

Next Day Inspect

Commercial Inspection Report



111 SAMPLE AVE, SAMPLE, MD 00001
Inspection prepared for: SAMPLE SAMPLE
Date of Inspection: 2/5/2025 Time: 9:30 AM
Year Built: 1994 Size (Sqft): 3240
Weather: Cloudy 47 degrees F

Inspector: Paulo Narduche
707 Godfrey Court SE, Leesburg, VA 20175

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Report Summary

Safety

Property & Building Exterior

Page 9 Item: 2	Walkways	<ul style="list-style-type: none"> • Walkway at the drive-thru was cracked and displaced. Tripping hazard. Recommend repair for safety.
Page 12 Item: 4	Outlets	<ul style="list-style-type: none"> • GFCI outlet did not respond to test. Recommend repair or replace as needed.

Electrical

Page 27 Item: 1	Service Entrance Equipment	<ul style="list-style-type: none"> • Some breakers on the switch panel were not labeled. Recommend labeling by a licensed electrician.
Page 28 Item: 3	Panels	<ul style="list-style-type: none"> • Open breaker slot noted in Panel B. Recommend repair by a licensed electrician.
Page 31 Item: 5	Labeling	<ul style="list-style-type: none"> • One sub panel breaker was not labeled. Recommend contacting an electrician to label the breaker for safety.

Fire Safety

Page 48 Item: 1	Fire Extinguisher	<ul style="list-style-type: none"> • Portable fire extinguishers were missing from their locations. Recommend replacing.
Page 48 Item: 2	Emergency Lighting	<ul style="list-style-type: none"> • Emergency lights were broken or inoperable. Recommend repair.

Kitchen

Page 50 Item: 2	Fire Extinguishers	<ul style="list-style-type: none"> • Portable fire extinguisher was missing at the time of inspection. Recommend installing within 30 feet of cooking equipment.
Page 54 Item: 9	Outlets & GFCI	<ul style="list-style-type: none"> • Outlets near water sources were not GFCI protected. Recommend updating to meet current safety standards.

Repair

Property & Building Exterior

Page 10 Item: 3	Lighting and Signs	<ul style="list-style-type: none"> • Drive-thru pole light made a buzzing noise at the time of inspection. Power was not on. Recommend further review and repair as needed. • Loose electrical box noted on the drive-thru side of building. Recommend repair by a licensed electrician. • Covers were missing or broken on one or more exterior lights. Recommend repair. • Open or disconnected PVC conduit noted at the drive-thru and at the roof top lights. Recommend repair.
Page 12 Item: 5	Cladding	<ul style="list-style-type: none"> • Cracked mortar and bricks noted in several locations. Recommend repair to prevent moisture penetration.

Page 15 Item: 8	Exterior Coolers	<ul style="list-style-type: none"> • The condensation plumbing on the left cooler was disconnected. Recommend repair. • Loose trim noted at the base of the left cooler exterior walls. Recommend repair. • Deteriorated sheathing noted on the electrical conduits. Recommend repair. • Deteriorated insulation noted on refrigerant lines. Corrosion noted on roof beneath lines. Recommend repair. • The cover was missing on the compressor units on the left cooler. Corrosion noted on motor and tubing. Recommend review and repair as needed by a qualified contractor. • Corrosion and deterioration noted on the exterior cooler walls. Recommend review and repair as needed by a qualified contractor. • Loose flashing noted at the roof of the right cooler. Recommend repair. • Left cooler flooring was loose. Recommend repair. • Warm air noted at left unit compressor. Recommend review and repair as needed by a qualified contractor.
Page 20 Item: 10	Gates	<ul style="list-style-type: none"> • Loose gate noted at dumpster corral. Recommend repair.
Roof		
Page 21 Item: 2	Roofing Condition	<ul style="list-style-type: none"> • The parapet coping / flashing on the drive-thru side was detached exposing the parapet wall sheathing. Wood deterioration and holes noted. Recommend repair. • Gap noted between the parapet wall and roofing material where the parapet flashing was missing. Recommend repair. • Bubbled areas noted near the missing parapet flashing and exposed seam. Potential water intrusion. Recommend repair. • Pooling noted in several areas of 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. • Detached top for the make-up air fan was detached. Recommend repair. • Loose satellite dish noted on roof. Remove or repair as needed to prevent damage to roof.
Page 24 Item: 5	Gutters / Drainage	<ul style="list-style-type: none"> • Roof was improperly sloped at the roof drain. Recommend review and repair as needed. • The roof scupper at the drive-thru window was missing. Recommend repair. • Disconnected downspout noted at the back of the building. Recommend repair by a roofing contractor.
Page 26 Item: 6	Eaves and Rakes	<ul style="list-style-type: none"> • Gaps and minor wood deterioration noted at soffit area. Recommend review and repair as needed.
Electrical		
Page 31 Item: 4	Grounding	<ul style="list-style-type: none"> • Ground wire was not completely clamped to grounding rod. Recommend repair by a licensed electrician.
Page 32 Item: 6	Lighting	<ul style="list-style-type: none"> • Florescent light covers were missing at several fixtures. Recommend replacing. • Light switches did not stay in the up position. Recommend repair.

