Bathroom



4th Floor - Men Bathroom



4th Floor - Kitchen

2. Base

Good Fair Poor N/A None

		X		
--	--	---	--	--

Observations:

- Functional with the exception of the water heater on the 3rd and 4th floors

3. Plumbing

Good Fair Poor N/A None

--	--	--	--	--

Materials: Every floor has one or more electric water heaters

Observations:

- one or more drainage pipes were loose at the time of the inspection



5th Floor

4. Tank Size

Good Fair Poor N/A None

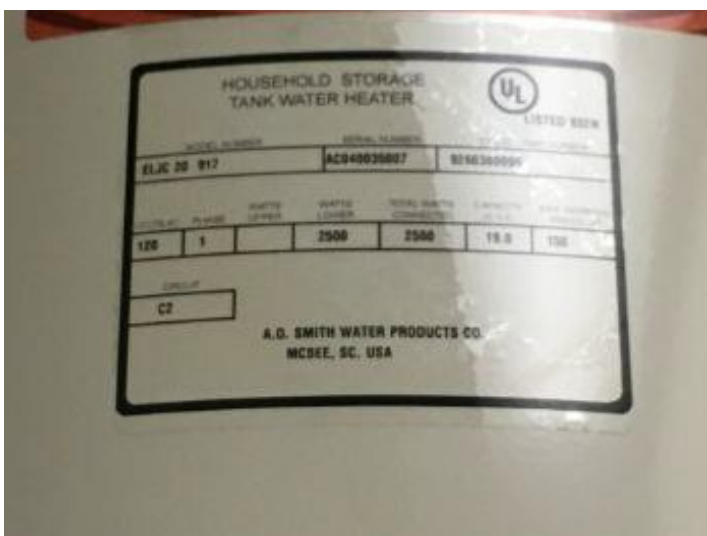
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Observations:

- the water heaters are between 10 to 20 Gallons



1st Floor Bank



1st Floor Main flooring store

5. TPRV

Good Fair Poor N/A None

--	--	--	--	--

Observations:

- One or more water heater TPRV discharge pipes have more than (4) 90 degrees elbows. This should be corrected by a licensed plumber.
- Severe TRPV discharge pipe are short. The discharge pipe should be less than 6 inches from the bottom of the heater pan



2nd Floor



1st Floor Bank



5th Floor



4th Floor



5th Floor - Mens Bathroom



3rd Floor - Men Bathroom

Utility Room

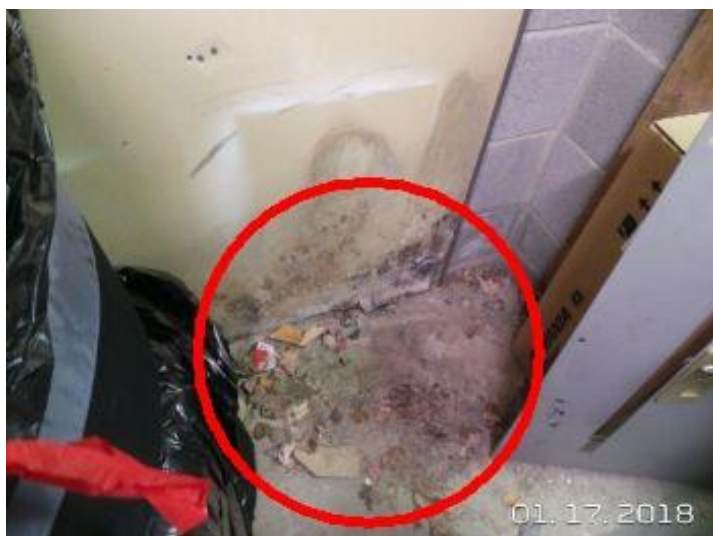
1. Condition

Good Fair Poor N/A None

	X			
--	---	--	--	--

Observations:

- Several utility rooms have excessive personal property that obstruct access to electric panels or water heaters
- Several utility rooms have missing, broken, or misplaced ceiling tiles
- Several utility rooms have stained ceiling tiles, although they were dry at the time of the inspection, but this is an indication of previous water leak or accumulation of condensation



1st Floor Main Utility Room



1st Floor Main Utility Room



2nd Floor



1st Floor Bank



2nd Floor



5th Floor



3rd Floor - Men Bathroom



4th Floor



4th Floor

2. Utility Sink

Good Fair Poor N/A None

		X		
--	--	---	--	--

Observations:

- One or more utility sinks were not operational at the time of the inspection. Some utility sink were not tested due to the presence of personal property in the sinks



3rd Floor



5th Floor - Mens Bathroom



3rd Floor - Men Bathroom

Bathrooms

1. Sinks

Good Fair Poor N/A None

	X			
--	---	--	--	--

Observations:

- Colored water when the faucet in the hot position in the bathroom on the 4th floor is due to rusty water heater
- Several sink stopper is loose, broken, or missing. Repair or replace as needed
- Several faucet dispose the water sideway instead of straight down. Repair or adjust as needed
- Noted leaking faucet in the Flooring Store on the 1st floor.
- There is no Hot Water in the bathrooms on the 4th floor



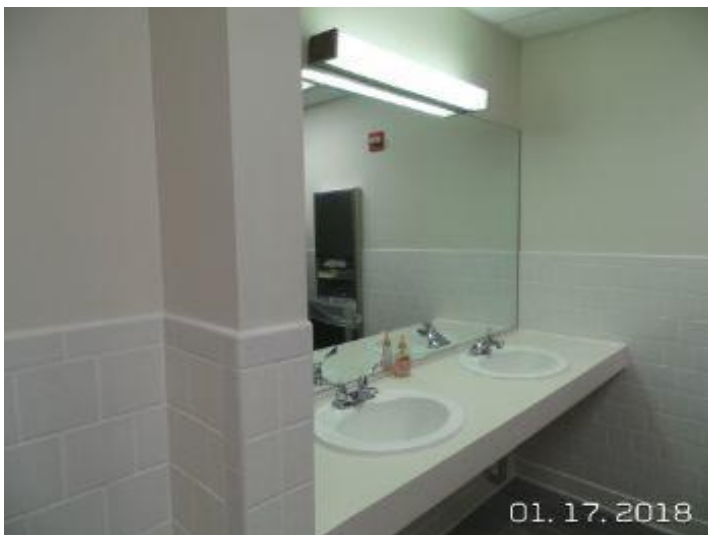
2nd Floor next to the elevators



2nd Floor Mens Bath



2nd Floor - Bathroom



2nd Floor - Bathroom



1st Floor Main flooring store



1st Floor Main flooring store



5th Floor - Mens Bathroom



5th Floor - Women Bathroom



3rd Floor - Men Bathroom



3rd Floor



3rd Floor



3rd Floor - Women Bathroom



3rd Floor - Women Bathroom



4th Floor - Men Bathroom



4th Floor - Men Bathroom



4th Floor - Women Bathroom



4th Floor - Men Bathroom



4th Floor - Women Bathroom

2. Bathroom Floors

Good Fair Poor N/A None

	X			
--	---	--	--	--

Observations:

