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COMMERCIAL PROPERTY INSPECTION

1234 Main Street
Mays Landing, NJ 08330

Buyer Name
11/12/2023 9:00AM

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Richard Andrews
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Agent
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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 Commercial 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.

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 personnel

**(RECOMMEND FURTHER EVALUATION
FROM A QUALIFIED CONTRACTOR SOON)**

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

SUMMARY

6
DEFERRED MAINTENANCE / MODIFICATION

14
RECOMMENDATION / CONCERN

2
SAFETY HAZARD

This is only a summary of some of the physical deficiencies found during the inspection. Items highlighted in orange and red are most crucial in the opinion of the inspector. It is recommended the full report be reviewed to observe more details regarding other defects and physical deficiencies.

1: INSPECTION DETAILS

Information

Type of Building
Office

Main Entrance Faces
East

Occupancy
Furnished, Occupied

In Attendance
Client, Client's Agent, Seller

Weather Conditions
Clear, Humid

Ancillary Services Requested
Termite Inspection

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

ADA COMPLIANCE

ADA compliance was not verified. It is recommended the CLIENT hire an ADA specialist for further guidance and conformance with these regulations.

General

UNKNOWN PROPERTY DETAILS

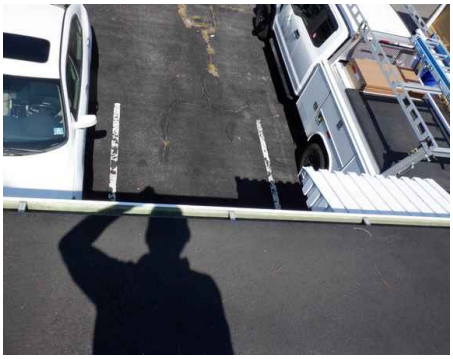
Some details about the property were unknown such as the age of additions, capital improvements, building plans, and previous building permits. It is highly recommended the client verify this information soon to enhance their knowledge.

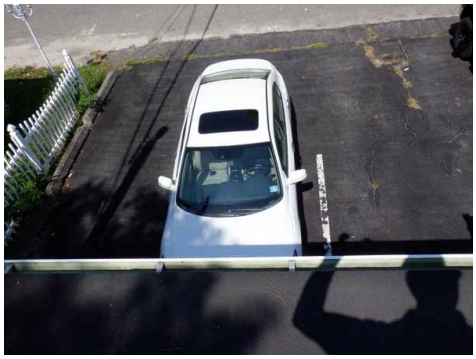
2: GENERAL SITE & LANDSCAPING

Information

Walkways, Patios & Driveways:
Walkway Material
Concrete

Walkways, Patios & Driveways: Driveway / Parking Area Material
Asphalt





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.

3: MAIN STRUCTURE ROOF

Information

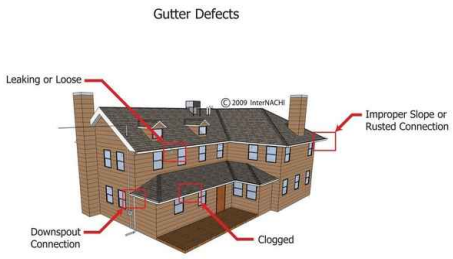
Roof Style(s)
Gable, Flat, Combination

Roof Slope
Medium

Flashings, Chimneys & Roof Penetrations: Flashing Material(s)
Aluminum, Steel

Roof Drainage Systems: Drainage Material
Commercial Grade Gutters and Downspouts
Aluminum

Roof Drainage Systems: Drainage Type
Mounted Gutters



Inspection Method
Telescopic Pole

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.

Coverings: Material(s)

Fiberglass, Wood, Modified Bitumen Roofing







Coverings: Different roof shingles

I observed different types of roof shingles on this building. The south side of the building has architectural shingles, the north side has 3 tab fiberglass shingles and the facade out front has cedar shakes. The rear flat roof has modified bitumen roof covering.




Flashings, Chimneys & Roof Penetrations: Chimney Type

Brick


Observations

3.1.1 Coverings

Recommendation / Concern

MISSING SHINGLES

I observed 2 areas where there are missing shingles.

Recommendation

Contact a qualified professional.

This is the roof over the air conditioning condensers.

3.2.1 Flashings, Chimneys & Roof Penetrations

Recommendation / Concern

CHIMNEY FLASHING

The chimney flashing shows signs of leakage from the attic. I recommend evaluation and repairs by a qualified roofing contractor.