Page 33 Item: 7	Outlets / GFCI	• Flexible outlet was lying in pool of water. Recommend review and repair or replace as needed.
HVAC System-03		
Page 46 Item: 5	Registers & Returns	• Registers and return grills were missing. Recommend installation.
Kitchen		
Page 52 Item: 5	Walls	• Cracked tiles noted at the drive-thru window. Recommend repair.
Page 52 Item: 6	Windows	• Second drive-thru window appeared to be damaged. Recommend repair.
Page 53 Item: 7	Floor	• Water and stains noted on the kitchen floor. Recommend repair plumbing leak and clean or replace tiles as needed.
Page 54 Item: 10	Plumbing	• Several sinks and faucets were not installed. Leak noted at dishwashing area plumbing. Recommend repair by a licensed plumber.
Page 56 Item: 11	Exhaust System	• Exhaust vent panel was not installed. Recommend repair. • Globe was missing at light fixture over cooktop. Recommend repair.
Bathrooms		
Page 57 Item: 2	Doors	• Corrosion noted on metal door frames. Recommend repair.
Page 58 Item: 6	Floor	• Cracked or loose tiles observed. Repair or replace as needed.
Ceilings		
Page 61 Item: 1	Ceilings	• Several ceiling tiles were missing or stained. Repair replace ceiling tiles as needed.
Floors		
Page 65 Item: 1	Interior Floors	• Water stains and loose tiles noted near the bathroom doors. Recommend repair or replace as needed.

Maintenance

Roof

Page 24 Item: 5	Gutters / Drainage	• Clogged underground drainage noted. Recommend cleaning and routine maintenance to ensure proper drainage.
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Electrical

Page 32 Item: 6	Lighting	• Several florescent bulbs were not working. Recommend replacing.
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HVAC System-01

Page 40 Item: 1	Thermostat	• The thermostat was not functional at the time of inspection. Recommend service by a qualified HVAC contractor.
Page 41 Item: 5	Registers & Returns	• Several register grills were dirty at the time of the inspection. This affects the air quality in the building. Recommend cleaning.

HVAC System-02		
Page 43 Item: 1	Thermostat	• The thermostat was not functional at the time of inspection. Recommend service by a qualified HVAC contractor.
Kitchen		
Page 51 Item: 4	Ceiling	• Missing and stained ceiling tiles observed. Paint or replace as needed.
Bathrooms		
Page 57 Item: 2	Doors	• Closer on men's bathroom door stuck when opening. Recommend lubricate or repair as needed.

Monitor		
Property & Building Exterior		
Page 9 Item: 1	Parking / Drive Thru	• Some asphalt alligating noted in the parking lot. Monitor for worsening condition. Repair as needed.
Page 10 Item: 3	Lighting and Signs	• Pole sign was not operational at the time of inspection. Recommend further review and repair as needed by a licensed electrician.
Page 15 Item: 8	Exterior Coolers	• Corrosion noted on the exterior cooler roofs. Recommend review and repair as needed by a qualified contractor.
Electrical		
Page 28 Item: 2	Meter Enclosures	• Some corrosion noted on meter housing. Recommend further review by a licensed electrician.
Plumbing		
Page 36 Item: 1	Main Shut Off Valve	• There was no signage indicating that the plumbing was winterized. Recommend further review by a licensed plumber prior to turning main water valve on.
Water Heater		
Page 38 Item: 3	Plumbing	• Corrosion noted on the copper plumbing. Unable to determine if an active leak was present due to the water being off. Recommend review by a licensed plumber.
Page 39 Item: 5	TPR Overflow	• Corrosion noted on the overflow discharge pipe. Recommend further review by a licensed plumber.

Property Type

1. Property Type

Structure: Stand-alone restaurant

Notes

1. Notes

Scope of Inspection: Inspection of restaurant property for lease. Building had not been occupied since 2020.

Participating Parties

1. Attendance

Attendance: Client present

Property & Building Exterior

1. Parking / Drive Thru

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Concrete and asphalt driveway and parking noted.
- Some asphalt alligating noted in the parking lot. Monitor for worsening condition. Repair as needed.



Alligating

2. Walkways

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Concrete sidewalk noted.
- Walkway at the drive-thru was cracked and displaced. Tripping hazard. Recommend repair for safety.



Displacement



3. Lighting and Signs

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Pole sign was not operational at the time of inspection. Recommend further review and repair as needed by a licensed electrician.
- Drive-thru pole light made a buzzing noise at the time of inspection. Power was not on. Recommend further review and repair as needed.
- Loose electrical box noted on the drive-thru side of building. Recommend repair by a licensed electrician.
- Covers were missing or broken on one or more exterior lights. Recommend repair.
- Open or disconnected **PVC** conduit noted at the drive-thru and at the roof top lights. Recommend repair.