- Several bathrooms have broken or missing tiles



2nd Floor Mens Bath



2nd Floor - Bathroom



1st Floor Bank



3rd Floor - Men Bathroom



3rd Floor - Men Bathroom



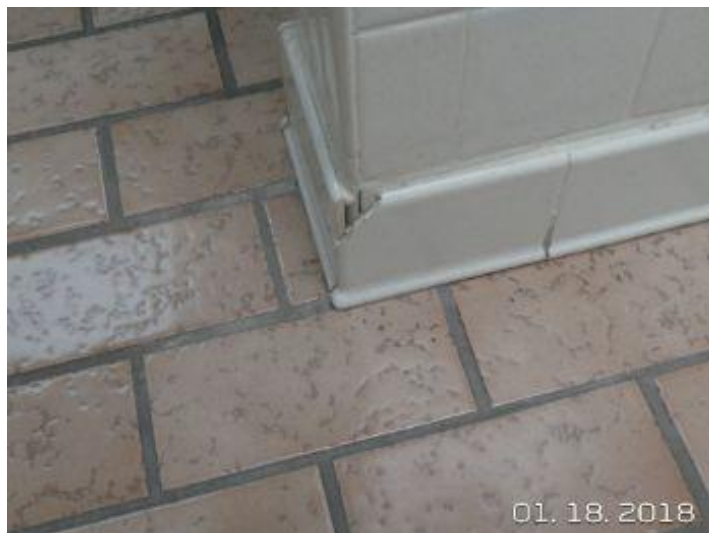
3rd Floor - Men Bathroom



3rd Floor - Men Bathroom



4th Floor - Men Bathroom



4th Floor - Men Bathroom

3. Bathroom Ceilings

Good Fair Poor N/A None

		X		
--	--	---	--	--

Materials: Acoustical Ceiling tiles 24"X24" noted

Observations:

- Several bathrooms have stained ceiling tiles, this is evidence of past leak or moisture, but there was no active leak at the time of the inspection in any of the bathroom ceilings
- Some ceiling tiles are missing, broken, or misplaced



3rd Floor



5th Floor - Mens Bathroom



3rd Floor - Men Bathroom



4th Floor - Men Bathroom



4th Floor - Women Bathroom



4th Floor - Women Bathroom

4. Bathroom Walls

Good	Fair	Poor	N/A	None
X				

Observations:

- Door stoppers for 3rd and 4th floors bathrooms are damaged
- We recommend caulking and ceiling all cracks and gaps in all bathrooms



3rd Floor - Men Bathroom



3rd Floor - Women Bathroom



3rd Floor - Women Bathroom



4th Floor - Women Bathroom

5. GFI

Good	Fair	Poor	N/A	None
		X		

Observations:

- Some bathrooms have non **GFCI** outlet next to the sink, some GFCI outlets are not functional or broken, repair as needed



2nd Floor Mens Bath



2nd Floor - Women Bathroom



5th Floor - Mens Bathroom



5th Floor - Women Bathroom



3rd Floor - Men Bathroom



3rd Floor - Women Bathroom



4th Floor - Men Bathroom



4th Floor - Women Bathroom

6. Toilets

Good Fair Poor N/A None

	X			
--	---	--	--	--

Observations:

- Toilet on the 1st floor "Access Bank" is not stable.
- Toilet in Men bathroom on the 5th floor is "OUT OF ORDER"



2nd Floor Mens Bath





1st Floor Bank - Access Bank



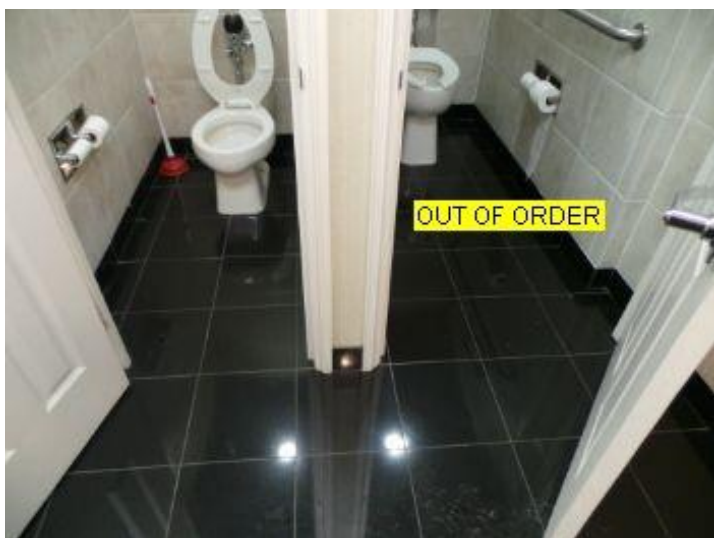
5th Floor - Mens Bathroom



5th Floor - Mens Bathroom



5th Floor - Mens Bathroom



5th Floor - Mens Bathroom



5th Floor - Women Bathroom



3rd Floor - Men Bathroom



3rd Floor - Women Bathroom



4th Floor - Men Bathroom

7. Plumbing

Good Fair Poor N/A None

		X		
--	--	---	--	--

Observations:

- Recommendation: replace metal drain pipes with **PVC** pipes, as metal pipes tend to corrode, rust and deteriorate on the inside, therefore they are prone to leak at anytime
- There is evidence of previous leak under the sink in the Men Bathroom on the 5th floor



2nd Floor Mens Bath



1st Floor Bank



1st Floor Main flooring store



5th Floor



5th Floor



5th Floor - Mens Bathroom



5th Floor - Women Bathroom



3rd Floor



3rd Floor - Women Bathroom



4th Floor - Men Bathroom

8. urinal stall

Good Fair Poor N/A None

X				
---	--	--	--	--

Observations:

- All urinal stalls were tested and they were functional at the time of the inspection
- Some stalls have gaps and/or deteriorated grout, we recommend Caulking all cracks and gaps with silicon or other sealants.