Recommendation

Contact a qualified chimney contractor.

3.2.2 Flashings, Chimneys & Roof Penetrations

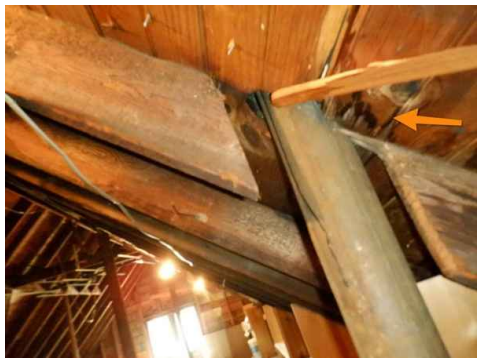
Recommendation / Concern

PLUMBING FLASHING IS LEAKING

The roof rafter also needs to be repaired where it is cut to make room for the plumbing stack.

Recommendation

Contact a qualified professional.



3.3.1 Roof Drainage Systems

Recommendation / Concern

DOWNSPOUTS DRAIN NEAR THE FOUNDATION

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.

Recommendation

Contact a qualified professional.

4: MAIN STRUCTURE EXTERIOR

Information

Decks, Balconies, Porches & Steps: Appurtenance Type
Steps

Decks, Balconies, Porches & Steps: Material
Wood

Wall Covering : Wall Covering Material
Vinyl, Brick, Fiber Cement

Exterior Doors and Windows: Exterior Windows
Vinyl / Composite

Eaves, Soffits & Fascia: Material
Metal, Vinyl

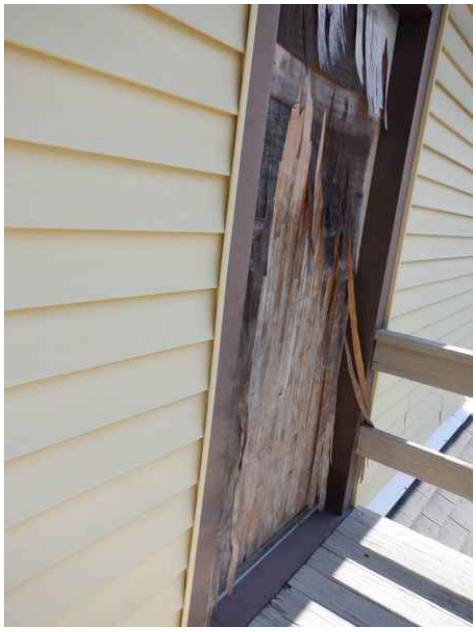
Exterior Vents: Vent Type(s)
Bath

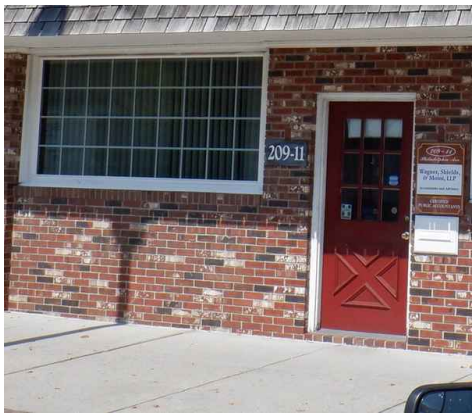
Lighting, Fans, Switches, & Receptacles: Locations Of Deficiencies
Exterior, Bathroom, Basement

Foundation Walls: Material
Masonry Block, Poured Concrete, Stone & Mortar

Exterior Doors and Windows: **Exterior Entry Door**

Metal, Wood, Glass





Observations

4.1.1 Decks, Balconies, Porches & Steps

Recommendation / Concern

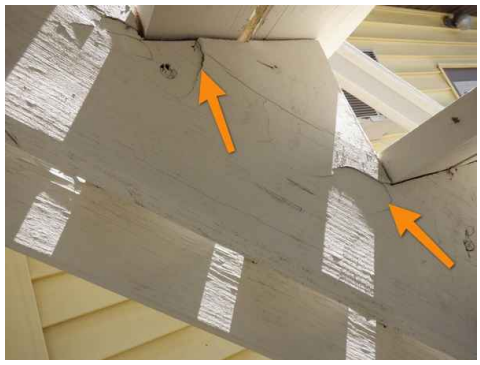
DECK(S)- HEAVILY WEATHERED

Wooden components of the deck and/or stairs were heavily weathered in areas. Decks require periodic maintenance including pressure washing and staining, and neglecting this maintenance can lead to water damage and compromise the integrity of the deck. Evaluation of this deck and repairs or replacement of any damaged wood, including framing members is recommended to be performed by a deck contractor.

Recommendation

Contact a qualified professional.





Center stair horse is cracked and in need of replacement.





4.1.2 Decks, Balconies, Porches & Steps

Recommendation / Concern

DANGEROUS ENTRY INTO THE BASEMENT

There is no landing when you open the basement door, it goes directly to open stairs. I recommend evaluation and repairs by a qualified contractor.

Recommendation

Contact a qualified professional.

4.7.1 Lighting, Fans, Switches, & Receptacles

Safety Hazard

GFCI MISSING

No GFCI protection was present in some locations. GFCI's are recommended in kitchens, baths, garages, and exterior applications. Recommend licensed electrician upgrade by installing ground fault receptacles in all necessary locations.

Here is a link to read about how GFCI receptacles keep you safe.

Recommendation

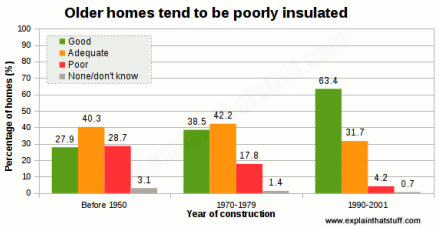
Contact a qualified electrical contractor.

5: MAIN STRUCTURE ROOF CAVITY, INSULATION, & VENTILATION

Information

Insulation: Insulation Type
Cellulose, Loose-fill

Insulation: Insulation Depth
3-5"



Ventilation: Ventilation Type
Thermostatically Controlled Fan

Roof & Attic Structure: Material
Wood

Access Type(s)
Stairway

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.

Inspection Method

The attic or roof structure shall be visibly inspected. Insulation shall not be moved and any areas without flooring shall not be walked or crawled on.

Roof & Attic Structure: Structure Type

Rafter

Limitations

Insulation

INSULATION NOT MOVED

During the process of the inspection, the inspector will not attempt to move or disturb insulation to view components hidden behind the material.

Observations

5.1.1 Insulation

Deferred Maintenance / Modification

INSUFFICIENT INSULATION

Insulation depth was inadequate. Recommend a qualified attic insulation contractor install additional insulation.

Recommendation

Contact a qualified insulation contractor.

5.2.1 Ventilation

ATTIC VENTILATION INSUFFICIENT

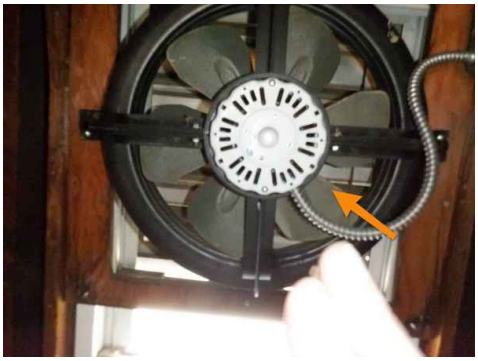
Deferred Maintenance / Modification

Attic venting was insufficient at time of inspection. Modern standards recommend 1.5 square feet of venting area for every 300 square feet of attic floor space. Recommend an attic contractor evaluate and remedy.

5.2.2 Ventilation

THERMOSTATICALLY CONTROLLED FAN IS INOPERABLE

Recommendation / Concern



The fan in the back window is not working, the motor is seized.

Recommendation

Contact a qualified professional.

5.3.1 Roof & Attic Structure

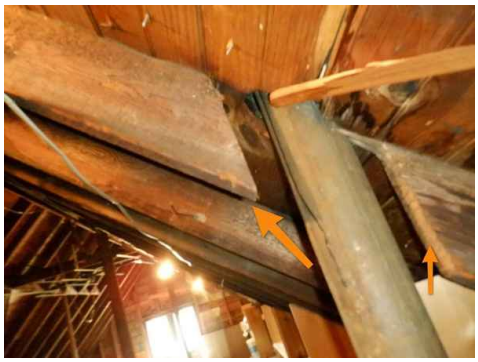
CUT ROOF RAFTER

Recommendation / Concern

I observed a roof rafter that was cut to make room for a plumbing stack. I recommend it be repaired to prevent any roof sag in that area.

Recommendation

Contact a qualified professional.



6: MAIN STRUCTURE INTERIOR, ROOMS, & STAIRWELLS

Information

Floors: **Floor Materials**
Carpet, Hardwood, Concrete, Vinyl

Lighting, Fans, Switches, & Receptacles: **Locations Of Deficiencies**
Back office where the electrical room is located.

Walls and Ceilings: **Ceiling / Wall Material**
Plaster

Room Types

Stairways, Office, Storage Room, Cubical Area, Offices, Break room







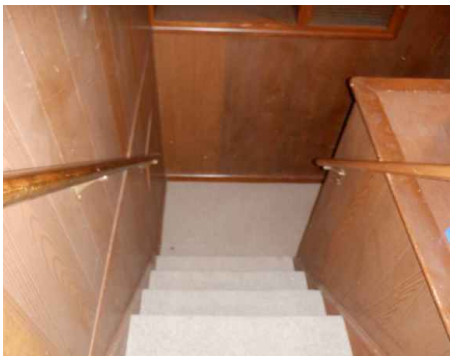


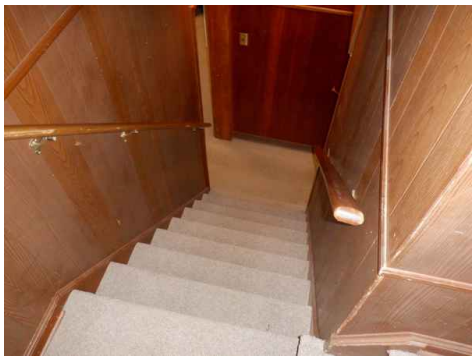

Doors & Windows: Functional And Adequate

The interior doors and windows appeared to be overall functional and adequate with little or no deficiencies. Some doors have been removed for better access, and they can be rehung.

Steps, Stairways & Railings: Satisfactory Condition

The steps and stairways appeared to be in overall satisfactory condition with little or no deficiencies.





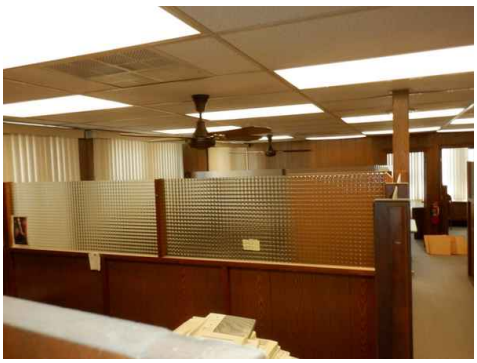
Limitations

General

FURNISHED OR CUTTERED AREAS

Furnished

Inspection was limited due to the checked area noted above.














Observations

6.2.1 Floors

MINOR SLOPING OR UNEVENNESS

Deferred Maintenance / Modification

The floor showed uneven or sloped surfaces in some areas. This may be due to improper installation or previous settlement. This is common in older structures. Recommend a qualified contractor investigate floor structure, evaluate, and repair as needed.

Recommendation

Contact a qualified professional.

6.3.1 Lighting, Fans, Switches, & Receptacles

MISSING COVER PLATES

Recommendation / Concern

I observed one or more missing cover plates, I recommend they be installed to prevent an electrical shock or electrocution.

Recommendation

Contact a qualified professional.

6.4.1 Walls and Ceilings

CEILING TILES DAMAGED

Deferred Maintenance / Modification

Some ceiling tiles were damaged. Recommend repair or replacement as needed. Any water-stained tiles should warrant further investigation to ensure no leaks exist. There didn't appear to be any active water leaks.

Recommendation

Contact a qualified general contractor.



6.4.2 Walls and Ceilings

Recommendation / Concern

THERE ARE HOLES CUT INTO THE CEILING

I observed holes cut into the ceiling on the second floor, probably for repair work. I recommend they be repaired for a better appearance and cut done on drafts.

Recommendation

Contact a qualified professional.


7: MAIN STRUCTURE KITCHENS, BATHS, & LAUNDRY

Information

Kitchen Type(s) and Location(s)
N/A

.

Bathroom Type(s) and Location(s)
1st Floor, 2nd Floor

Countertops & Cabinets: Cabinetry Material
Laminate, Wood

Countertops & Cabinets: Countertop Material
Laminate

Lighting, Fans, Switches, & Receptacles: Locations Of Deficiencies
Bathroom

Doors & Windows: Functional And Adequate

The interior doors and windows appeared to be in overall functional and adequate condition with little or no deficiencies.

Floors, Walls, and Ceilings: **Floors, Ceiling, & Wall Material(s)**

Plaster, Tile

Plumbing Related : Satisfactory Condition

The plumbing components appeared to be in overall functional and satisfactory condition with little or no flaws.









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.

Plumbing Related

WATER TURNED OFF

SECOND FLOOR BATHROOM

The water was turned off at the time of inspection. Recommend a licensed plumber evaluate the entire plumbing system prior to use.

Observations

7.4.1 Plumbing Related

Recommendation / Concern

TRAP-S-TRAP PRESENT

SECOND FLOOR BATHROOM

An "S" trap(s) was present. "S" traps are no longer standard practice as the water "seal" may siphon out of the trap, allowing sewer gases to enter the building. Replacement with a "P" trap is recommended by a licensed plumber.

Recommendation

Contact a qualified professional.

7.5.1 Lighting, Fans, Switches, & Receptacles

Safety Hazard

GFCI MISSING

No GFCI protection was present in some locations. GFCI's are recommended in kitchens, baths, garages, and exterior applications. Recommend licensed electrician upgrade by installing ground fault receptacles in all necessary locations.

Here is a link to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.

8: MAIN STRUCTURE FOUNDATION

Information

Floors & Slabs: Structure Type
Basement

Floors & Slabs: Inspection Method and Access
Stairs

Foundation Walls: Material
Poured Concrete, Masonry Block, Stone & Mortar

Beams, Columns, & Joists: Structural Material(s)
Wood Columns, Brick Columns, Wood Beams

Beams, Columns, & Joists: Sub-floor
Plank

Drainage or Sump Pump: Drain or Sump Location
Basement

Drainage or Sump Pump: Drainage Type(s)
Sump Pump

Lighting, Fans, Switches, & Receptacles: Locations Of Deficiencies
Crawlspace

Observations

8.3.1 Beams, Columns, & Joists

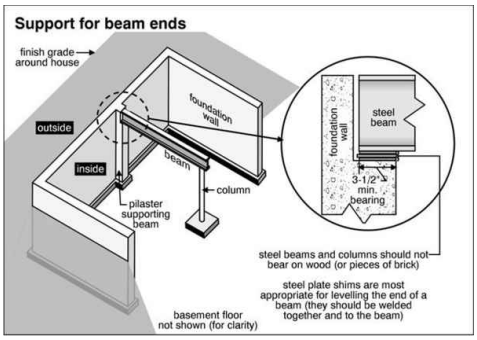
Deferred Maintenance / Modification

TEMPORARY COLUMNS

Temporary columns have been employed. Recommend a qualified contractor evaluate and install permanent column supports as needed.

Recommendation

Contact a qualified general contractor.



9: MAIN STRUCTURE PLUMBING

Information

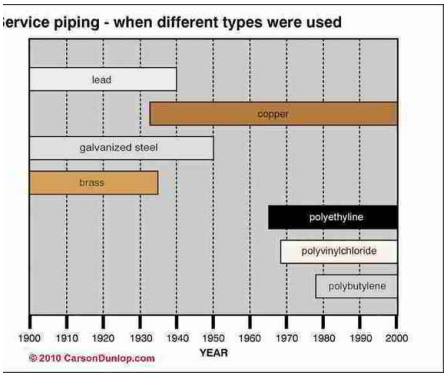
Main Water Shut Off Location
Basement

Water Source
Public

Drainage Method
Municipal

Main water shutoff valve

Water Supply & Distribution Systems: Distribution Material
Copper



Drain, Waste, & Vent Systems: Material
Galvanized, Cast Iron

Drain, Waste, & Vent Systems: Adequate Venting Present
No

Water Heater(s): Location
Basement

Water Heater(s): Power Source/Type
Electric

Water Heater(s): Capacity
30 gallons

Water Heater(s): Approximate Age
6-10

Water Heater(s): Model / Serial #
See Photo

Fuel Storage & Distribution Systems: Main Fuel Shut-off Location
At Tank, Basement

Inspection Method

Under normal conditions, the plumbing system will be ran with multiple fixtures operating at the same time for an average of 15 -20 minutes to observe flow and drainage.

Water Heater(s): Manufacturer

Bradford & White

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.

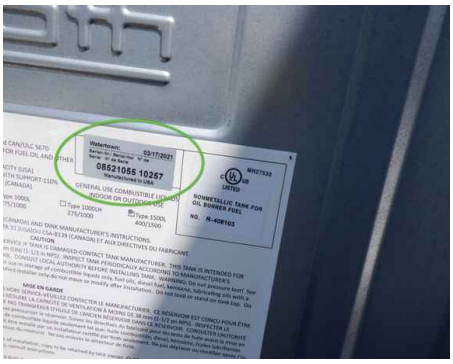
Water Heater(s): Hot Water Temperature

N/A

Hot water temperature will be checked at a random faucet. Any temperature below 120° could cause unwanted pathogens in the water. Any temperature over 140° could be a child safety hazard. If the water is turned off or if the water heater is turned off, this comment is not applicable.