Pole sign



Buzzing sound heard



Open box



Broken globe



Bent housing



Open conduit



Loose



Loose



Detached conduit

4. Outlets

Good	Fair	Poor	N/A	None
	✓			

Observations:

- **GFC** outlet did not respond to test. Recommend repair or replace as needed.



Did not trip when tested

5. Cladding

Good	Fair	Poor	N/A	None
	✓			

Materials: Brick veneer • Ceramic tile

Observations:

- Cracked mortar and bricks noted in several locations. Recommend repair to prevent moisture penetration.

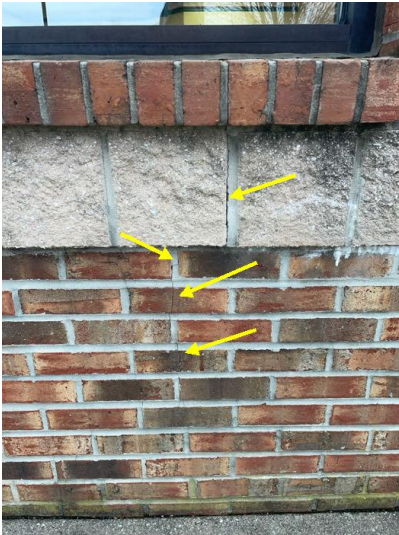




Broken tiles



Step crack



Crack



Deteriorated mortar

6. Doors

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- No deficiencies noted.



7. Windows

Good	Fair	Poor	N/A	None
✓				

Observations:

- No deficiencies noted.

8. Exterior Coolers

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Right cooler was locked at the time of inspection. Unable to inspect interior.
- The condensation plumbing on the left cooler was disconnected. Recommend repair.
- Loose trim noted at the base of the left cooler exterior walls. Recommend repair.
- Deteriorated sheathing noted on the electrical conduits. Recommend repair.
- Deteriorated insulation noted on refrigerant lines. Corrosion noted on roof beneath lines. Recommend repair.
- The cover was missing on the compressor units on the left cooler. Corrosion noted on motor and tubing. Recommend review and repair as needed by a qualified contractor.
- Corrosion noted on the exterior cooler roofs. Recommend review and repair as needed by a qualified contractor.
- Corrosion and deterioration noted on the exterior cooler walls. Recommend review and repair as needed by a qualified contractor.
- Loose flashing noted at the roof of the right cooler. Recommend repair.
- Left cooler flooring was loose. Recommend repair.
- Warm air noted at left unit compressor. Recommend review and repair as needed by a qualified contractor.



Left cooler



Disconnected drain



Loose trim



Compressor cover missing



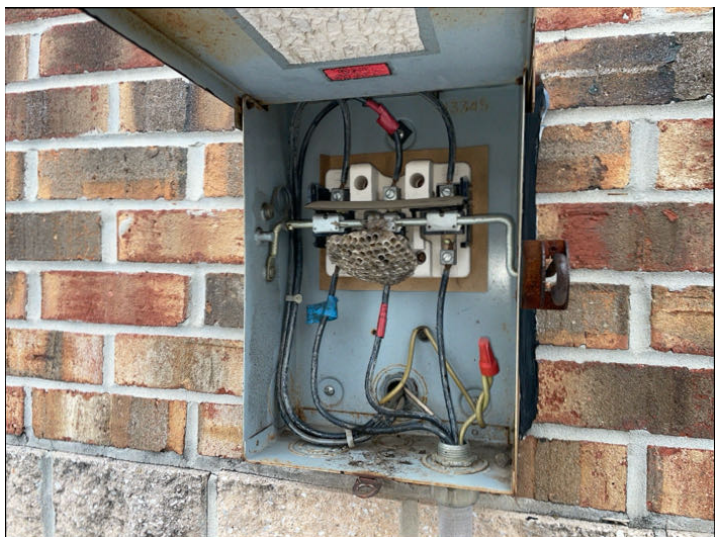
Deteriorated sheathing / corrosion



Deteriorated insulation



Corroded roofing



Disconnect



Corrosion



Compressor unit



Deteriorated insulation



Deteriorated panels



Loose flashing



Deteriorated sheathing



Disconnect



Interior door



Left cooler - main room



Left cooler - second room



Loose and stained



9. Plumbing

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Water to building was off at the time of inspection. Unable to confirm operation of exterior faucets.



Drive-thru side



Right side hose bib



Dumpster area hydrant

10. Gates

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Loose gate noted at dumpster corral. Recommend repair.



Loose

Roof

1. Access

Good	Fair	Poor	N/A	None
✓				

Materials: Accessed by extension ladder.

Observations:

- Roof was inspected by mounting and walking on roof.