2nd Floor Mens Bath



1st Floor Bank



3rd Floor - Men Bathroom

9. Counters

Good Fair Poor N/A None

X				
---	--	--	--	--

Observations:

- Some counters have gaps and/or deteriorated grout, we recommend Caulking all cracks and gaps with silicon or other sealants.



3rd Floor - Men Bathroom



3rd Floor - Women Bathroom



3rd Floor - Women Bathroom

10. Doors

Good Fair Poor N/A None

	X			
--	---	--	--	--

Observations:

- There is evidence of previous oil leak from the door closing arm mechanism. The door closer was functional at the time of the inspection, maybe it was replaced, but the door was not cleaned
- Door latching hole in the Women bathroom on the 3rd floor is filled with debris that obstructs the functionality of the door



3rd Floor - Women Bathroom



3rd Floor - Women Bathroom

11. Mirrors

Good Fair Poor N/A None

X				
---	--	--	--	--

Observations:

- The mirror in Men Bathroom, 4th Floor, has deteriorated sections, replace or resilver as needed.



4th Floor - Men Bathroom

Windows

1. Windows

Good Fair Poor N/A None

	X			
--	---	--	--	--

Materials: Picture (fixed) double pane windows

Observations:

- Several windows have cracks or gaps around the window frame that need to be caulked and sealed.



2nd Floor next to the elevators



2nd Floor next to the elevators



1st Floor Main flooring store

Doors

1. Interior Doors

Good Fair Poor N/A None

X				
---	--	--	--	--

Observations:

- One or more doors were locked, no access, at the time of the inspection
- Closet door on the 3rd floor does not latch



3rd Floor



3rd Floor - Locked Door

Floors

1. Interior Floors

Good Fair Poor N/A None

	X			
--	---	--	--	--

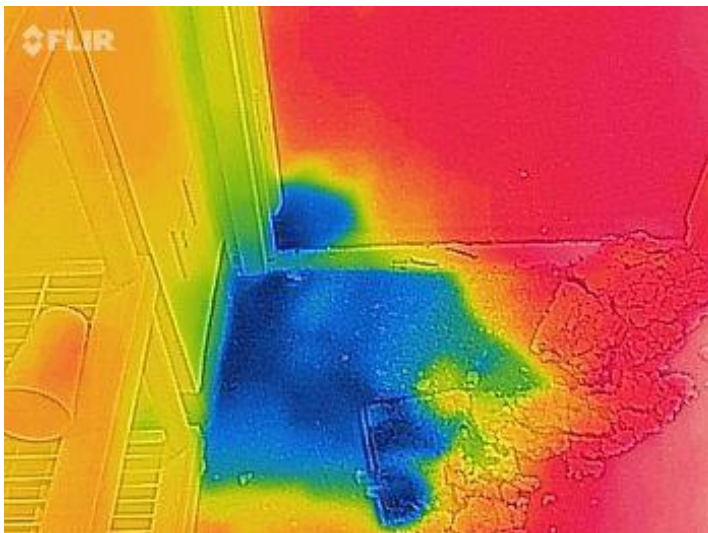
Materials: Carpet • Vinyl tile squares

Observations:

- Except for the areas under repair, the floors are in a fair condition for their age
- **Noted wet carpet floor on the 5th floor reception area which carried on to the floor on the 4th floor**



2nd Floor



4th Floor - closet under 5th floor kitchen



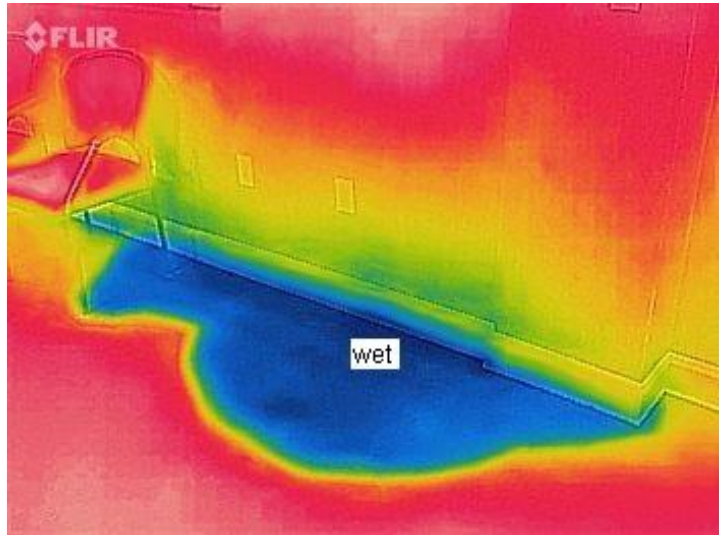
5th Floor - reception area



5th floor reference dry area



4th Floor - closet under 5th floor kitchen



5th Floor - opposite Kitchen wall



5th Floor



4th Floor - Floor in Closet under the 5th floor kitchen

Ceilings

1. Ceilings

Good Fair Poor N/A None

	X			
--	---	--	--	--

Materials: Drop down ceiling- Suspended Ceiling • Acoustical ceiling tile 24x24

Observations:

- Several ceiling tiles are missing and/or misplaced. Repair and install ceiling tiles as needed
- Several ceiling tiles are stained, this evidence of previous leak or accumulation of moisture. These tiles were dry at the time of the inspection. No active leak at the ceilings was noted at the time of the inspection



