



ANDREWS PROPERTY INSPECTIONS LLC

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<https://www.andrewspropertyinspections.com/>



## ANDREWS COMMERCIAL INSPECTION REPORT

1234 Main Street  
Mays Landing, NJ 08330

Buyer Name

11/12/2023 9:00AM



Inspector

**Richard Andrews**

NJ License # 24GI00165800

609-674-1970

[Heatdr1@gmail.com](mailto:Heatdr1@gmail.com)



Agent

**Agent Name**

555-555-5555

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### General: Overview

A General Building inspection is a non invasive, visual examination of the accessible areas of the property, designed to identify areas of concern within specific systems or components defined by the InterNACHI Standards of Practice, that are both observed and deemed material by the inspector at the exact date and time of inspection. Any and all recommendations for repair, replacement, evaluation, and maintenance issues found, should be evaluated by the appropriate trades contractors within the clients inspection contingency window or prior to closing, which is contract applicable, in order to obtain proper dollar amount estimates on the cost of said repairs and also because these evaluations could uncover more potential issues than able to be noted from a purely visual inspection of the property. This inspection will not reveal every concern or issue that exists, but only those material defects that were observable on the day of the inspection. This inspection is intended to assist in evaluation of the overall condition of the dwelling only. This inspection is not a prediction of future conditions and conditions with the property are subject to change the moment we leave the premises.

### General: Notes

Note: The duty of a inspector is to disclose visible conditions. If a condition is not visible it cannot be reported.

Note: Read the Standards of Practice set forth by the Certified Commercial Property Inspectors Association for an insight into the scope of the inspection.

Notice to Third Parties: This report is the exclusive property of Andrews Property Inspections and the Client(s) listed above and is not transferable to any third parties or subsequent buyers. Our Inspection and this report have been performed with a written contract agreement that limits its scope and usefulness. Unauthorized recipients are therefore advised not to rely upon this report, but rather to retain the services of an appropriately qualified property inspector of their choice to provide them with their own inspection and report.

Note: For the purpose of this report, all directional references (left, right, rear, front) are based on when facing the front of the structure as depicted in the cover image above.

### General: About Thermal Imaging

Note: A Thermal Imaging camera may be used as a means of evaluating certain suspect issues or systems. Any anomalies found are always verified by other means such as a moisture meter. Moisture must be present for infrared thermography to locate its existence. During dry times a leak may still be present but undetectable if materials have no moisture present. Thermal Imaging is not X-ray vision, cannot see through walls and cannot detect mold.

### General: Comment Key and Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any

findings / comments that are listed under "Safety / Major" by the inspector suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Note = The item or discovery indicated is considered cosmetic, nuisance or is "For Your Information".

Maintenance Item = The item, component, or system while perhaps functioning as intended is in need of minor repair, service, or maintenance; is showing signs of wear or deterioration that could result in an adverse condition at some point in the future; or considerations should be made in upgrading the item, component, or system to enhance the function, efficiency and / or safety. Items falling into this category can frequently be addressed by a homeowner or handyman and are considered to be routine homeowner maintenance (DIY) or recommended upgrades.

Recommendation = The item, component, or system while perhaps functioning as intended is in need of moderate repair, service; is showing signs of wear or deterioration that could result in an adverse condition at some point in the future; or considerations should be made in upgrading the item, component, or system to enhance the function, efficiency and / or safety. Items falling into this category can frequently be addressed by a handyman or a qualified contractor and are not considered routine maintenance or DIY items.

Safety Hazard / Code Violation = The item, component or system poses a safety concern to occupants in or around the building. Some listed concerns will be considered acceptable for the time period of construction but pose a current risk.

The item, component or system is Not functioning as intended, or needs further evaluation by a specialized qualified licensed contractor or can cause damage to the structure. Items, components or units that can be repaired to satisfactory condition may not need replacement.

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# SUMMARY

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The Summary is provided as a brief overview of the report so that important items can be found quickly, it is recommend that you read the entire report.