2. Roofing Condition

Good	Fair	Poor	N/A	None
	✓			

Materials: Modified Bitumen

Observations:

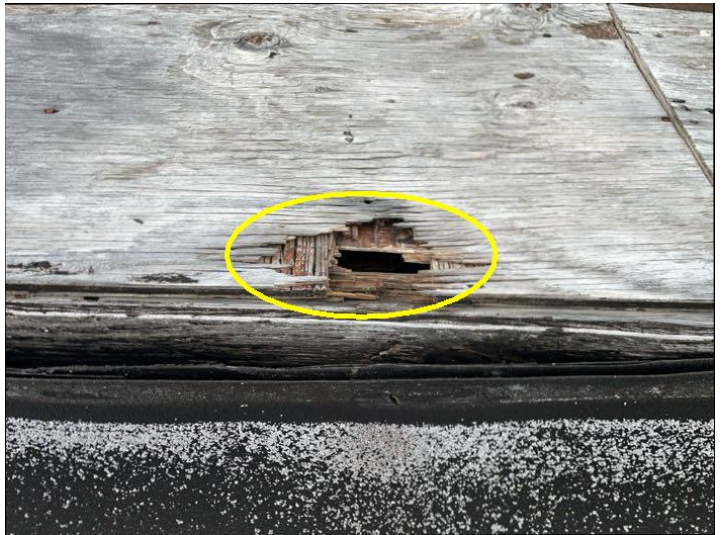
- The parapet coping / flashing on the drive-thru side was detached exposing the parapet wall sheathing. Wood deterioration and holes noted. Recommend repair.
- Gap noted between the parapet wall and roofing material where the parapet flashing was missing. Recommend repair.
- Bubbled areas noted near the missing parapet flashing and exposed seam. Potential water intrusion. Recommend repair.
- Pooling noted in several areas of 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.
- Detached top for the make-up air fan was detached. Recommend repair.
- Loose satellite dish noted on roof. Remove or repair as needed to prevent damage to roof.



Loose parapet flashing



Loose sheathing



Hole



Gap



Bubbled area



Ponding



Make up fan



Detached top



Kitchen exhaust fans



Unsecured satellite dish

3. Structure

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Bar joist construction
- Limited view of roof structure due to ceiling tiles.

4. Vents

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Steel drainage and downspouts noted.

Observations:

- No deficiencies observed.



Plumbing vent



Plumbing vent



Plumbing vent



Plumbing vent

5. Gutters / Drainage

Good	Fair	Poor	N/A	None
	✓			

Materials: Steel drainage and downspouts noted.

Observations:

- Roof was improperly sloped at the roof drain. Recommend review and repair as needed.
- The roof scupper at the drive-thru window was missing. Recommend repair.
- Clogged underground drainage noted. Recommend cleaning and routine maintenance to ensure proper drainage.
- Disconnected downspout noted at the back of the building. Recommend repair by a roofing contractor.



Negative slope



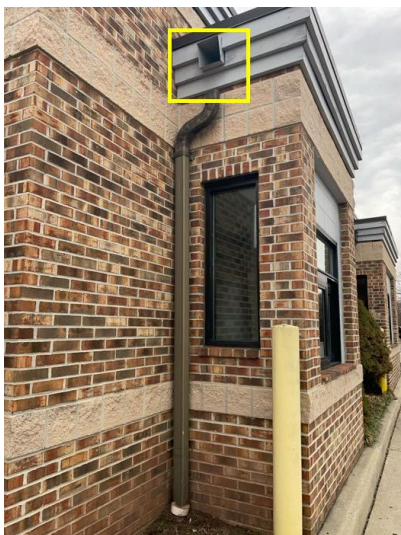
Drain



Drain



Drain



Scupper missing



Clogged



Disconnected

6. Eaves and Rakes

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Gaps and minor wood deterioration noted at soffit area. Recommend review and repair as needed.



Gaps



Loose flashing

Electrical

1. Service Entrance Equipment

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Transformer was located at back of structure. No deficiencies observed.
- Switch gear cabinet observed in good condition.
- **Some breakers on the switch panel were not labeled. Recommend labeling by a licensed electrician.**



Transformer



Switch panel



Labeled



Not labeled

2. Meter Enclosures

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Some corrosion noted on meter housing. Recommend further review by a licensed electrician.



3. Panels

Good	Fair	Poor	N/A	None
	✓			

Observations:

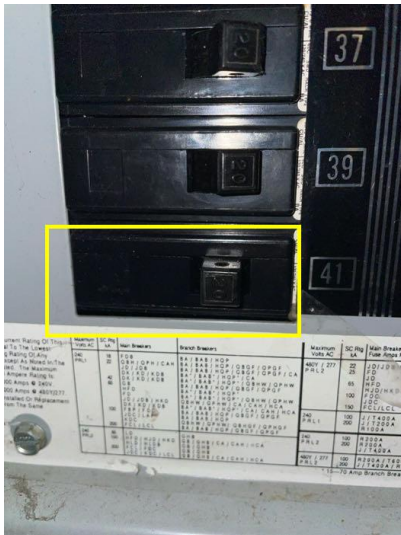
- Tripped breaker noted in Panel A.
- Open breaker slot noted in Panel B. Recommend repair by a licensed electrician.