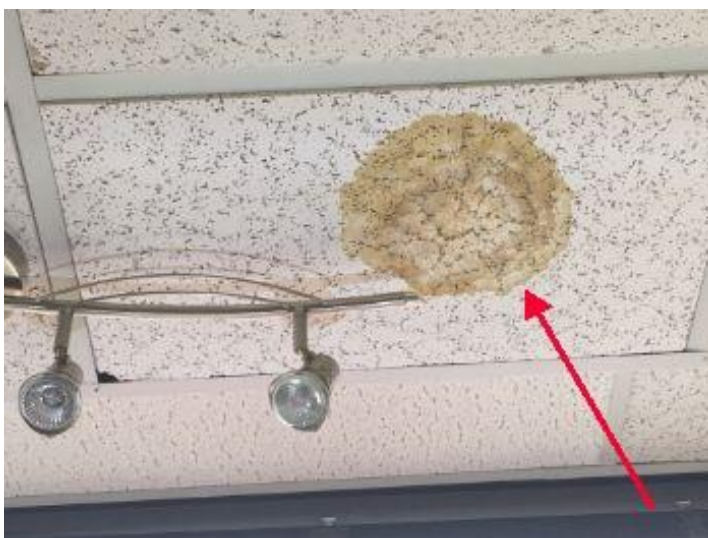
1st Floor Bank



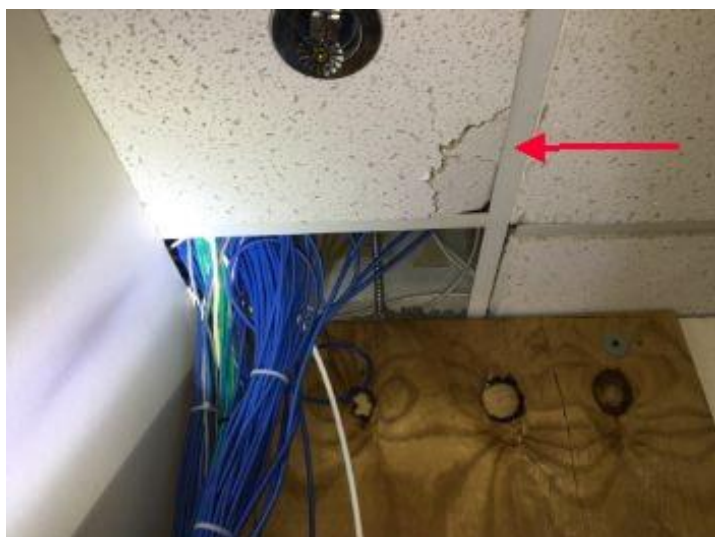
1st Floor Bank



1st Floor Bank



1st Floor Main flooring store



2nd Floor vacant area



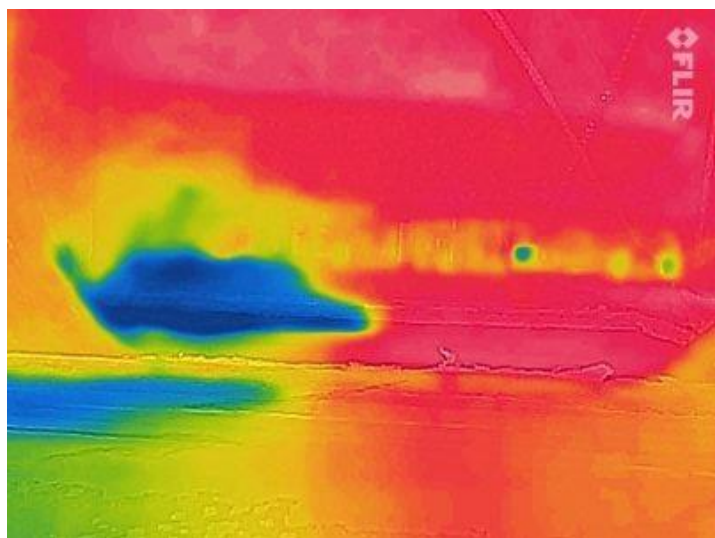
2nd Floor insurance office



5th Floor



5th Floor



4th Floor under 5th floor kitchen



3rd Floor



3rd Floor



4th Floor - closet under 5th floor kitchen



4th Floor



4th Floor



4th Floor



5th Floor



4th Floor - Ceiling in Closet under the 5th floor kitchen



Stairwell

Walls

1. Interior Walls

Good Fair Poor N/A None

X				
---	--	--	--	--

Materials: Drywall walls noted

Observations:

- The wall are in good condition except for normal wear and tear for the age and usage.
- Some walls or sections of walls were not inspected due to the presence of posters or furniture covering these areas



1st Floor Main Flooring Store



4th Floor

Electrical Interior

1. Exhaust Fan

Good Fair Poor N/A None

--	--	--	--	--

Observations:

- Exhaust fan in the Flooring Store on the 1st level is not functional



1st Floor Main Flooring Store

Plumbing Interior

1. Interior plumbing

Good Fair Poor N/A None

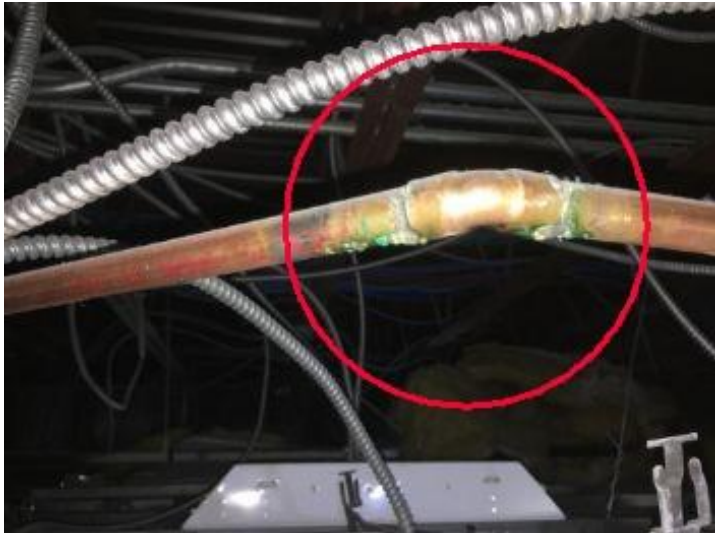
	X			
--	---	--	--	--

Observations:

- Noted excessive corrosion on some water supply pipes
- One or more water heater drain pipe are unstable



1st Floor Bank



4th Floor

Kitchen

1. Kitchen Floor

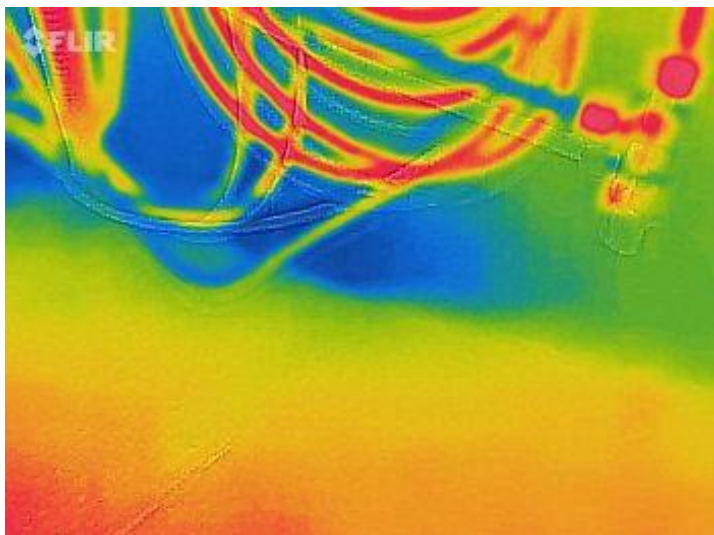
Good Fair Poor N/A None

		X		
--	--	---	--	--

Materials: Vinyl tile squares

Observations:

- Noted excessive moisture, at the time of the inspection, on the 5th floor kitchen floor in the sink area.



