



ANDREWS PROPERTY INSPECTIONS LLC

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COMMERCIAL PROPERTY INSPECTION

1234 Main St. Mays Landing NJ 08330

Buyer Name

02/02/2022 9:00AM



Inspector

Richard Andrews

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Agent

Agent Name

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All components designated for inspection in the InterNACHI Commercial Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" or "Overview" sections within this report. More information on these standards can be found at www.ccpia.org.

A property inspection is a limited **visual** inspection and should not be technically exhaustive. The goal of the inspection is to disclose the general property condition and potentially put a buyer or seller in a better more educated position prior to make a buying or selling decision. Not all improvements will be identified during this inspection. Unexpected component or system failure may occur after the inspection is performed. Unexpected repairs should still be anticipated. Any comments made in the report outside the SCOPE or SOP should be considered informative only. **The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection agreement contract for a full explanation of the scope of the inspection.**

For the checklist / narrative report there are 4 expandable tabs that can be clicked on labeled (Overview, Information, Limitations, and Standards). There are also 5 different checkmark and highlighted color designations noted on this report when evaluating a component or system:

Inspected - appeared overall adequate with little or no discrepancies (MONITOR AND MAINTAIN)

Deferred Maintenance / Minor Physical Deficiencies - requires maintenance, repair, or modifications to avoid future concerns or eventual component failure (RECOMMEND FURTHER EVALUATION FROM A QUALIFIED CONTRACTOR)

Major Physical Deficiencies - requires repairs, modifications, or replacement immediately or soon (RECOMMEND FURTHER EVALUATION FROM A QUALIFIED CONTRACTOR SOON)

Safety Hazard - poses a potential safety or health hazard to personell (RECOMMEND FURTHER EVALUATION FROM A QUALIFIED CONTRACTOR SOON)

Not Inspected / Not Present - Limitations and Disclaimers - generalized informative comments for components / systems

SUMMARY



DEFERRED MAINTENANCE /
MODIFICATION







RECOMMENDATION /
CONCERN



SAFETY HAZARD

- ⊖ 2.2.1 General Site & Landscaping - Walkways, Patios & Driveways: Walkway Cracks - Major
 - ⊖ 3.3.1 Main Structure Foundation - Beams, Columns, & Joists: Sill Damage
 - ⚠ 3.3.2 Main Structure Foundation - Beams, Columns, & Joists: Joist Damage
 - ⚠ 3.3.3 Main Structure Foundation - Beams, Columns, & Joists: Rotted Wood
 - ⚠ 3.3.4 Main Structure Foundation - Beams, Columns, & Joists: Structure Settlement
 - ⚠ 3.3.5 Main Structure Foundation - Beams, Columns, & Joists: Microbial Activity
 - ⊖ 4.1.1 Main Structure Exterior - Decks, Balconies, Porches & Steps: Major Damage Flooring
 - ⚠ 4.1.2 Main Structure Exterior - Decks, Balconies, Porches & Steps: Stairs - Damaged
 - ⊖ 4.2.1 Main Structure Exterior - Wall Covering : Major Damage
 - ⊖ 4.2.2 Main Structure Exterior - Wall Covering : Building has Asbestos Siding
 - ⊖
 - 4.3.1 Main Structure Exterior - Exterior Doors and Windows: Most of the doors and windows will need to be replaced.
 - ⊖ 4.4.1 Main Structure Exterior - Eaves, Soffits & Fascia: Gaps / Holes
 - 🔧 4.5.1 Main Structure Exterior - Exterior Vents: Damaged Vent
 - 🔧 4.5.2 Main Structure Exterior - Exterior Vents: Dryer Vent Clearance
 - ⊖ 4.6.1 Main Structure Exterior - Lighting, Fans, Switches, & Receptacles: Fan Inoperable
 - ⊖ 5.3.1 Main Structure Roof Cavity, Insulation, & Ventilation - Roof & Attic Structure: Sagging
 - ⊖ 5.3.2 Main Structure Roof Cavity, Insulation, & Ventilation - Roof & Attic Structure: Water Damaged
 - ⊖
 - 5.3.3 Main Structure Roof Cavity, Insulation, & Ventilation - Roof & Attic Structure: Existing roof was installed over top of a wooden shingle roof
 - ⊖
 - 6.1.1 Main Structure Interior, Rooms, & Stairwells - Doors & Windows: All windows and doors are in need of replacement.
 - ⊖ 6.2.1 Main Structure Interior, Rooms, & Stairwells - Floors: Spongy Floor
 - ⚠ 6.2.2 Main Structure Interior, Rooms, & Stairwells - Floors: Major Sloping or Unevenness
 - ⊖ 6.4.1 Main Structure Interior, Rooms, & Stairwells - Walls and Ceilings: Major Cracks
 - ⊖ 6.4.2 Main Structure Interior, Rooms, & Stairwells - Walls and Ceilings: Sagging Ceiling
 - ⊖ 8.1.1 Main Structure Roof - Coverings: The roofing materials are at the end of their useful life.
-

-
-  9.2.1 Main Structure Plumbing - Drain, Waste, & Vent Systems: Aged Components
 -  9.2.2 Main Structure Plumbing - Drain, Waste, & Vent Systems: Drain Clogged
 -  11.1.1 Life Safety & Accessibility - Entry & Exit: Fire escape was not tested due to the its condition
 -  12.1.1 Environmental Issues - Hazardous materials: Human Feces and other contaminants laying throughout the building