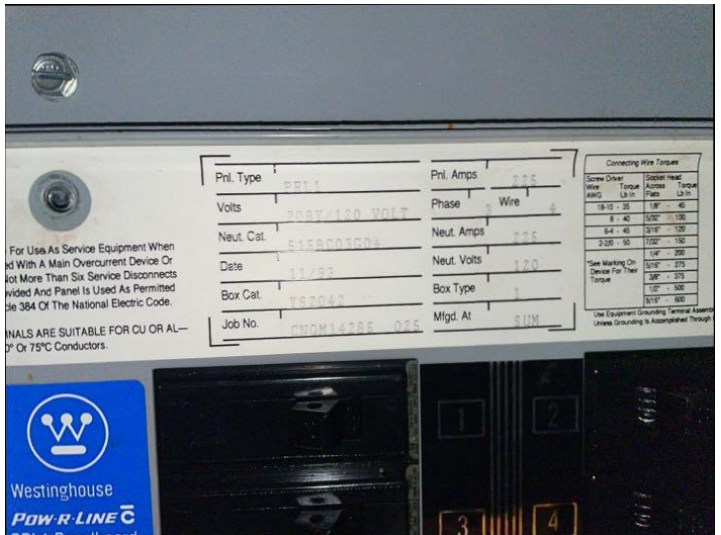
Panel A



Panel A



Tripped breaker - Panel A



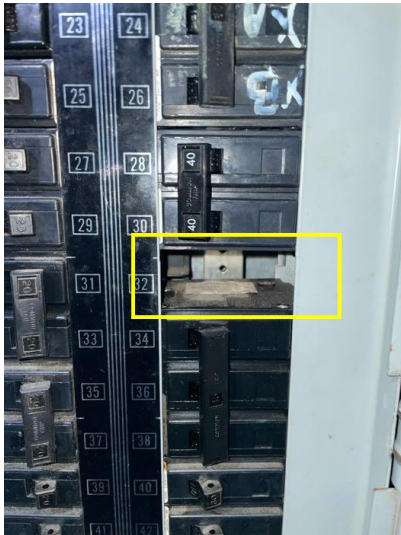
Panel A



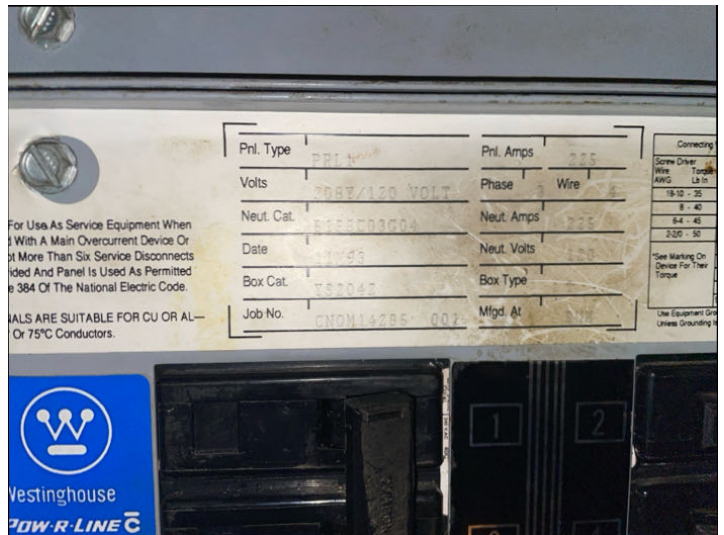
Panel B



Panel B



Open slot - Panel B



Panel B



Panel C



Panel C



Panel C



Kitchen sub panel



4. Grounding

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Concrete encased rod at transformer noted.
- Ground wire was not completely clamped to grounding rod. Recommend repair by a licensed electrician.