5th Floor under kitchen sink



5th Floor under sink



5th Floor under sink



3rd Floor

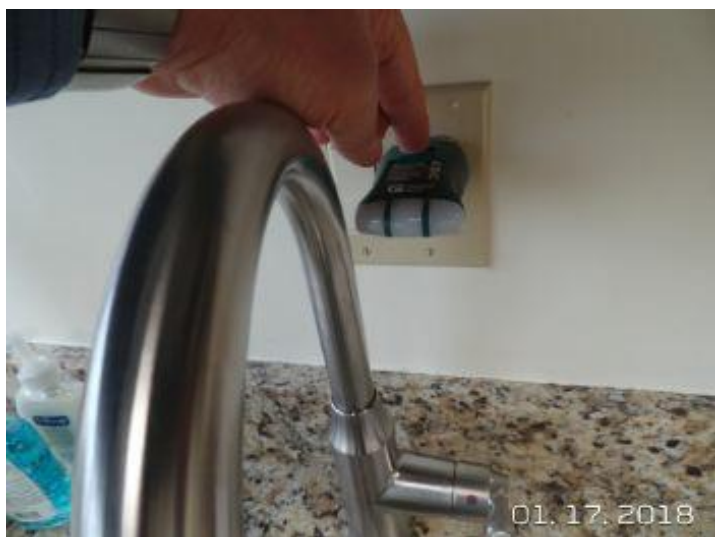
2. outlets & GFI

Good Fair Poor N/A None

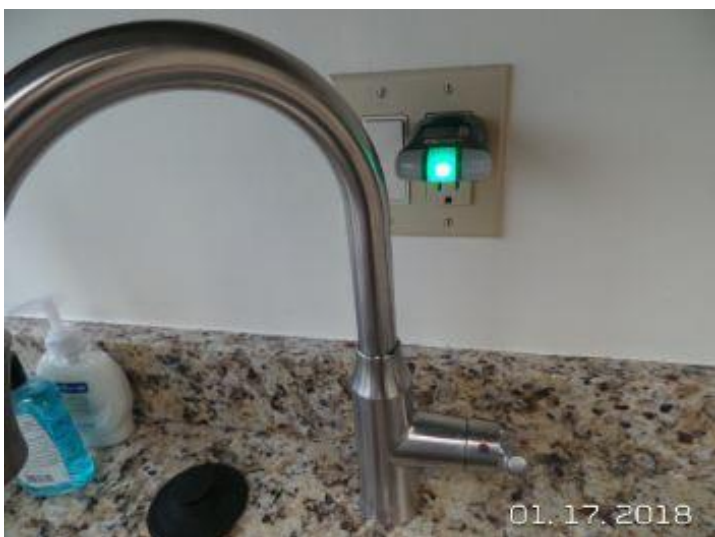
X				
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Observations:

- GFI outlet are installed an operational



2nd Floor - Offices



2nd Floor - Offices



3rd Floor



3rd Floor



4th Floor



4th Floor

3. Sink & Disposer

Good Fair Poor N/A None

		X		
--	--	---	--	--

Observations:

- The garbage disposer in the kitchen on the 3rd floor was not functional at the time of the inspection which led to slow drainage from the sink. we recommend repairing or replacing the garbage disposer.



1st Floor - Access Bank



1st Floor - Access Bank



2nd Floor - Offices



2nd Floor - Offices



3rd Floor



3rd Floor



4th Floor



4th Floor

4. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:

- one or more cabinet/drawer handles were loose at the time of the inspection



1st Floor - Access Bank



5. Counters

Good Fair Poor N/A None

X				
---	--	--	--	--

Observations:

- One or more countertops need caulking with silicon or other sealant.



3rd Floor

6. Dishwasher

Good Fair Poor N/A None

			X	
--	--	--	---	--

Observations:

- Dishwashers were present , but not tested due to presence of personal stuff in the dishwashers



1st Floor - Access Bank



2nd Floor - Offices

7. Plumbing

Good Fair Poor N/A None

	X			
--	---	--	--	--

Observations:

- Plumbing trim is loose under sink in the Flooring Store 1st floor
- Twisted water supply hose in the 5th floor kitchen which restricts the water flow and might lead to water leak.



1st Floor Main Flooring Store



5th Floor

8. Windows

Good Fair Poor N/A None

	X			
--	---	--	--	--

Observations:

- Several windows are in need of caulking around the window frames



2nd Floor - Offices

9. Microwave

Good Fair Poor N/A None

X				
---	--	--	--	--

Observations:

- the tested microwaves were functional at the time of the inspection.



2nd Floor - Offices

10. Refrigerator

Good Fair Poor N/A None

	X			
--	---	--	--	--

Observations:

- Several refrigerators are dirty and some are missing the ice collector pans



3rd Floor



4th Floor

Cabinets

1. Cabinets

Good Fair Poor N/A None

	X			
--	---	--	--	--

Observations:

- Functional, no deficiencies were noted at the time of the inspection, except for the sink cabinet on the 4th floor
- The sink cabinet in the open area on the 4th floor has irregular cut in the back and the drawers are not aligned which obstruct their normal operation, also, the counter of this cabinet needs caulking with silicon or other sealant to prevent water penetration.