1: INSPECTION DETAILS

Information

Type of Building

3 Story, Apartment

Main Entrance Faces

North

Occupancy

Vacant

In Attendance

Client

Weather Conditions

Clear, 65° +

Limitations

General

ENVIRONMENTAL AND SAFETY CONSIDERATIONS

Monitor: For any properties built prior to 1988, there be some materials that contain some asbestos . This can only be verified by laboratory analysis which is beyond the scope of this inspection. The Environmental Protection Agency (E.P.A.) reports that asbestos represents a health hazard if "friable" (damaged, crumbling, or in any state that allows the release of fibers). Further guidance is available from the Environmental Protection Agency (E.P.A.). Due to the age of construction, there may be materials such as siding, ceiling textures, insulation, floor tiles, or pipe wrap within or outside the home that contain asbestos but are not identified by this inspection report.

Monitor: There is the potential for lead content in the drinking water within the property. Lead in water may originate from; the piping system of the utility delivering water to the house and/or the solder used on copper pipes prior to 1988. Lead based paint was in use until approximately 1978, but may have been used at a later date if in storage. According to the Federal Department of Housing and Urban Development, a lead hazard can be present in a property of this age. An evaluation of lead in paint and lead in water is beyond the scope of this inspection and can be only be confirmed by laboratory analysis. For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.

Monitor: Radon gas is a naturally occurring gas that is invisible, odorless and tasteless. A danger exists when the gas percolates through the ground and enters a tightly enclosed structure (such as a building). Long term exposure to high levels can cause cancer. The Environmental Protection Agency (E.P.A.) states that a radon reading of more than 4.0 picocuries per liter of air represents a health hazard. A radon evaluation is beyond the scope of this inspection (unless specifically requested). For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.

Monitor: It would be wise to install smoke and carbon monoxide detectors within and throughout the property at proper locations IAW local rules. Carbon monoxide is a colorless, odorless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood stove. Proper maintenance of these appliances is the best way to reduce the risk of carbon monoxide poisoning. Testing for CO gas is beyond the scope of the inspection, unless requested prior as an additional paid service. The client should visit <http://www.nfpa.org> for more information and consult with a qualified technician regarding fire safety.

MONITOR: Clients are highly encouraged to visit www.cpsc.gov to check recalls for the appliances within the structure and property for defect or safety recalls.

General

UTILITIES OFF

Some of the utilities were off at the time of inspection. This limits the evaluation of these utility ran components. Any comments for these components are purely informative and do not represent a full inspection. Recommend re-evaluating at a later date.

2: GENERAL SITE & LANDSCAPING

Information

Walkways, Patios & Driveways:	Walkways, Patios & Driveways:
Driveway / Parking Area Material	Walkway Material
Street Parking	Concrete

Limitations

Vegetation, Grading, & General Site

TREES

Rating the condition of a tree is not part of a property inspection. Recommend consulting an arborist if more information is needed for the condition of trees.

Observations

2.2.1 Walkways, Patios & Driveways

WALKWAY CRACKS - MAJOR

 Recommendation / Concern

Major cracks or settlement observed. Recommend concrete contractor evaluate and correct to prevent trip hazard & preserve appearance.

Recommendation

Contact a qualified concrete contractor.



3: MAIN STRUCTURE FOUNDATION

Information

Structure Type Basement	Floors & Slabs: Structure Type Slab On Grade	Floors & Slabs: Inspection Method and Access Visual
Foundation Walls: Material Masonry Block	Beams, Columns, & Joists: Structural Material(s) Wood Columns	Beams, Columns, & Joists: Sub-floor Plank
Drainage or Sump Pump: Drain or Sump Location None	Drainage or Sump Pump: Drainage Type(s) None	
Inspection Method and Access Visual		
The foundation structure will be visually inspected. Any finished, insulated, cluttered, or inaccessible areas can not be evaluated.		

Limitations

General

CLUTTERED AREAS

Some areas were covered with storage or clutter limiting the inspection.



Drainage or Sump Pump

UNDERGROUND PIPING

The underground drain tile or the piping to the street was not fully verified for serviceability. Recommend scoping of the drain and exploring options for a third party water and sewer line protection plan if a floor drain exists.

Observations

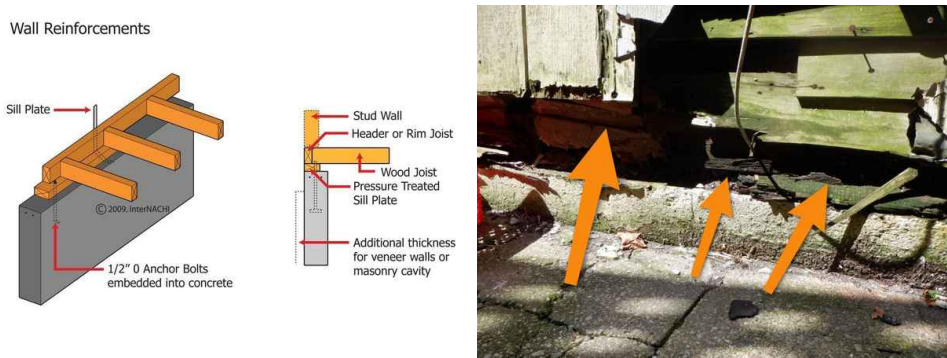
3.3.1 Beams, Columns, & Joists

SILL DAMAGE

 Recommendation / Concern

Most of the sill plate that we could see was rotted or not even there anymore. Any portions of the rim joist or sill that show damage should be repaired or replaced as needed. In many cases the cause is exterior moisture intrusion.

Recommendation
Contact a qualified general contractor.



3.3.2 Beams, Columns, & Joists

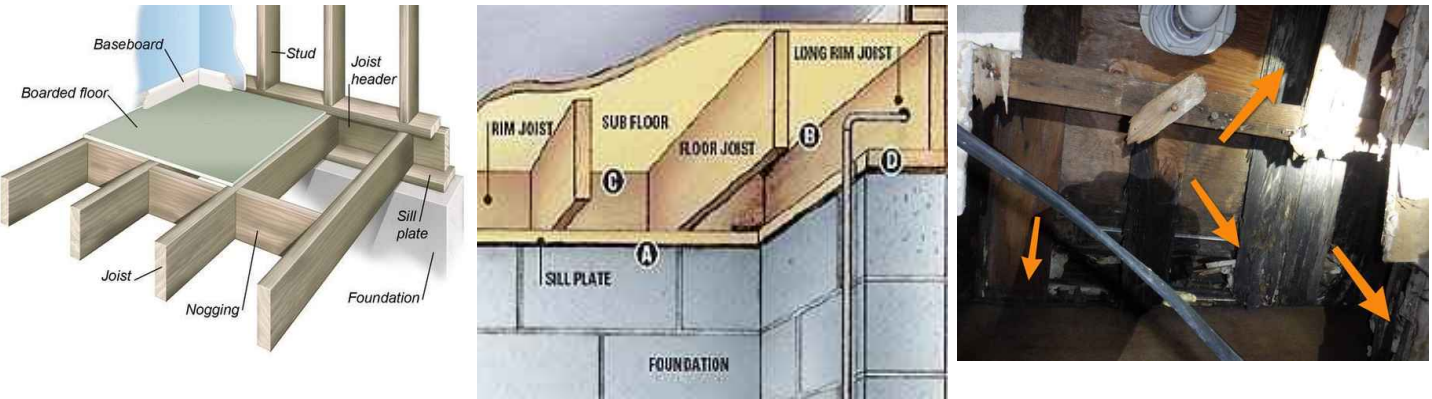
JOIST DAMAGE

 Safety Hazard

Rotted joists and structural members were observed throughout the building. This is a safety issue as the floor could break under a person's weight.

Structural damage was observed in the underlying floor structure joists. Recommend a qualified contractor evaluate and repair soon.

Recommendation
Contact a qualified carpenter.





3.3.3 Beams, Columns, & Joists

ROTTED WOOD

Numerous locations having water-damaged materials were noted. Recommend repair or replacement of these components soon. Repairs can be costly. Some of these areas are in passageways where the floors could break under the weight of a person.

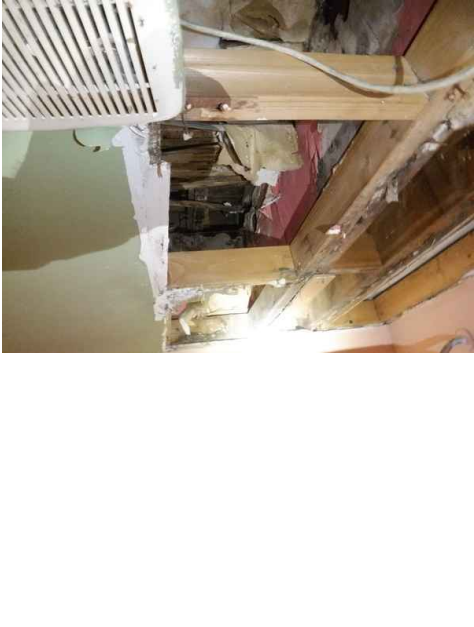
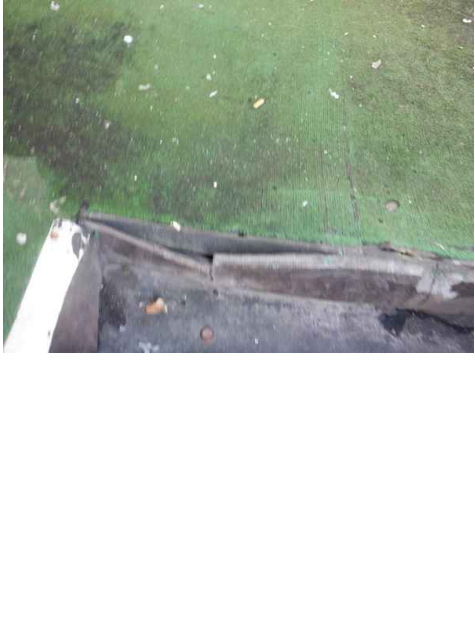
Recommendation

Contact a qualified carpenter.



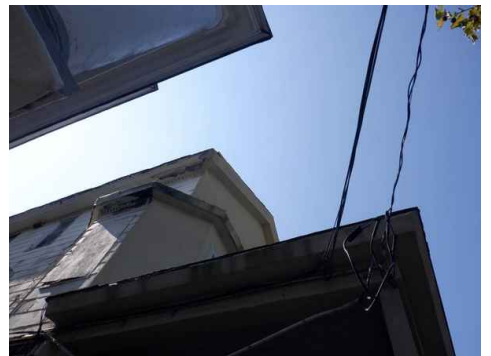
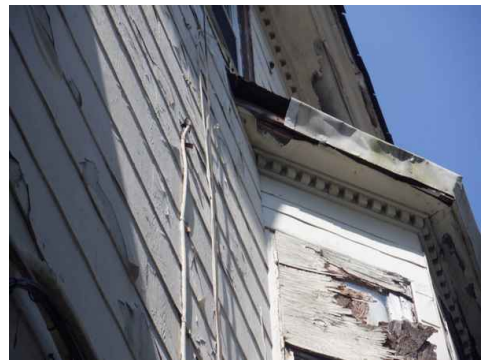
Safety Hazard







I pushed my thumb through the siding at the rear east corner, all the T-111 is like a sponge and very soft.



3.3.4 Beams, Columns, & Joists

STRUCTURE SETTLEMENT



The structural settlement was noted in one or more areas. The center of the building has sunk at least 4 inches in 4 feet in some areas and the building is leaning 2 inches in 4 feet. Options for additional support and bracing should be explored. Recommend a qualified structural engineer or foundation specialist evaluate further and remedy as needed. This could be costly.

Recommendation

Contact a qualified general contractor.



Measuring on the east side of the building



Measuring on the first floor front room.



Measuring on the second floor front room



Measuring on the second floor front room

3.3.5 Beams, Columns, & Joists

MICROBIAL ACTIVITY



Safety Hazard

Observed signs of microbial like stains in one or more areas in the floor structure. Recommend identifying moisture source and repair to stop moisture intrusion. Recommend hiring a Mold Assessor for lab testing.

Recommendation


Contact a qualified mold inspection professional.



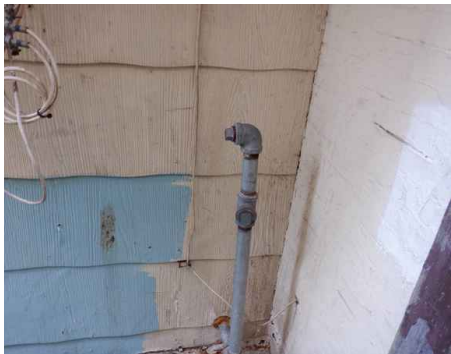


4: MAIN STRUCTURE EXTERIOR

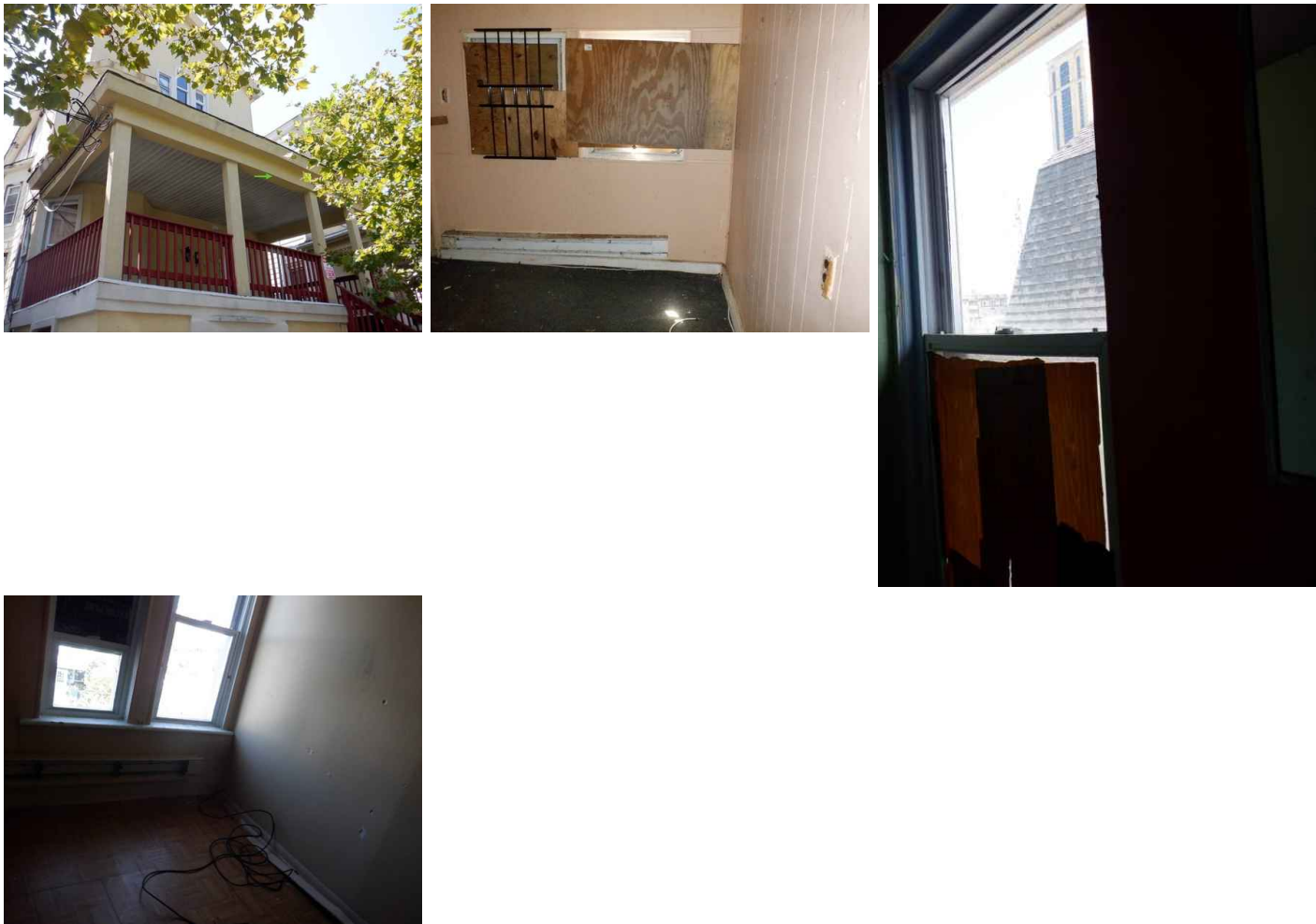
Information

Decks, Balconies, Porches & Steps: Appurtenance Type Porch	Decks, Balconies, Porches & Steps: Material Wood, Concrete	Exterior Doors and Windows: Exterior Entry Door Wood, Glass
		
Eaves, Soffits & Fascia: Material Wood	Exterior Vents: Vent Type(s) Laundry	
Exterior Structure Plumb & Level	If anything other than "Plumb and Level" is checked, a qualified professional should be consulted.	

Wall Covering : Wall Covering Material
Fiber Cement, Wood, Stucco



Exterior Doors and Windows: Exterior Windows
Wood



Limitations

Wall Covering
BEHIND WALL COVERINGS

The inspector could not see behind the wall covering materials.

Observations

4.1.1 Decks, Balconies, Porches & Steps

MAJOR DAMAGE FLOORING

One or more portions of the flooring were showing signs of deterioration or rot. Recommend a qualified contractor replace.

Recommendation
Contact a qualified carpenter.

Recommendation / Concern



4.1.2 Decks, Balconies, Porches & Steps

STAIRS - DAMAGED



One or more sections of the exterior stairs are damaged. Recommend qualified contractor evaluate & repair prior to use.

Recommendation

Contact a qualified carpenter.



4.2.1 Wall Covering

MAJOR DAMAGE



Moderate to major damage was observed at one or more points on the exterior wall covering. Recommend repair soon. This can be costly.

Recommendation

Contact a qualified siding specialist.





4.2.2 Wall Covering

BUILDING HAS ASBESTOS SIDING

 Recommendation / Concern

The asbestos-containing siding was commonly used as a building material. Asbestos siding is durable and generally not as hazardous as asbestos pipe or boiler insulation. Although some contractors insist on removing the siding before replacing it, there is no State requirement that the siding is removed before new siding is installed on the house. As an alternative, you can either paint or side over it. If you side over it, the new siding should be screwed in to avoid breakage of the asbestos-containing siding. Should renovations require the disturbance of asbestos siding, precautions should be taken to ensure that there are no fibers released during the removal.

Recommendation

Contact a qualified professional.

4.3.1 Exterior Doors and Windows

MOST OF THE DOORS AND WINDOWS WILL NEED TO BE REPLACED.

Recommendation / Concern

Most of the windows and doors are damaged and will need to be replaced.

Recommendation

Contact a qualified professional.

4.4.1 Eaves, Soffits & Fascia

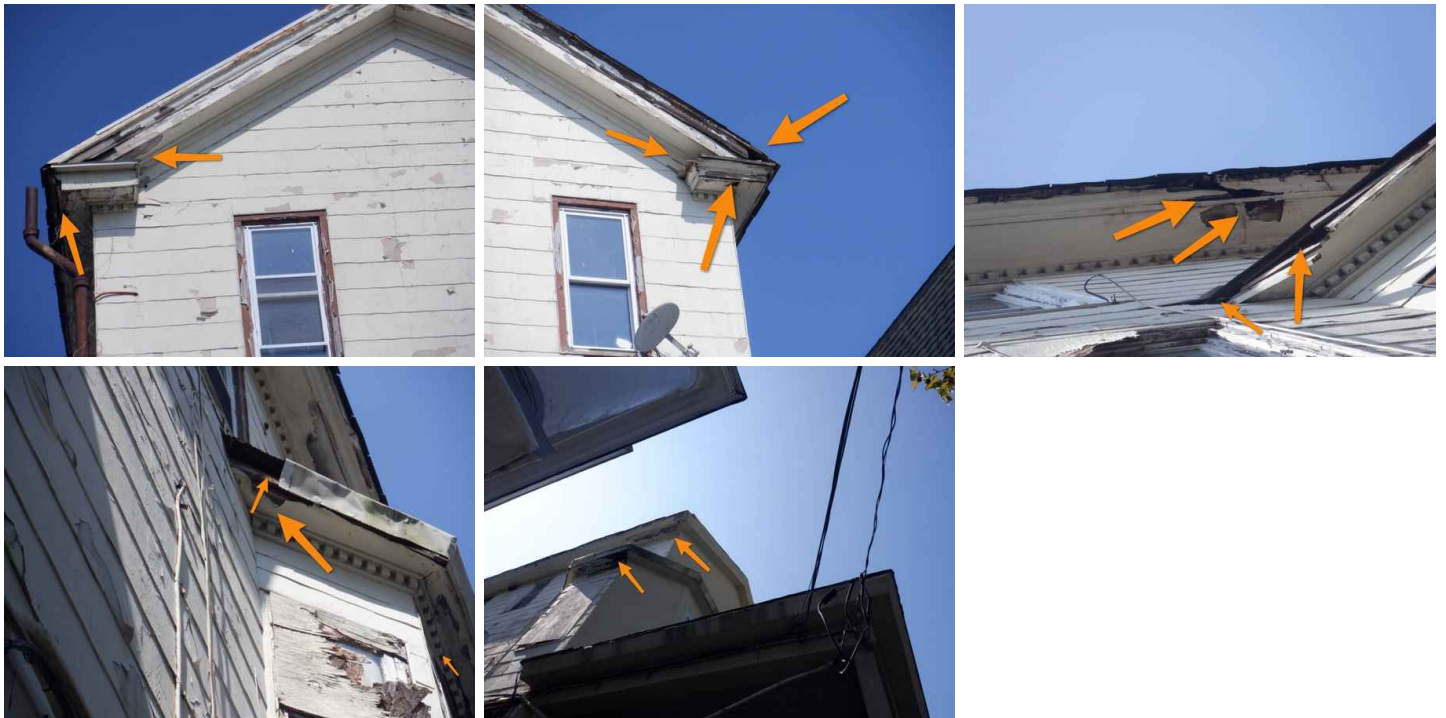
GAPS / HOLES

Recommendation / Concern

There was an opening, gap, or a hole in fascia / soffit area which should be repaired. This can allow water intrusion and rodent infestation as well as deterioration of the surrounding material.

Recommendation

Contact a qualified carpenter.



4.5.1 Exterior Vents

DAMAGED VENT

Deferred Maintenance / Modification

I observed an exhaust hood or vent that was damaged. Recommend repair.

Recommendation

Recommended DIY Project



4.5.2 Exterior Vents

**DRYER VENT
CLEARANCE**

The dryer exhaust hood or exhaust duct outlet vent had inadequate clearance from an air inlet or from snow buildup. The wall cap should include a flap or damper that closes when the fan is not exhausting. The wall cap may come with a screen or grille to keep out birds and other animals. The exhaust air should not be directed onto a walkway.

Recommendation

Contact a qualified appliance repair professional.



Deferred Maintenance / Modification



4.6.1 Lighting, Fans, Switches, &
Receptacles

FAN INOPERABLE

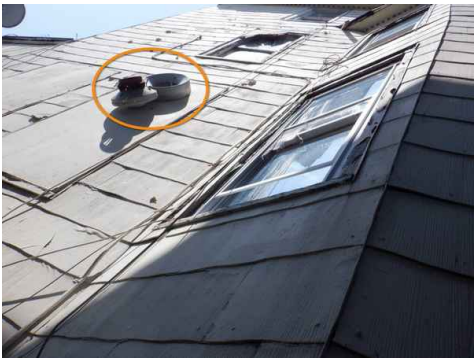
The fan was inoperable. Recommend a licensed electrician evaluate further.

Recommendation

Contact a qualified electrical contractor.



Recommendation / Concern



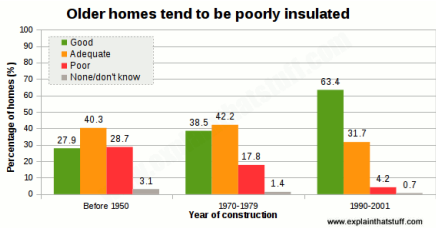
5: MAIN STRUCTURE ROOF CAVITY, INSULATION, & VENTILATION

Information

Insulation: Insulation Type
Batt, Fiberglass

Insulation: Insulation Depth
Unknown

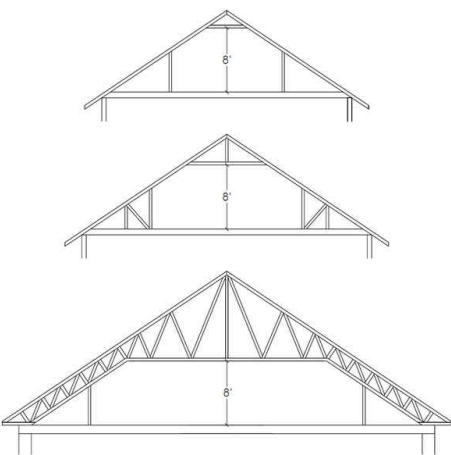
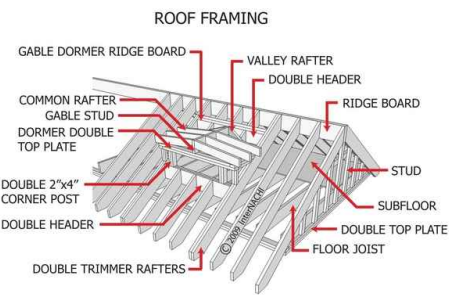
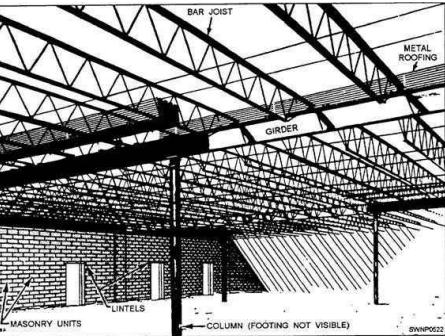
Roof & Attic Structure: Material
Wood



Access Type(s)
Ceiling Opening

If no access is present, it would be beneficial to construct an access to view the structure and insulation values. For limited access, more access points are recommended.

Roof & Attic Structure: Structure Type
Rafter



Limitations

General
ACCESS LIMITATIONS
No Access

Portions of the attic were not inspected due to limitations.

Observations

5.3.1 Roof & Attic Structure

SAGGING

Recommendation / Concern

Areas of the roof structure sagged, indicating sheathing or rafter deficiencies. Recommend a qualified roofer evaluate and support or repair as needed.

Recommendation

Contact a qualified roofing professional.

5.3.2 Roof & Attic Structure

WATER DAMAGED

Recommendation / Concern

Some components were water damaged. Recommend repair or replacement of damaged sections as needed.

Recommendation

Contact a qualified roofing professional.



5.3.3 Roof & Attic Structure

EXISTING ROOF WAS INSTALLED OVER TOP OF A WOODEN SHINGLE ROOF

Recommendation / Concern

This does not work well with asphalt shingles because asphalt shingles are designed to go onto a solid wood surface. The gaps in a furring strip roof mean that many of the nails in an asphalt roof will not be anchored to any wood. Also, asphalt shingles that are put on top of a Cedar roof do not last very long. The extra weight on the roof and heat trapped in the attic causes the asphalt shingles to start decaying prematurely.

Recommendation

Contact a qualified professional.

6: MAIN STRUCTURE INTERIOR, ROOMS, & STAIRWELLS

Information

Room Types	Walls and Ceilings: Ceiling / Wall Material
Bedrooms, Hallways, Stairways, Dining Area, Bathrooms, Kitchen	Gypsum Board, Plaster, Paneling

Limitations

General

FIREWALLS

Some areas may be required to be separated by two one-hour fire-resistance-rated wall assemblies, with some exceptions where there is a fire sprinkler system installed.

General

FURNISHED OR CUTTERED AREAS

Extremely Dirty

Inspection was limited due to the checked area noted above.

Observations

6.1.1 Doors & Windows

ALL WINDOWS AND DOORS ARE IN NEED OF REPLACEMENT.

Most are boarded up and not operable.

Recommendation

Contact a qualified professional.

 Recommendation / Concern





6.2.1 Floors

SPONGY FLOOR

Recommendation / Concern

Floors had areas of sponginess which may be related to previous potential moisture damage. Improper installation may also be the cause. Recommend a qualified flooring contractor evaluate & repair these areas.

Recommendation

Contact a qualified flooring contractor

6.2.2 Floors

MAJOR SLOPING OR UNEVENNESS

Safety Hazard

The floor showed uneven or sloped surfaces in some areas. The floors are sloping towards the center of the building. A sign of structural issues.

Recommendation

Contact a qualified professional.

6.4.1 Walls and Ceilings

MAJOR CRACKS

Recommendation / Concern

Cracking visible at the corners of doors and windows. Indications of possible movement or settlement, which may be a structural concern and should be evaluated by a qualified professional.

Recommendation

Contact a qualified general contractor.

6.4.2 Walls and Ceilings

SAGGING CEILING

Recommendation / Concern

The ceiling was sagging in one or more areas. Recommend a qualified contractor evaluate and repair.

Recommendation

Contact a qualified general contractor.

7: MAIN STRUCTURE KITCHENS, BATHS, & LAUNDRY

Information

Kitchen Type(s) and Location(s)	Bathroom Type(s) and Location(s)
Kitchen, 1st Floor, 2nd Floor, In Basement, 3rd Floor	Half Bath, Full Bath, 1st Floor, 2nd Floor, In Basement, 3rd Floor
.	

Limitations

Floors, Walls, and Ceilings

INSULATION NOT VERIFIED

The insulation behind walls was not verified if present or properly installed.

Plumbing Related

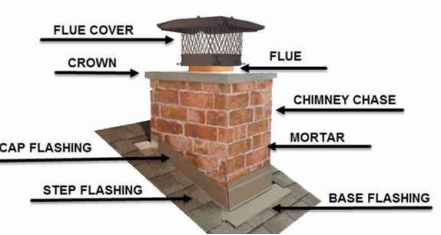
OVERFLOW DEVICES

The overflow device for the sink and tub will not be tested for working operation due to a potential to cause a leak that cannot be captured until it causes potential ceiling or wall damage (which the inspector cannot compensate for). These are commonly neglected components and may not function properly or be improperly installed. It is recommended the unit never be filled more than 2 inches below the overflow drain.

8: MAIN STRUCTURE ROOF

Information

Roof Style(s) Gable, Flat, Combination	Roof Slope Flat, Medium	Coverings: Material(s) Asphalt
Flashings, Chimneys & Roof Penetrations: Chimney Type Brick		



Inspection Method
Ground

Any roof structures with a medium or steep slope or higher than 19 feet shall not be walked upon. Any wet or snow covered surfaces will normally not be walked upon. A roof not walked upon shall be considered a limited inspection.