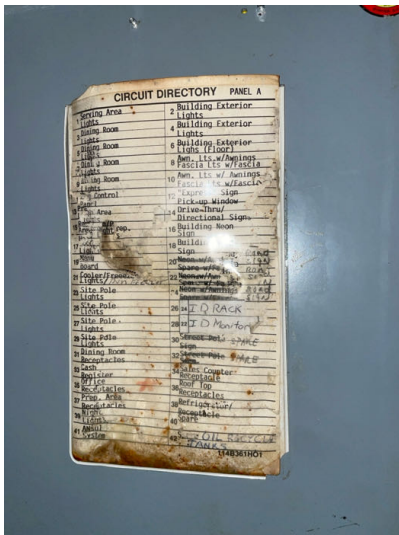
Loose wire

5. Labeling

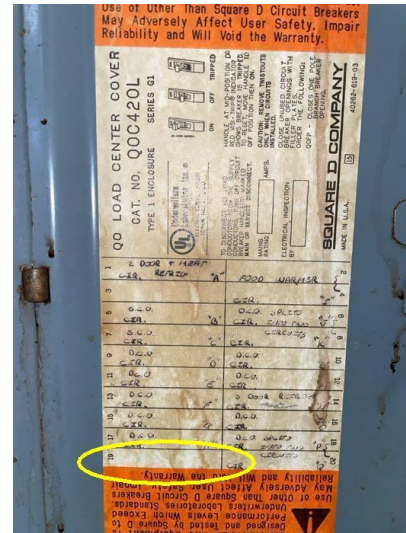
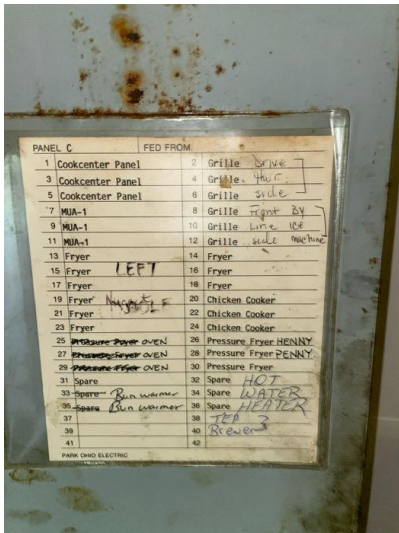
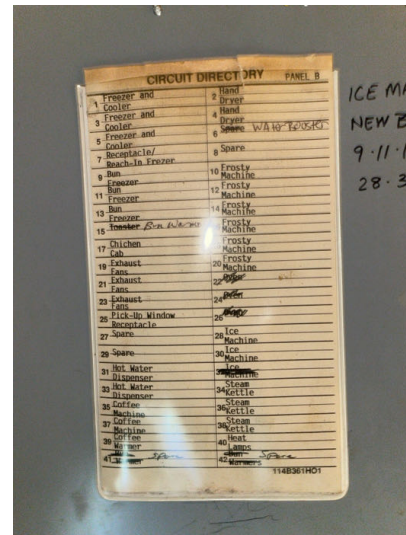
Good	Fair	Poor	N/A	None
	✓			

Observations:

- One sub panel breaker was not labeled. Recommend contacting an electrician to label the breaker for safety.



Panel B



Good	Fair	Poor	N/A	None
	✓			

- Several florescent bulbs were not working. Recommend replacing.
- Florescent light covers were missing at several fixtures. Recommend replacing.
- Light switches did not stay in the up position. Recommend repair.



Bulbs did not work



Cover missing



Loose switches

7. Outlets / GFCI

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Tested outlets were functional.
- Flexible outlet was lying in pool of water. Recommend review and repair or replace as needed.



Flexible outlet

Gas

1. Valve and Piping Condition

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Location: Drive-thru side of building.

Observations:

- LP tank was not installed. Plumbing to building appeared to be in good condition at the time of inspection.



Intended tank location



LP tank connection



Plumbing

1. Main Shut Off Valve

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Water shut off valve was in the off position at the time of inspection. Unable to operate plumbing fixtures.
 - There was no signage indicating that the plumbing was winterized.
- Recommend further review by a licensed plumber prior to turning main water valve on.



Main water shut off valve

Water Heater

1. Enclosure

Good	Fair	Poor	N/A	None
	✓			

Materials: Copper pipes

Observations:

- Manufacture date: 2019. Life expectancy around 12 years.
- Power to the electric water heater was off at the time of inspection. Unable to inspect plumbing fixtures.



MFD: 2019



Shut off

2. Tank Capacity

Good	Fair	Poor	N/A	None
✓				

Observations:

- 50 Gallons



50 Gallons

3. Plumbing

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Copper pipes

Observations:

- The water shut off valve was in the off position at the time of inspection.
- Corrosion noted on the copper plumbing. Unable to determine if an active leak was present due to the water being off. Recommend review by a licensed plumber.



Water shut off valve



Corrosion



Corrosion

4. TPR Valve

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- **TPR valve** was present and appeared functional.



TPR valve

5. TPR Overflow

Good	Fair	Poor	N/A	None
	✓			

Materials: Copper pipe

Observations:

- Corrosion noted on the overflow discharge pipe. Recommend further review by a licensed plumber.



Overflow discharge pipe

HVAC System-01

1. Thermostat

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type: Digital thermostat noted.

Observations:

- The thermostat was not functional at the time of inspection. Recommend service by a qualified HVAC contractor.



Inoperable

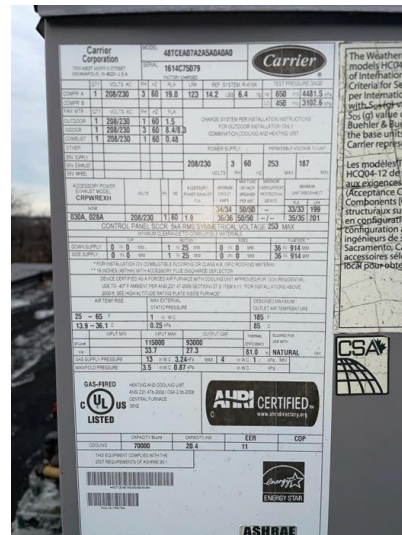
2. HVAC Condition

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type: Natural gas

Observations:

- Date of manufacture was 2014. Life expectancy around 20 years.
- Unable to operate unit. The thermostat was inoperable and there was no gas supply.
- Cooling cycle was not tested due to the outside temperature below 65 degrees F.