3rd Floor



4th Floor



4th Floor



4th Floor



4th Floor



4th Floor

Rooms and Offices

1. Ceiling

Good Fair Poor N/A None

	X			
--	---	--	--	--

Observations:

- Several ceiling tiles are stained, but dry, this is an indication of previous leak or moisture accumulation.
- Several ceiling tiles are missing, chipped, broken, or misplaced
- Several sprinkler heads on the ceilings are missing the head covers



2nd Floor - Rooms



5th Floor



5th Floor



4th Floor



3rd Floor



3rd Floor



4th Floor - Conference room



4th Floor - Conference room



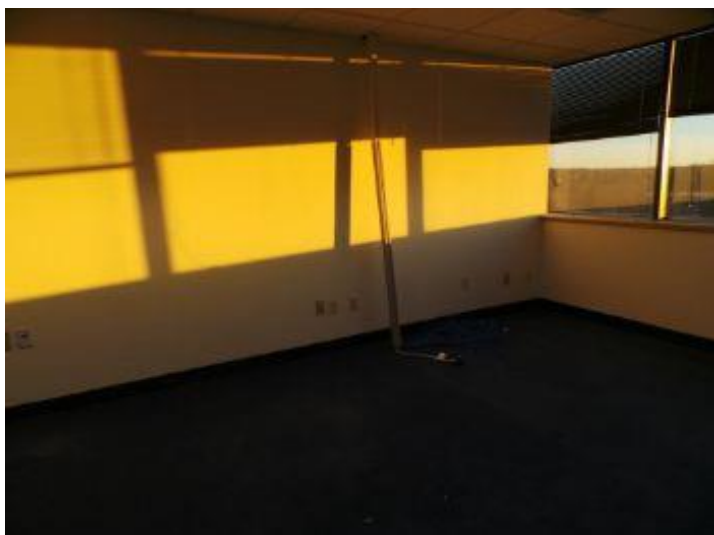
4th Floor



4th Floor



4th Floor



4th Floor



4th Floor

2. Doors

Good Fair Poor N/A None

	X			
--	---	--	--	--

Observations:

- Several doors were difficult to open and close due to the absence of clearance between the door and the floor. we recommend 1/4" to 1/2" between the door bottom and the floor for ventilation and ease of operation
- Several door stoppers were missing, broken, or misinstalled
- One or more doors have broken glass panel.



1st Floor - Access Bank vault area - door stopper



2nd Floor - Offices



1st Floor Main flooring store



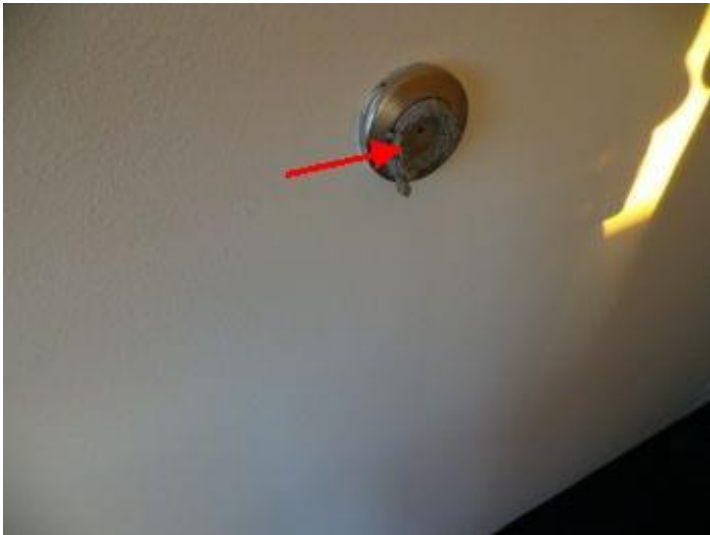
1st Floor Main Flooring Store



2nd Floor insurance office



4th Floor



4th Floor



4th Floor



4th Floor



3. Electrical Outlets

Good	Fair	Poor	N/A	None
	X			

Observations:

- Most of the tested outlets were functional at the time of the inspection
- Several outlets have loose , broken, or missing covers
- One or more outlets have broken metal prong that render them not usable and present electric shock hazard



1st Floor - Access Bank



2nd Floor - Rooms



2nd Floor - Offices



5th Floor



3rd Floor



3rd Floor



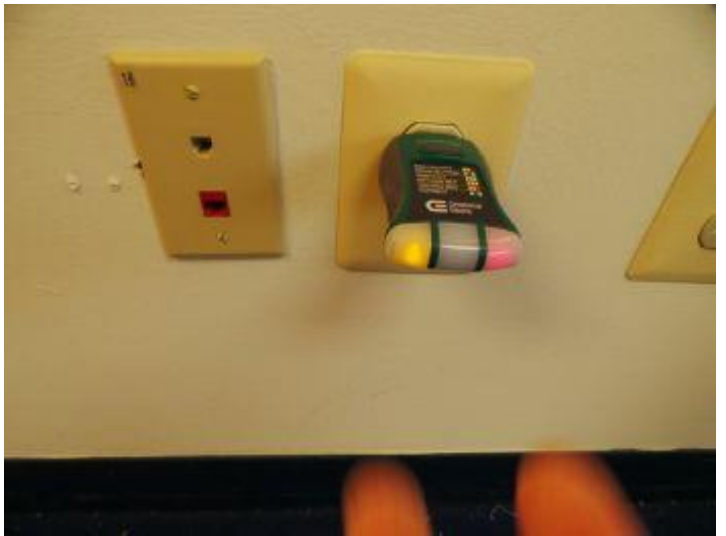
4th Floor



4th Floor



4th Floor



4th Floor



4th Floor

4. Floors

Good Fair Poor N/A None

		X		
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Observations:

- Several areas show excessive wear



2nd Floor - Rooms



2nd Floor - Rooms



3rd Floor



3rd Floor



3rd Floor

5. Heating & Cooling

Good	Fair	Poor	N/A	None
	X			

Observations:

- Several local office analog thermostats were broken or not functional.



2nd Floor - Rooms



2nd Floor - Offices



3rd Floor



3rd Floor



3rd Floor



3rd Floor

6. Lights

Good Fair Poor N/A None

X	X			
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Observations:

- One or more switch trims were missing
- One or more light fixture trims were missing.