Limitations

Flashings, Chimneys & Roof Penetrations

CHIMNEY NOT IN USE

One or more chimneys were not in use. Recommend removal as desired.

Observations

8.1.1 Coverings

THE ROOFING MATERIALS ARE AT THE END OF THEIR USEFUL LIFE.

Recommendation / Concern

The upper roof is at the end of its useful life and needs to be replaced as well as all the sheathing. The shingles are installed on top of cedar shakes and slats for the shakes.

Recommendation

Contact a qualified professional.

9: MAIN STRUCTURE PLUMBING

Information

Main Water Shut Off Location Unknown	Water Source Public	Drainage Method Municipal
Drain, Waste, & Vent Systems: Material Unknown	Drain, Waste, & Vent Systems: Adequate Venting Present No	
Water Pressure N/A	<p>Water pressure will be checked at a hose bib connection port. Some laundry sinks also have this style connection. If the property does not have this connection or it is too cold to test the hose bib, this comment is not applicable. Any pressure below 40 or above 60 should be addressed by a licensed plumber for further review.</p>	

Limitations

Water Supply & Distribution Systems

HIDDEN DISTRIBUTION

Some of the plumbing distribution systems were concealed behind finished areas. No true representation can be made for these components.

Water Supply & Distribution Systems

SHUT-OFF VALVES NOT TESTED

Shut-Off Valves to toilets, sinks, tubs, and hose bibs shall not be tested by the inspector. These Valves require occasional operation to avoid seal leaks and valve seizing when they are actually needed.

Water Heater(s)

PROPER VENTING

Some local jurisdictions require and independent smaller metal type b vent for atmospheric vented water heaters that vent independently within a chimney. The inspector is not required to determine the type of vent within the chimney.

Observations

9.2.1 Drain, Waste, & Vent Systems

AGED COMPONENTS

Aged components were noted. Steel piping can rust from within over time. Recommend budgeting for a higher level of maintenance now and replacement in the future.



Recommendation
Contact a qualified plumbing contractor.

9.2.2 Drain, Waste, & Vent Systems



DRAIN CLOGGED

There was an apparent clogged drain. Recommend a licensed plumber evaluate and repair soon prior to use.

Recommendation
Contact a qualified plumbing contractor.

10: ELECTRICAL SERVICE COMPONENTS

Information

Observation

My observation of this property is that all the mechanicals, electrical, plumbing, and HVAC will have to be redone completely. The structure needs to be completely overhauled to make it a safe building. The roofing, including resheathing and siding, will need to be replaced.

Limitations

General

UTILITIES OFF

The electric utilities were off at the time of inspection. Recommend further evaluation from a licensed electrician.

Main & Subpanels, Service & Grounding, Main Overcurrent Device

GROUNDING NOT FULLY VERIFIED

In many cases, proper grounding can not be verified. A double ground rod buried is the "correct" grounding method. A main ground at plumbing pipes is considered inadequate.

Branch Wiring Circuits

HIDDEN WIRING

Wiring behind finished areas was not inspected. If old wiring exists, it may not be an immediate concern, but upon any renovations, wiring should be updated.

11: LIFE SAFETY & ACCESSIBILITY

Observations

11.1.1 Entry & Exit

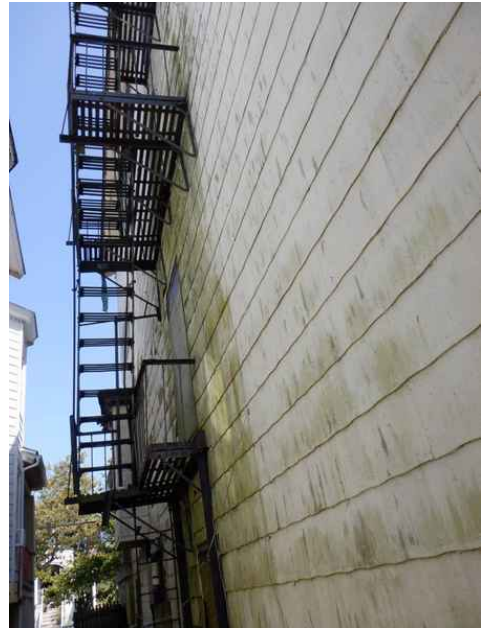
FIRE ESCAPE WAS NOT TESTED DUE TO THE ITS CONDITION

➔ Recommendation / Concern

The fire escape was not tested due to the deteriorated condition of it and the building it's attached to.

Recommendation

Contact a qualified professional.



12: ENVIRONMENTAL ISSUES

Observations

12.1.1 Hazardous materials

HUMAN FECES AND OTHER CONTAMINANTS LAYING THROUGHOUT THE BUILDING

 Recommendation / Concern

Untreated human excreta contain many pathogens and disease-causing microbes like cholera, diarrhea, typhoid, polio, meningitis, hepatitis, etc. The germs of these diseases can easily reach the human population through air, water, or insects and through contaminated food and water. We recommend immediate cleanup and securing the building so no one can get in.

Recommendation

Contact a qualified professional.