MFD: 2014

3. Gas

Good	Fair	Poor	N/A	None
✓				

Observations:

- Gas shut off valve appeared functional.



Gas supply pipe

4. Condensate Drain

Good	Fair	Poor	N/A	None
✓				

Observations:

- Condensate drain appeared functional.



5. Registers & Returns

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Several register grills were dirty at the time of the inspection. This affects the air quality in the building. Recommend cleaning.



Stained grids

HVAC System-02

1. Thermostat

Good	Fair	Poor	N/A	None
	✓			

Type: Digital thermostat noted.

Observations:

- The thermostat was not functional at the time of inspection. Recommend service by a qualified HVAC contractor.



2. HVAC Condition

Good	Fair	Poor	N/A	None
	✓			

Type: Natural gas

Observations:

- Date of manufacture was 1994. Life expectancy around 20 years.
- Unable to operate unit. The thermostat was inoperable and there was no gas supply.
- Cooling cycle was not tested due to the outside temperature below 65 degrees F.



MFD: 1994

3. Gas

Good	Fair	Poor	N/A	None
✓				

Observations:

- Gas shut off valve appeared functional.



Gas supply pipe

4. Condensate Drain

Good	Fair	Poor	N/A	None
✓				

Observations:

- Condensate drain appeared functional.



HVAC System-03

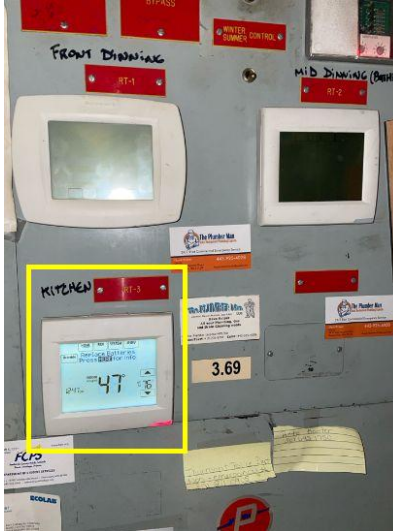
1. Thermostat

Good	Fair	Poor	N/A	None
	✓			

Type: Digital thermostat noted.

Observations:

- Functional at the time of inspection.



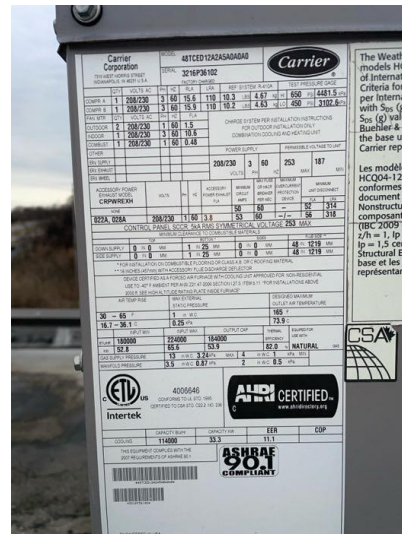
2. HVAC Condition

Good	Fair	Poor	N/A	None
	✓			

Type: Natural gas

Observations:

- Date of manufacture was 2016. Life expectancy around 20 years.
- Unable to operate unit. There was no gas supply.
- Cooling cycle was not tested due to the outside temperature below 65 degrees F.



MFD: 2016

3. Gas

Good	Fair	Poor	N/A	None
✓				

Observations:

- Gas shut off valve appeared functional.



Gas supply pipe

4. Condensate Drain

Good	Fair	Poor	N/A	None
✓				

Observations:

- Condensate drain appeared functional.



5. Registers & Returns

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Registers and return grills were missing. Recommend installation.



Register vents missing

Fire Safety

1. Fire Extinguisher

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Portable fire extinguishers were missing from their locations. Recommend replacing.



Portable extinguisher missing

2. Emergency Lighting

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Emergency lights were broken or inoperable. Recommend repair.



Did not work



Did not work



Did not work

3. Exit Signage

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Exit signs observed at all exits.



Kitchen

1. Kitchen

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Inoperable condition at the time of inspection.
- Kitchen equipment did not appear to be hooked up.



Cooking area



Cooking area

2. Fire Extinguishers

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Portable fire extinguisher was missing at the time of inspection. Recommend installing within 30 feet of cooking equipment.

3. Manual Actuation Devices

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Fire alarm pull station observed at cooking area egress.
- Automatic fire suppression system noted over cooking areas.



Emergency stop



Fire suppression



Fire suppression

4. Ceiling

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Drop ceiling tiles noted.
- Missing and stained ceiling tiles observed. Paint or replace as needed.



Stained and missing tiles

5. Walls

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Ceramic tiles noted.
- Cracked tiles noted at the drive-thru window. Recommend repair.