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- 🔧 2.2.1 Exterior - Walkways, Patios & Driveways: Asphalt - Re-sealing
- ⊖ 3.5.1 Warehouse/Storage 1 - Warehouse bathroom: Water heater fittings are corroded badly
- ⊖ 4.5.1 Warehouse/Storage 2 - Overhead Door/s: Damaged Trim
- ⊖  
7.7.1 Warehouse/Storage 5 - Electrical: Replace bad disconnect switch in the lot area for the air conditioning condenser.
- ⊖ 13.4.1 Office 5 - Ceilings: Water stains on the front office ceiling

# 1: INSPECTION DETAILS

## Information

<b>General: Building Faces</b> East	<b>General: In Attendance</b> Client, Seller	<b>General: Inspection Method</b> Visual
<b>General: Occupancy</b> Furnished, Occupied	<b>General: Style</b> Office/Warehouse	<b>General: Type of Building</b> Commercial
<b>General: Water Source</b> Public	<b>General: Weather Conditions</b> Clear	

## 2: EXTERIOR

### Information

**General: Exterior North**



**Walkways, Patios & Driveways:**  
**Driveway Material**  
Asphalt

**Siding, Flashing & Trim: Siding**  
**Material**  
Brick, Stucco

**Siding, Flashing & Trim: Trim**  
**Material**  
Wood, Aluminum

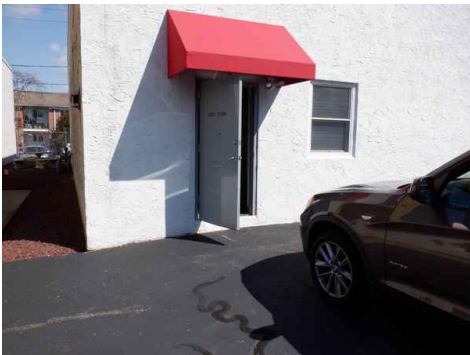
**Exterior Doors And Windows:**  
**Exterior Entry Door**  
Hollow Core, Steel, Aluminum

**Exterior Doors And Windows:**  
**Window Material**  
Aluminum

**Roof Drainage Systems: Gutter**  
**Material**  
Scuppers

**Eaves, Soffits & Fascia And**  
**Covers: Material**  
Vinyl

**General: Exterior East**



**Exterior Doors And Windows: Units 2 through 5 have rear man doors and overhead doors.**



Roof Drainage Systems: Roof Scuppers are used for roof drainage



Parking Lot: Parking Lot

The parking lot was inspected and found to have typical cracks and displacements. None of these create a trip and fall hazard. Repairs and re-sealing in the future is recommended.

Observations

2.2.1 Walkways, Patios & Driveways

ASPHALT - RE-SEALING

 Maintenance Item

Asphalt on the driveway is cracked and worn recommend further review by a asphalt contractor for repair.

Seal-coat the asphalt every two to five years to ensure an attractive, water-resistant surface. Cracks and holes should be repaired as soon as possible, using an appropriate asphalt repair material or sealant.

Recommendation

Contact a qualified professional.



### 3: WAREHOUSE/STORAGE 1

#### Information

Exterior



Type  
Attached

Ceiling: General



Overhead Door/s: Man Door



Overhead Door/s: Material  
Non-insulated, Fiberglass



Overhead Door/s: Type  
Up-and-Over

Interior



Warehouse heating: Warehouse heating



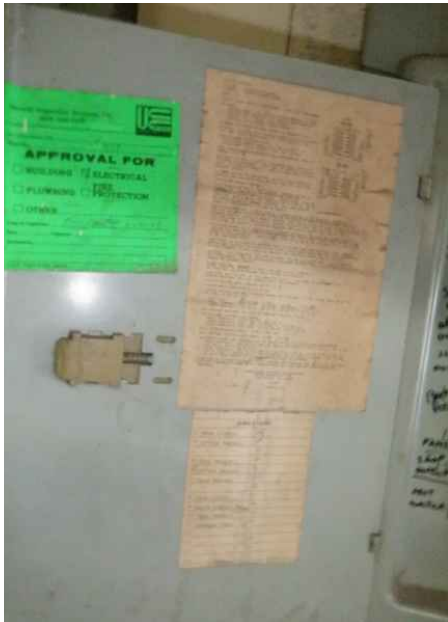
Warehouse bathroom: Warehouse bathroom



Both panels are GE, the larger is 230 volt, 3 phase and the smaller is 230 volt single phase.



Note the label



## Warehouse Plumbing: Warehouse Plumbing



Gas Meter and shutoff valve



Water Meter and shutoff valve

## Observations

### 3.5.1 Warehouse bathroom

#### **WATER HEATER FITTINGS ARE CORRODED BADLY**

 Recommendation

The cold and hot fittings on the water heater are badly corroded and in need of replacement soon, before they leak. The water heater is from 2008, so it might be easier to replace the water heater.

#### Recommendation

Contact a qualified professional.



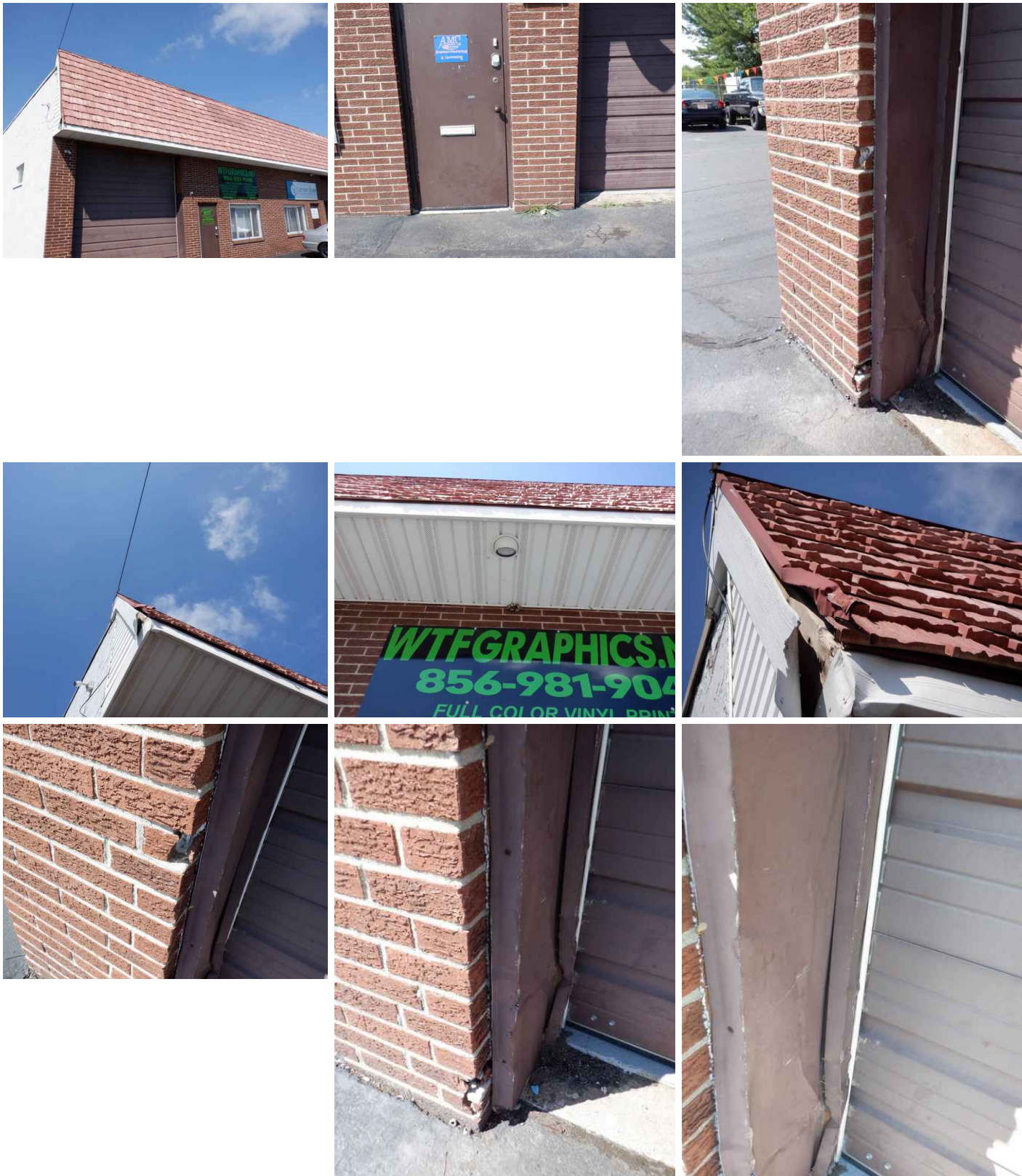
# 4: WAREHOUSE/STORAGE 2

## Information

**Overhead Door/s: Type**  
Up-and-Over

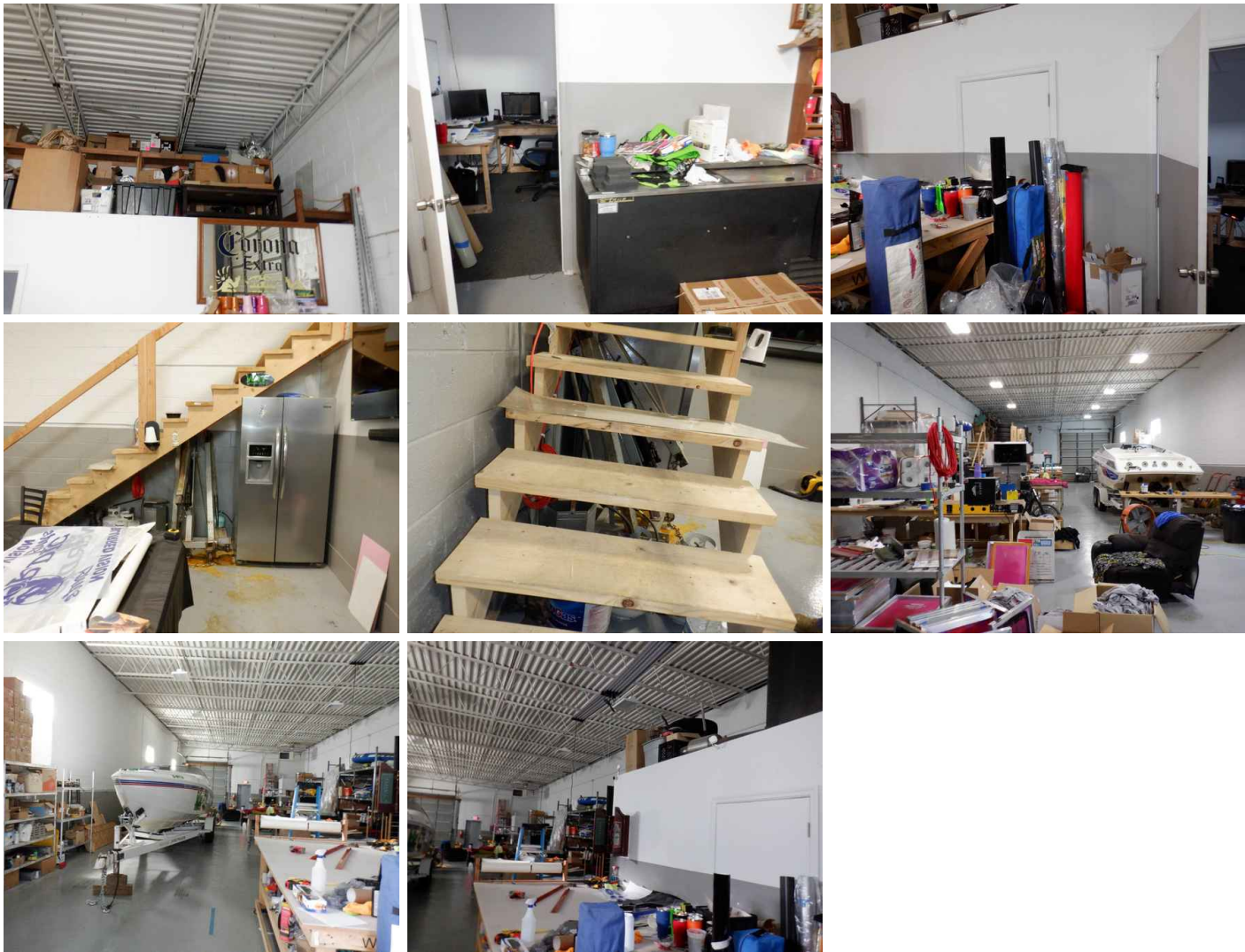


Exterior

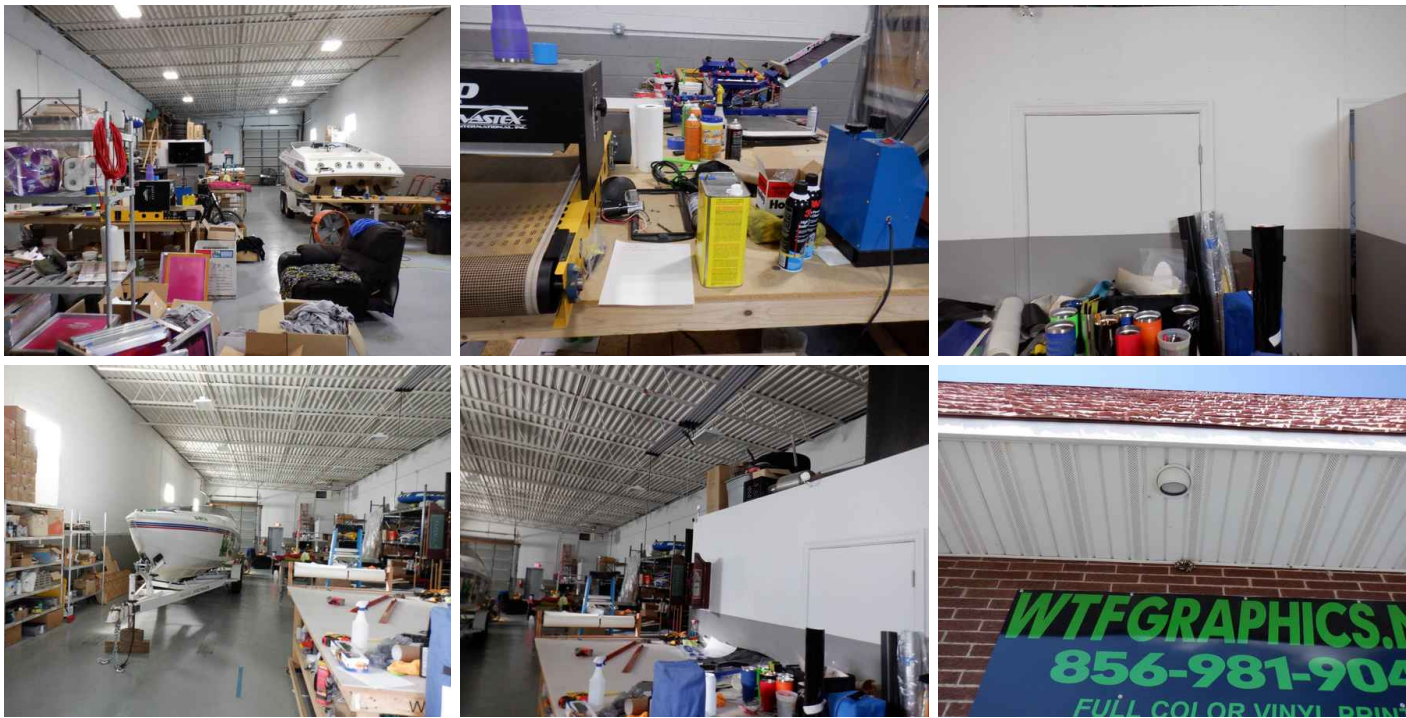




General



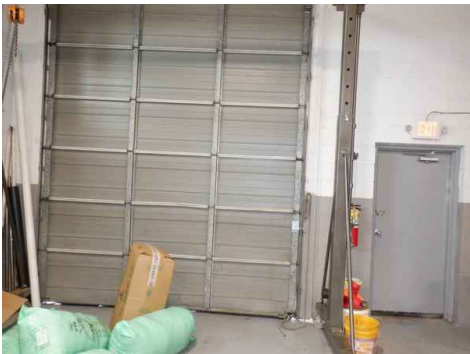
Interior



Heating: Warehouse heating



Overhead Door/s: Material  
Metal



Warehouse bathroom: Warehouse bathroom





## Electrical: Electric Panel

Square D panel with 200 amp main breaker, 230 volt single phase.



## Observations

### 4.5.1 Overhead Door/s

#### **DAMAGED TRIM**

Damaged door trim seen recommend repair/replacement by a licensed carpenter.

Recommendation

Contact a qualified carpenter.



# 5: WAREHOUSE/STORAGE 3

## Information

### Exterior



Type  
Attached

Overhead Door/s: Type  
Up-and-Over

### Interior





Warehouse bathroom: Warehouse bathroom



Water Main Shutoff





Electric Panel is a Square D, 230 volt, single phase. with a 200 amp main breaker. Panel is full, to add circuits, a sub panel will be needed.



# 6: WAREHOUSE/STORAGE 4

## Information

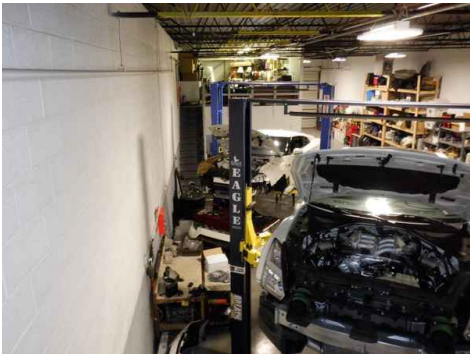
### Exterior



Type  
Attached

Overhead Door/s: Type  
Up-and-Over

### Interior



Warehouse heating: Warehouse heating



Disconnected heater in the front of the warehouse.



Heater over the bathrooms to heat the warehouse



Overhead Door/s: Material  
Fiberglass





**Warehouse bathroom: Warehouse bathroom**

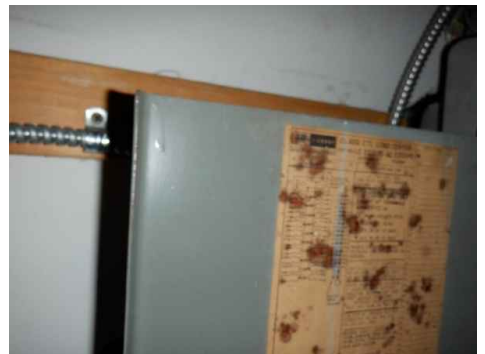
This unit has 2 bathrooms



Water Main shutoff valve.

**Electrical: Warehouse electric panel**

Electric panel is a Murray with 230 volts and single phase. The main is a 200 amp.





# 7: WAREHOUSE/STORAGE 5

## Information

Type  
Attached

Overhead Door/s: Material  
Fiberglass

Overhead Door/s: Type  
Up-and-Over



## Exterior



Interior



Warehouse heating: Warehouse heating

The gas furnace is up in the upstairs storage area and the condenser is on the roof. They were manufactured in 2019. The age of the warehouse furnace was not available but looks to be a newer Lennox.



Warehouse bathroom: Warehouse bathroom



Electrical: Warehouse electric panel

Both electric panels are made by Murray, They both are fed by a 200 amp main breaker. The PP-2 panel is 230 volt 3 phase with a high leg and the small one is 230 volt single phase.



Observations

7.7.1 Electrical

REPLACE BAD DISCONNECT SWITCH IN THE LOT AREA FOR THE AIR CONDITIONING CONDENSER.

Recommendation

Recommendation

Contact a qualified professional.

# 8: ROOF

## Information

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Inspection Method	Roof Type/Style	Flashings: Material
Walked	Flat	Galvanized metal



Coverings: Material  
Modified Biteman



Roof on the main warehouse 2,3,4, and 5.



Roof on the main warehouse 2,3,4, and 5.



Roof on the main warehouse 2,3,4, and 5.



Roof on the main warehouse 2,3,4, and 5.



Roof on the main warehouse 2,3,4, and 5.



Roof on the main warehouse 2,3,4, and 5.



Roof on the main warehouse 2,3,4, and 5.



Roof on Warehouse #1, The green arrow shows the roof of the rear warehouse that was not inspected.



Roof on Warehouse #1



Roof on Warehouse #1



Roof on Warehouse #1



Roof on Warehouse #1



Roof on Warehouse #1

**Coverings: Recoating is recommended in the not to distant future**

Having the roof surface recoated with the silver coat will extend the useful life of the roof materials. It is in useable condition with some areas that it is worn.



Skylights, Chimneys & Other Roof Penetrations: Chimneys

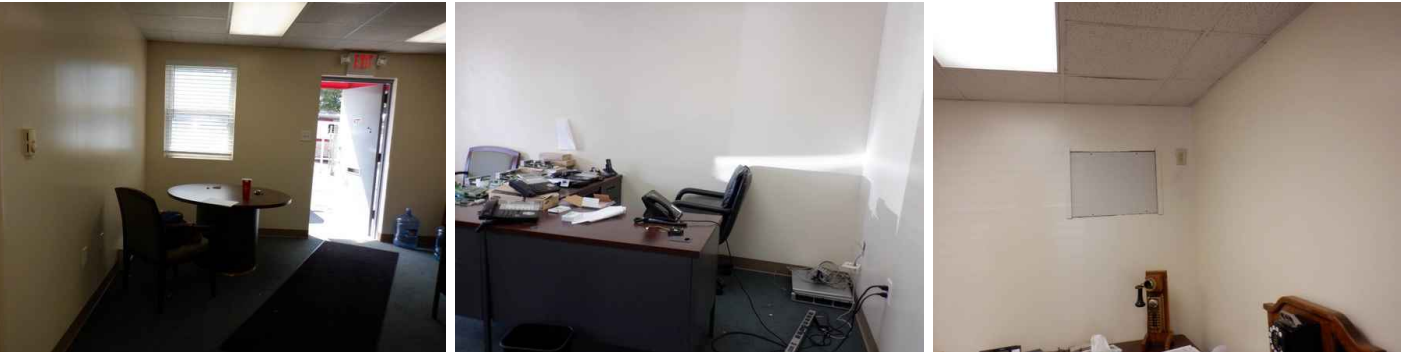




9: OFFICE 1

Information

<b>General: Heat Source</b> electric wall heater	<b>Windows: Window Manufacturer</b> Unknown	<b>Windows: Window Type</b> Double-hung
<b>Ceilings: Ceiling Material</b> Suspended Ceiling Panels	<b>Walls: Wall Material</b> Drywall	<b>Floors: Floor Coverings</b> Carpet, Concrete
<b>General: Office</b>		



10: OFFICE 2

Information

<b>General: Heat Source</b> electric wall heater	<b>Windows: Window Manufacturer</b> Unknown	<b>Windows: Window Type</b> Casement
<b>Ceilings: Ceiling Material</b> Drywall	<b>Walls: Wall Material</b> Drywall	<b>Floors: Floor Coverings</b> Concrete
<b>General: Office</b>		

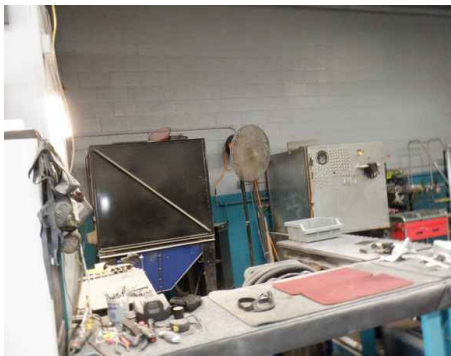


# 11: OFFICE 3

## Information

**General: Heat Source**  
Register

**General: Office**



12: OFFICE 4

Information

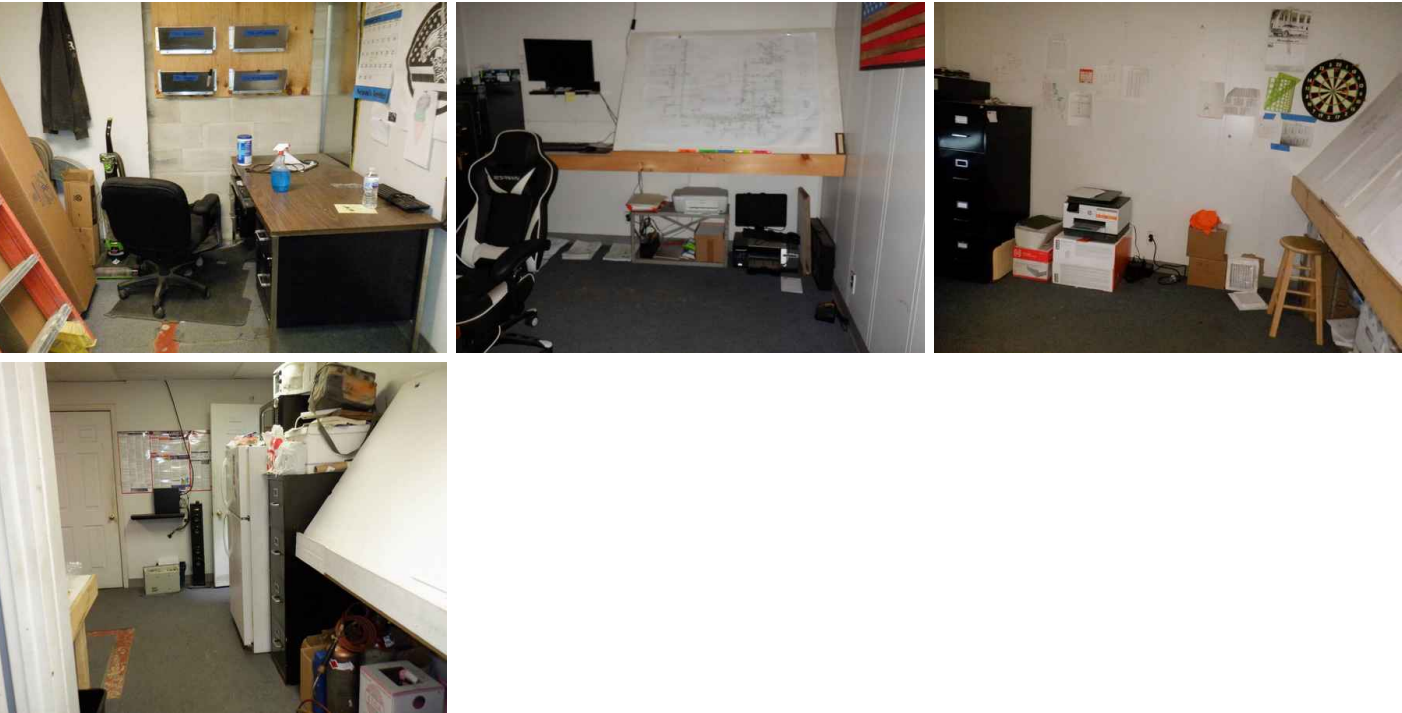
<b>General: Heat Source</b> Register	<b>Windows: Window Manufacturer</b> Unknown	<b>Windows: Window Type</b> Casement
<b>Ceilings: Ceiling Material</b> Suspended Ceiling Panels	<b>Walls: Wall Material</b> Brick, Drywall	<b>Floors: Floor Coverings</b> Concrete
<b>General: Office</b>		



13: OFFICE 5

Information

<b>Windows: Window Manufacturer</b> Unknown	<b>Windows: Window Type</b> Casement	<b>Ceilings: Ceiling Material</b> Ceiling Tiles
<b>Walls: Wall Material</b> Brick, Drywall	<b>Floors: Floor Coverings</b> Concrete	
<b>General: Office</b>		



Observations

13.4.1 Ceilings

WATER STAINS ON THE FRONT OFFICE CEILING

Recommendation

The water stains on the front office ceiling appear to be old, I recommend checking with the tenant of seller as to the status of the leak.

Recommendation

Contact a qualified professional.



14: MISC. INTERIOR

# 15: LIFE SAFETY