1st Floor Main Flooring Store



1st Floor Main Flooring Store

7. Room/Office

Good Fair Poor N/A None

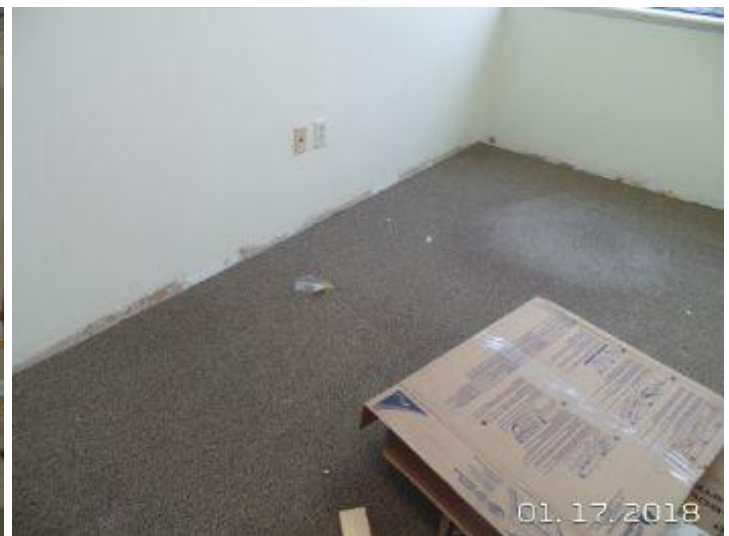
			X	
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Observations:

- Several rooms/offices were not inspected due to the presence of personal stuff or ongoing construction



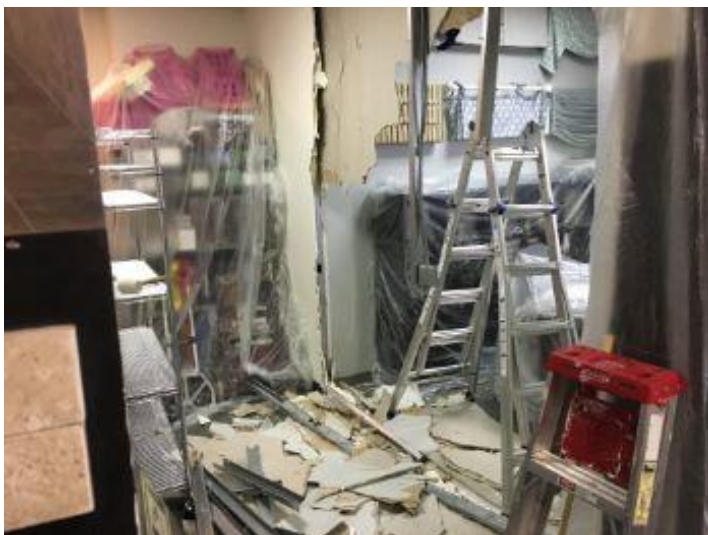
1st Floor



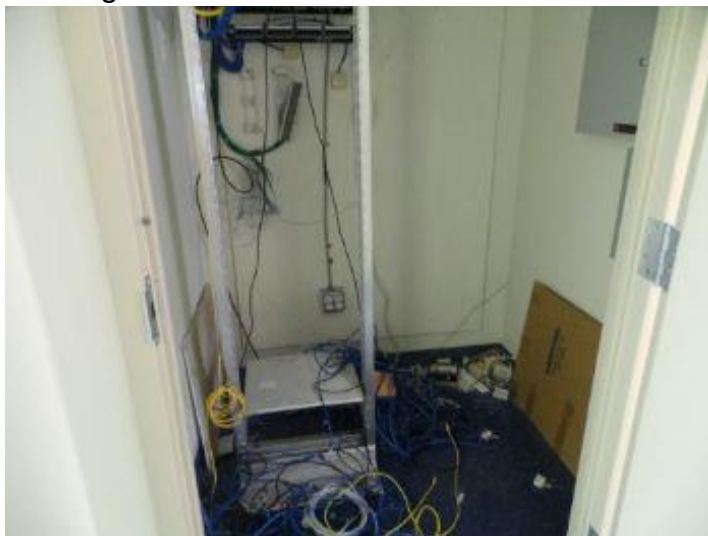
2nd Floor - Rooms



1st Floor Main flooring store



1st Floor Main flooring store



4th Floor

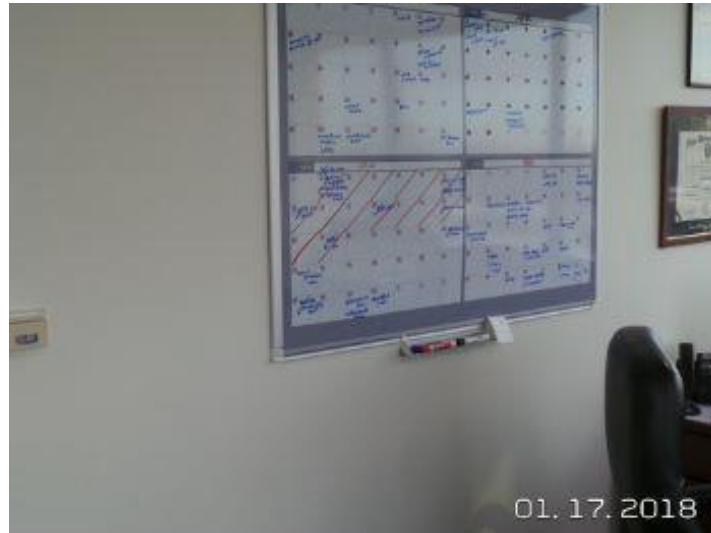
8. Walls

Good Fair Poor N/A None

X				
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Observations:

- In general the walls were in good condition at the time of the inspection except for normal wear and tear. Some walls or wall sections were not inspected due to the presence of posters or furniture covering the wall or an ongoing construction or remodeling



2nd Floor - Offices

9. Windows

Good Fair Poor N/A None

	X			
--	---	--	--	--

Observations:

- Several windows are in need of caulking around the window frames
- Several windows have deteriorated sill or flaking paint on the sill, repair as needed
- on or more windows have loose or missing window frame insulation strip.



1st Floor - Access Bank



2nd Floor - Rooms



2nd Floor - Rooms



2nd Floor - Rooms



2nd Floor - Offices



2nd Floor - Offices



2nd Floor - Offices



3rd Floor



3rd Floor



3rd Floor



3rd Floor



3rd Floor



3rd Floor



3rd Floor



3rd Floor



3rd Floor



3rd Floor



3rd Floor



3rd Floor



4th Floor



4th Floor



4th Floor



3rd Floor



3rd Floor



3rd Floor



3rd Floor



3rd Floor



3rd Floor



4th Floor



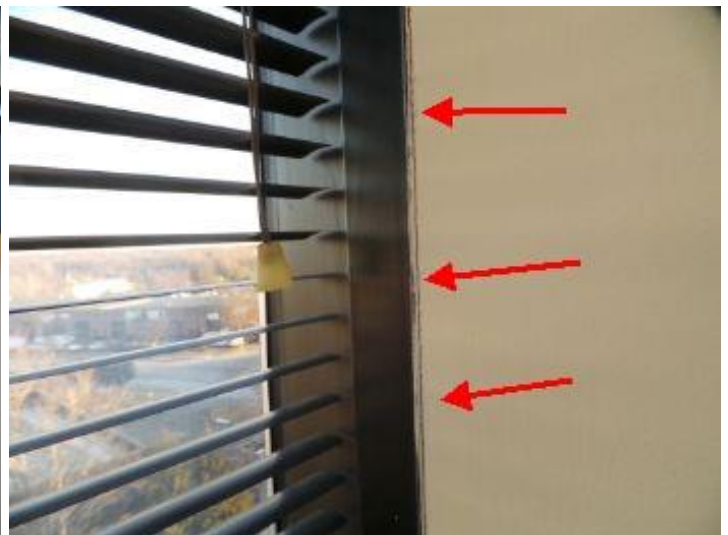
4th Floor



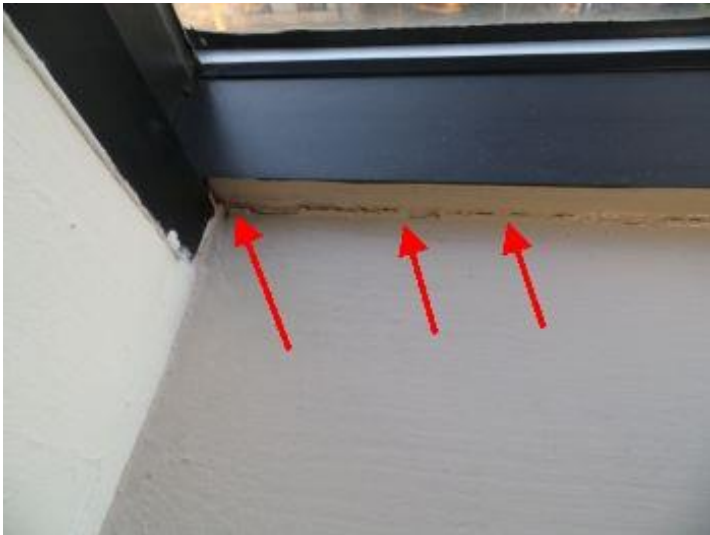
4th Floor



4th Floor



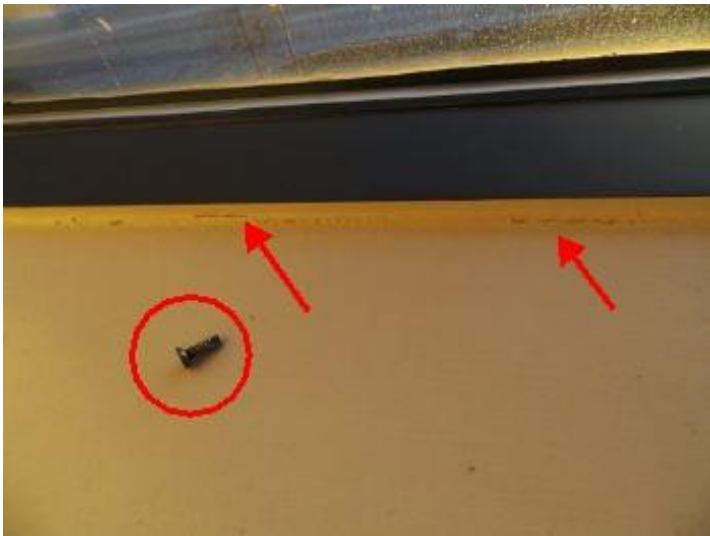
4th Floor



4th Floor



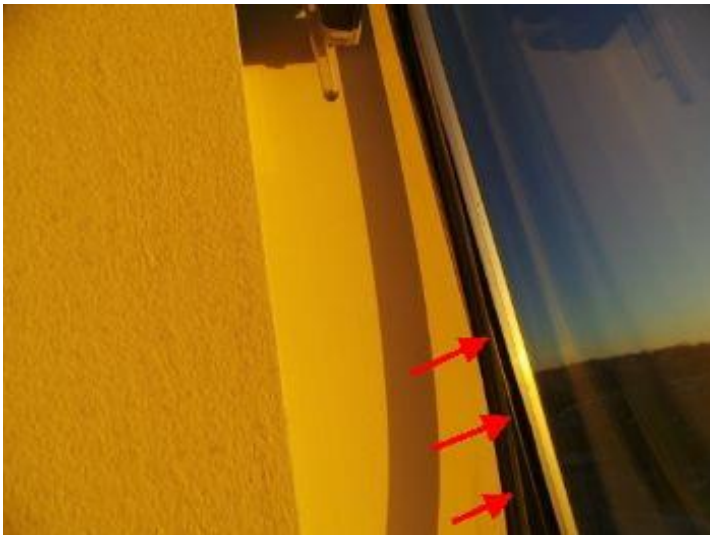
4th Floor



4th Floor



4th Floor



4th Floor - loose insulation strip



4th Floor



4th Floor



4th Floor



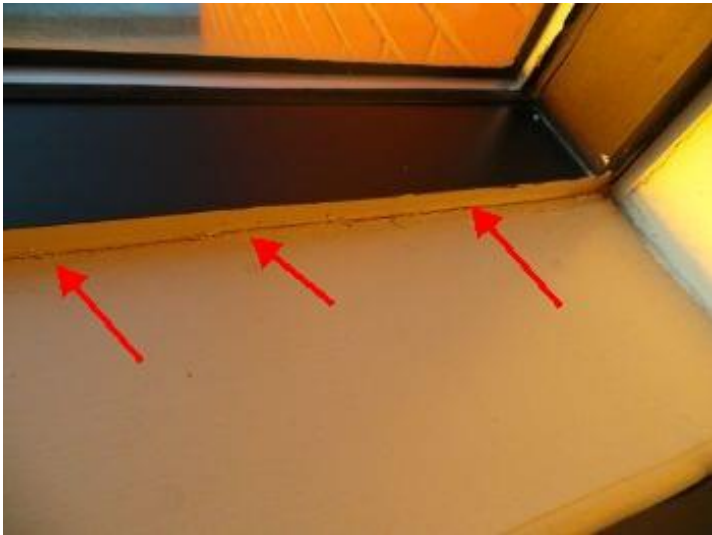
4th Floor



4th Floor



4th Floor



4th Floor



4th Floor



4th Floor

Glossary

Term	Definition
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.