Broken tile

6. Windows

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Second drive-thru window appeared to be damaged. Recommend repair.



Drive-thru



Drive-thru



Did not close



Wedged between panes

7. Floor

Good	Fair	Poor	N/A	None
	✓			

Materials: Ceramic tiles

Observations:

- Water and stains noted on the kitchen floor. Recommend repair plumbing leak and clean or replace tiles as needed.



Kitchen



8. Lights

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Lighting appeared functional.

9. Outlets & GFCI

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Outlets near water sources were not GFCI protected. Recommend updating to meet current safety standards.



Not GFCI protected

10. Plumbing

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

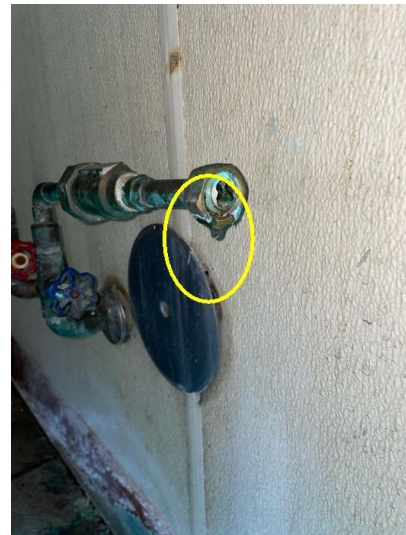
- Unable to operate fixtures. Water was shut off at the time of inspection.
- Several sinks and faucets were not installed. Leak noted at dishwashing area plumbing. Recommend repair by a licensed plumber.



Mop station



Fixture missing



Leaked



Fixture missing



Fixture missing

11. Exhaust System

Good	Fair	Poor	N/A	None
	✓			

Materials: Stainless Steel

Observations:

- Exhaust vent panel was not installed. Recommend repair.
- Globe was missing at light fixture over cooktop. Recommend repair.



Grill missing



Globe missing

Bathrooms

1. Bathroom Condition

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Acceptable. Some repairs required.



Women's bathroom



Men's bathroom

2. Doors

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Corrosion noted on metal door frames. Recommend repair.
- Closer on men's bathroom door stuck when opening. Recommend lubricate or repair as needed.



Corrosion



Hard to open

3. Ceiling

Good	Fair	Poor	N/A	None
✓				

Materials: Ceramic tile

Observations:

- No deficiencies observed.

4. Walls

Good	Fair	Poor	N/A	None
✓				

Materials: Ceramic tile

Observations:

- No deficiencies observed.

5. Mirrors

Good	Fair	Poor	N/A	None
✓				

Observations:

- No deficiencies observed.

6. Floor

Good	Fair	Poor	N/A	None
	✓			

Materials: Ceramic tile

Observations:

- Cracked or loose tiles observed. Repair or replace as needed.



Water stain



Cracked tile

7. Electrical

Good	Fair	Poor	N/A	None
✓				

Observations:

- Lighting appeared functional.

8. Sinks

Good	Fair	Poor	N/A	None
✓				

Observations:

- Unable to operate sink. Water was shut off at the time of inspection.
- >>> **Accessibility**
- The lavatory rim was not higher than 34".
- The accessible lavatory had at least 30" width and 48" deep clear space in front of it.
- The accessible lavatory had at least 29" of knee space between the floor and the lavatory apron.



9. Toilet

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Unable to operate toilets. Water was shut off at the time of inspection.
- >>> **Accessibility**
- Grab bars were installed on the side and behind the accessible toilet.



10. Urinal Stall

Good	Fair	Poor	N/A	None
	✓			

Observations:

- Urinal was not operated. Water was shut off at the time of inspection.
- >>>**Accessibility**
- The accessible urinal rim was no higher than 17" above the floor.



Ceilings

1. Ceilings

Good	Fair	Poor	N/A	None
	✓			

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

Observations:

- Several ceiling tiles were stained. Evidence of previous leak or accumulation of moisture. These tiles were dry with no active leaks noted at the time of the inspection.
- Several ceiling tiles were missing or stained. Repair replace ceiling tiles as needed.



Stained and missing tile



Tiles missing



Stained tiles

Walls

1. Interior Walls

Good	Fair	Poor	N/A	None
✓				

Materials: Wallpaper • Ceramic tiles.

Observations:

- No deficiencies observed.

Windows

1. Windows

Good	Fair	Poor	N/A	None
✓				

Materials: Fixed, metal frame, double pane windows observed.

Observations:

- Dining room windows appeared in good shape.

Doors

1. Interior Doors

Good	Fair	Poor	N/A	None
	✓			

- Observations:
- All exit doors were functional.
 - Locked door noted near cash wrap. Unable to inspect.



Locked door

Floors

1. Interior Floors

Good	Fair	Poor	N/A	None
	✓			

Materials: Carpet • Ceramic tiles.
Observations:
• Water stains and loose tiles noted near the bathroom doors. Recommend repair or replace as needed.



Dining



Water stains

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.
TPR Valve	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves