



ANDREWS PROPERTY INSPECTIONS LLC

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ANDREWS COMMERCIAL INSPECTION REPORT

1234 Main St. Mays Landing NJ 08330

Buyer Name

02/02/2022 9:00AM



Inspector

Richard Andrews

NJ License # 24GI00165800

609-674-1970

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Agent

Agent Name

555-555-5555

agent@spectora.com

TABLE OF CONTENTS

1: Inspection Details	6
2: Exterior	7
3: Roof	12
4: Offices	13
5: Kitchen	14
6: Hall Bathroom	15
7: Staff Bathroom	16
8: HVAC	17
9: Plumbing	19
10: Electrical	21
11: Misc. Interior	23
12: Life Safety	24
13: Attic	26

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 client's 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 the 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 an 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 International Association of Certified Home Inspectors 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 suggest 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.

SUMMARY



2.2.1 Exterior - Walkways, Patios & Driveways: Gap between walkway and wall is allowing water intrusion.



2.6.1 Exterior - Roof Drainage Systems: Downspouts Drain Near Building



5.2.1 Kitchen - Countertops & Cabinets: Countertop Cracked/Chipped



6.5.1 Hall Bathroom - Water Supply, Distribution Systems & Fixtures: Water Flow

1: INSPECTION DETAILS

Information

General: Building Faces

North

General: Occupancy

Furnished, Vacant

General: Weather Conditions

Clear

General: In Attendance

Client

General: Style

Commercial

General: Inspection Method

Visual

General: Type of Building

Office (Medical)

2: EXTERIOR

Information

General: Gas shut off

Out the back door and to the left.

Gas shut off valve located here.



Either valve will shut off the gas to the buildings

General: Sewer Clean out

Basement corner

Sewer clean out located here.

**General: Water shut off**

Basement far right corner.

Water shut off is located here.

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

Asphalt

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

Brick

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

Aluminum

Decks, Balconies, Porches and**Steps: Material**

Concrete

Exterior Doors And Windows:
Exterior Entry Door

Glass, Steel Clad



Roof Drainage Systems: Gutter
Material

Aluminum

Eaves, Soffits & Fascia And
Covers: Material

Aluminum

Electrical Service: GFCI Protection
GFCI Protection

Electrical Service: Service
Entrance

Overhead



Foundation: Material
Concrete

Parking Lot: The parking lot is
common to the complex.

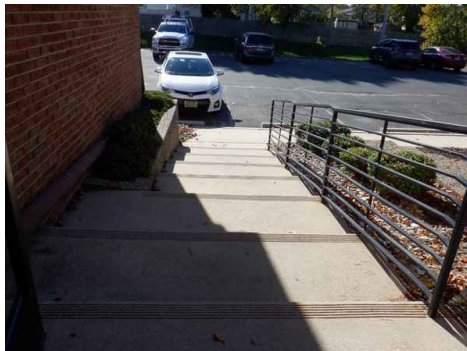


Walkways, Patios & Driveways: Walkways**Decks, Balconies, Porches and Steps: Appurtenance**

Ramp, Steps/stairs



Handicap Ramp in the front of the complex.



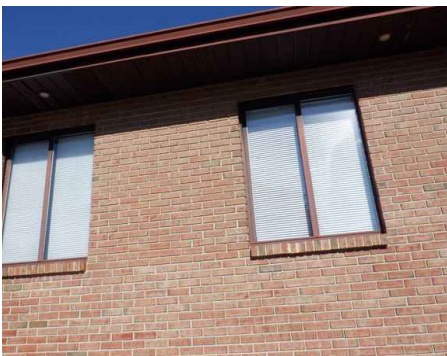
Stairs in the rear of the complex.



Stairs in the rear of the complex.

Exterior Doors And Windows: Window Material

Aluminum



Electrical Service: Main Disconnect

At the Meter Bank on the attached building

The main disconnect is located here.

Not sure which one is which and they appear to be locked. I would recommend checking with the seller to find out if it is locked and where the key is. The main breaker is in that locked panel.



Limitations

General

STORED ITEMS

There was a lot of stored items in each room of the house making it difficult to inspect.



Water meter and main shut off are above all this.



Sewer cleanout is behind all of this.

Observations

2.2.1 Walkways, Patios & Driveways

GAP BETWEEN WALKWAY AND WALL IS ALLOWING WATER INTRUSION.

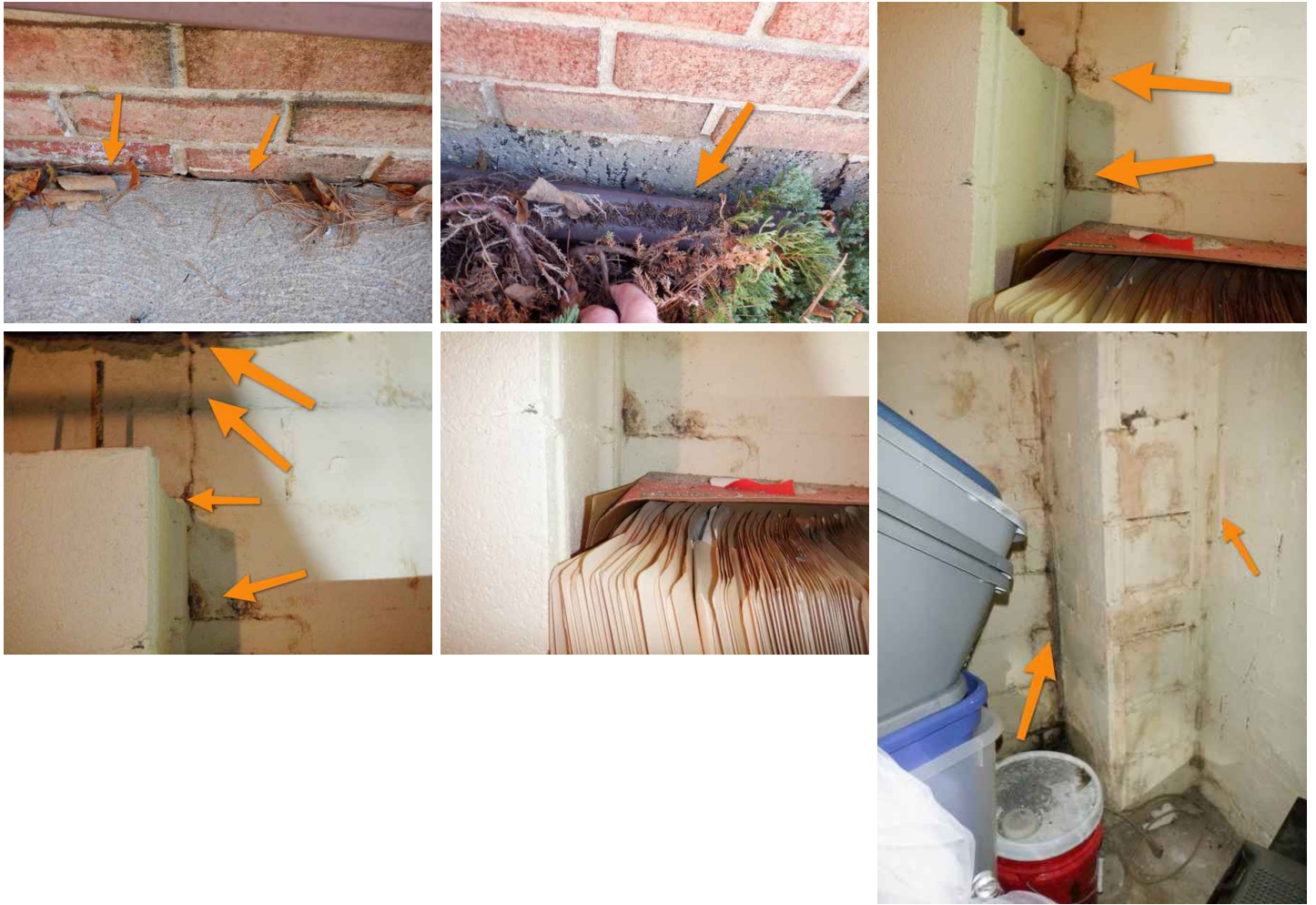
ON THE RIGHT AT THE BACK DOOR.

The gap is allowing water to get into the basement wall structure where it has penetrated into the basement.

 Recommendation

Recommendation

Contact a qualified professional.



2.6.1 Roof Drainage Systems

DOWNSPOUTS DRAIN NEAR BUILDING

One or more downspouts drain too close to the building's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation.

Water intrusion has occurred in the corners due to the downspouts draining into the space along the foundation.

Recommendation

Contact a qualified roofing professional.



3: ROOF

Information

Inspection Method Ground	Roof Type/Style Gable	Flashings: Material Steel
Coverings: Material Fiberglass		

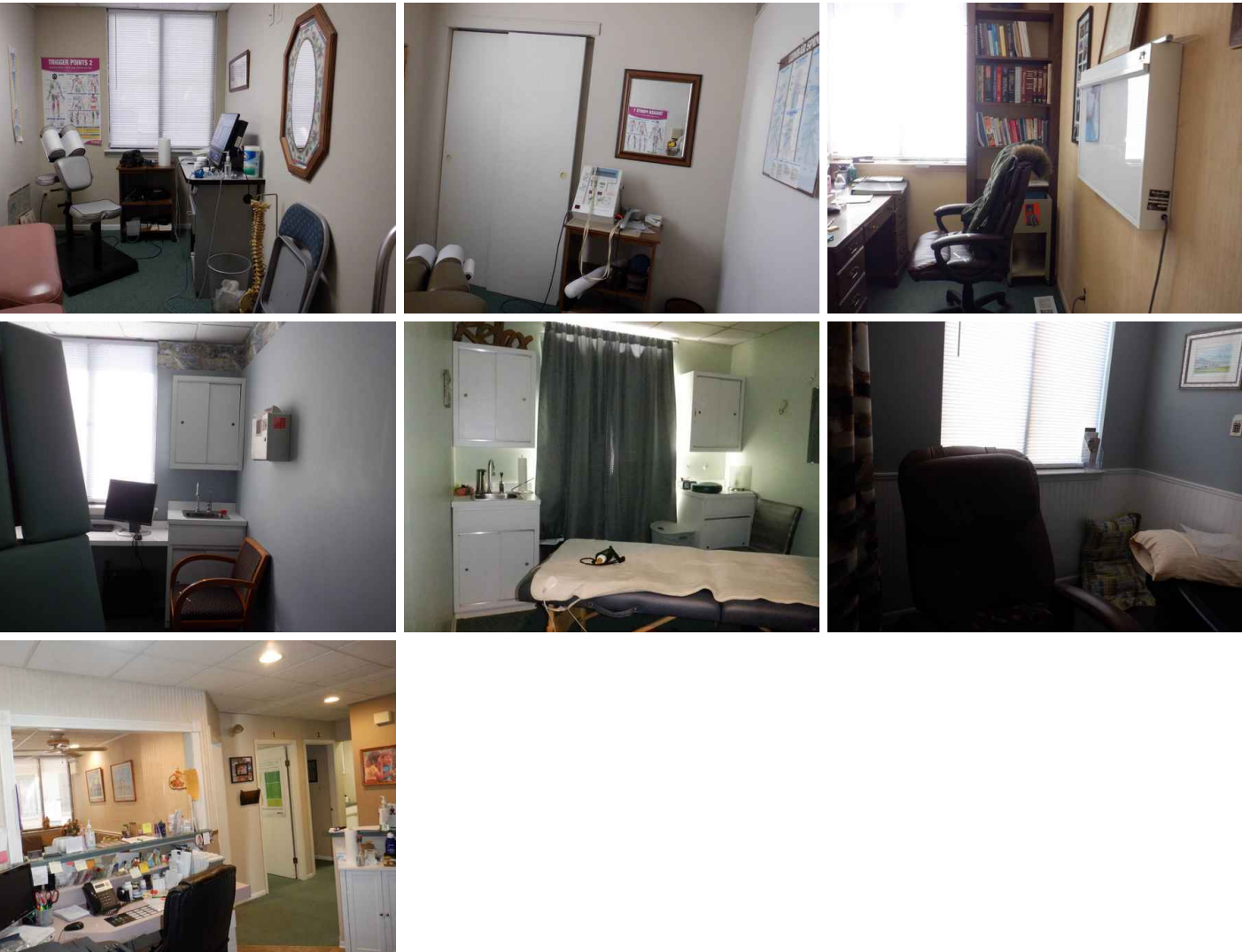


Coverings: Satisfactory condition
Roof overall looks to be in satisfactory condition, there is normal wear and tear .

4: OFFICES

Information

Windows: Window Manufacturer Unknown	Windows: Window Type Sliders	Walls: Wall Material Brick, Drywall
Ceilings: Ceiling Material Suspended Ceiling Panels	Floors: Floor Coverings Carpet, Vinyl	
General: Offices.		



5: KITCHEN

Information

General: Kitchen



Countertops & Cabinets:
Cabinetry
Laminate

Countertops & Cabinets:
Countertop Material
Laminate

Observations

5.2.1 Countertops & Cabinets

COUNTERTOP CRACKED/CHIPPED

Countertop had one or more cracks or chips. Recommend qualified countertop contractor evaluate and repair.

[Here is a helpful article](#) on repairing cracks, chips & fissures.

Recommendation

Contact a qualified countertop contractor.

 Recommendation



6: HALL BATHROOM

Information

General: Bathroom



Toilet: Toilet



Ventilation : Ventilation
Exhaust Fan

Water Supply, Distribution
Systems & Fixtures: Water Supply
Material
Copper

Water Supply, Distribution
Systems & Fixtures: Sink



Observations

6.5.1 Water Supply, Distribution Systems & Fixtures

WATER FLOW

Water flow through the fixture is hampered and not coming out correctly recommend further review of the fixture by a licensed plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.

 Recommendation

7: STAFF BATHROOM

Information

Toilet: Toilet



Ventilation : Ventilation
Exhaust Fan



Water Supply, Distribution
Systems & Fixtures: Water Supply
Material
Copper

Water Supply, Distribution Systems & Fixtures: Sink



8: HVAC

Information

General: Thermostate location Hallway	Heating and Cooling Equipment: Brand Trane	Heating and Cooling Equipment: Energy Source Gas
Heating and Cooling Equipment: Furnace age 2020 t	Heating and Cooling Equipment: Heat Type Gas-Fired Heat, Forced Air	Heating and Cooling Equipment: Coils Not Visible
Distribution System: Configuration Split	Distribution System: Ductwork Insulated	
General: Filter location At the furnace		



Heating and Cooling Equipment: Heating Unit/s



Heating and Cooling Equipment: Cooling Unit/s



9: PLUMBING

Information

General: Sewer clean out
Far left corner in the basement, behind the furnace and water heater.

Sewer line clean out located here.



General: Water shut off
Far right hand corner in the basement.



Either valve will shut off the water to the building.

Hot Water Systems, Controls, Flues & Vents: Size in Gallons
40

Hot Water Systems, Controls, Flues & Vents: Power Source/Type
Gas

Hot Water Systems, Controls, Flues & Vents: Aroximate Age
2018

Water piping: Material
Copper

Drain, Waste, & Vent Systems: Material
ABS

Fuel Storage & Distribution Systems: Gas Piping Materials
Black Iron

Sump Pump: Location
None

Hot Water Systems, Controls, Flues & Vents: Water Heater



Hot Water Systems, Controls, Flues & Vents: Manufacturer

AO Smith

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)

Limitations

Fuel Storage & Distribution Systems

GAS SHUT OFF

OUT THE BACK STAIRWAY BACK DOOR TO THE LEFT.

Gas was off at the main. Recommend local utility company turn on and check all gas appliances prior to deadlines.



10: ELECTRICAL

Information

Main Panel: Panel Manufacturer Gould	Main Panel: Panel Type Circuit Breaker	Main Panel: Panel Capacity Unknown
Main Panel: Electrical Service Conductors Overhead, 120 Volts, 240 Volts	Main Panel: Branch Wire 15 and 20 AMP Copper	Main Panel: Wiring Method Romex

Main Panel: Shut Off at Meter

The Main Disconnect is located outside next the electric meter.

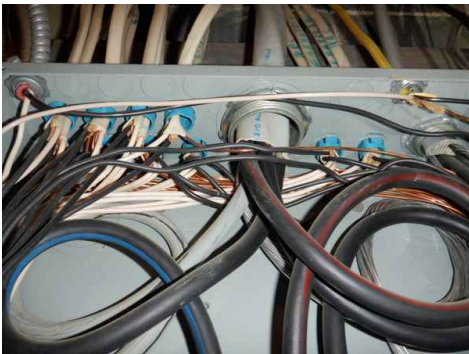
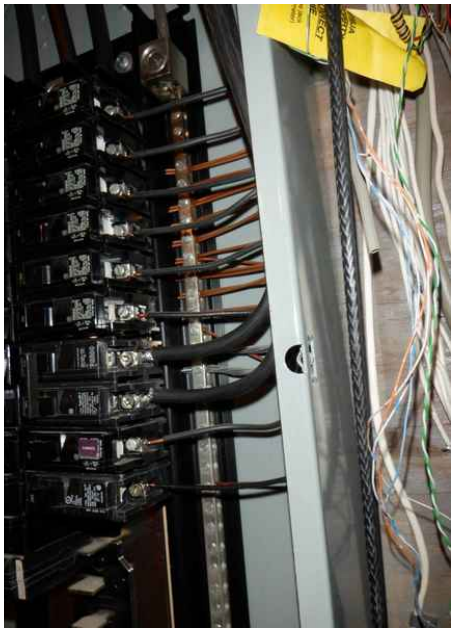
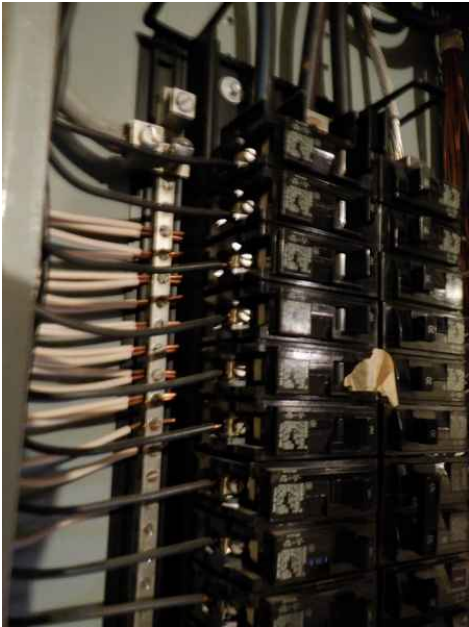
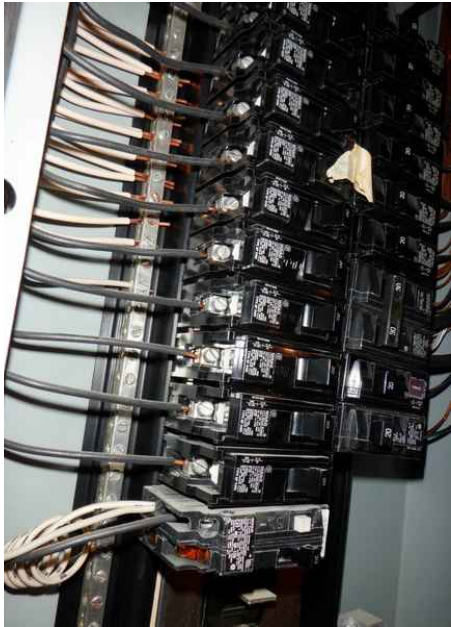
General: Electrical Power

Next to the gas meter behind the building.

The main electric panels are not marked and some have locks on them. I recommend asking the seller if he knows which one is correct and if it is locked, where is the key.



Main Panel: Panel Photos



11: MISC. INTERIOR

12: LIFE SAFETY

Information

Smoke Detectors: Smoke Detectors



Portable Fire Extinguishers: Installed Systems

The building has a fire sprinkler system for the basement area.



Emergency Lighting Systems: Emergency Lighting



Exit Signs, Doors, Stairwells and Handrails: Exit Signs



13: ATTIC

Information

Attic Insulation: Insulation Type Not Visible	Ventilation: Ventilation Type Ridge Vents, Soffit Vents, Thermostatically Controlled Fan	Roof Structure & Attic: Material Not Visible
Roof Structure & Attic: Type Gable		

Limitations

Entrance
NO ACCESS TO THE ATTIC