Fuel Storage & Distribution Systems: Fuel Type

Oil



Limitations

General

UNDERGROUND PIPING

The underground piping to the street was not fully verified for serviceability. Recommend scoping of the drain and exploring options for a water and sewer line protection plan.

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

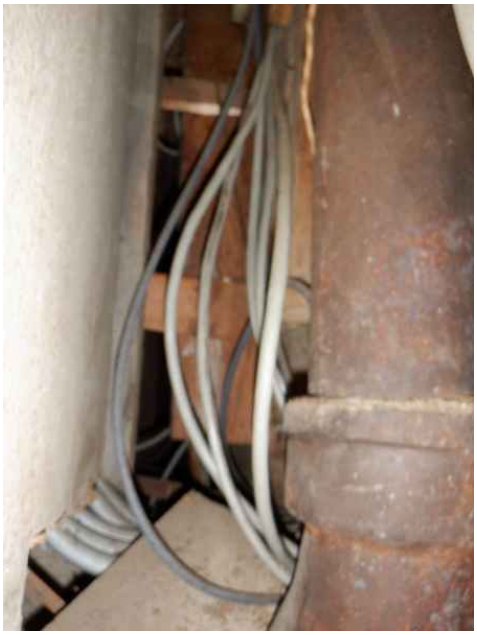
Recommendation / Concern

CAST IRON- AGED SEWER LATERAL

The sewer/septic lateral exiting the home was comprised of cast iron. Cast iron typically has a 50 - 60 year life, and will eventually develop inner corrosion that will affect the draining functionality of the system, and cause failure. These pipes will need to be monitored for performance, with the understanding that major repairs or replacement will be needed at some point in the future due to their age. The remaining life is undeterminable. **A sewer cam inspection of the pipes is highly recommended to be conducted by a licensed plumbing contractor due to their age.**

Recommendation

Contact a qualified professional.





10: MAIN STRUCTURE HVAC

Information

Heating Equipment: Energy Source
Oil

Heating Equipment: Heat Type(s)
Hot Water, Hydronic

Heating Equipment: Approximate Age
11-15

Heating Equipment: Model / Serial #
Not Visible

Cooling Equipment: Energy Source/Type
Electric

Cooling Equipment: Unit Type
Central A.C., Package Unit

Inspection Method

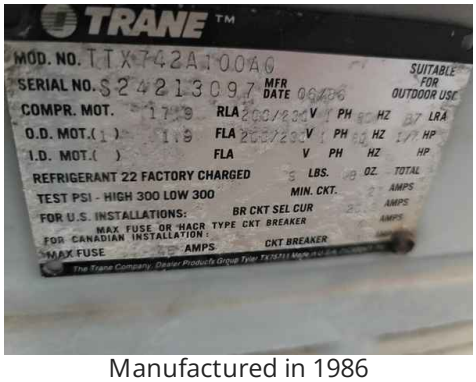
The HVAC system will be tested using normal operating controls (typically a thermostat). Distribution systems such as baseboards, radiators, or heat registers will be checked to observe operational heating or cooling.

Heating Equipment: Brand
Weil Mclain

Cooling Equipment: **Brand**

Trane, Evcon

Manufactured in 1986



Manufactured in 1986

Manufactured in 2001

Unit for the side addition

Unit for the side addition

Distribution Systems: **Distribution Type**

Metal, Flex

Limitations

General

BTU'S AND TONNAGE

The HVAC unit(s) were not checked or verified for proper sizing of the structure. BTU's and/or Tonnage values were not evaluated or compared to the square feet or area of the structure. Consult a HVAC professional for more information regarding these values.

Distribution Systems

HIDDEN DISTRIBUTION

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

Observations

10.2.1 Cooling Equipment

Recommendation / Concern

R22 REFRIGERANT

THE 3 OLDER TRANE UNITS

The building's HVAC systems currently use R-22 type refrigerant. In 2010 the Environmental Protection Agency banned the manufacture of new HVAC systems utilizing R-22 refrigerant. The general phase-out of R-22 refrigerant has been estimated to be completed by the year 2020. Existing units using R-22 can continue to be serviced with R-22 but the cost of doing so has been increasing as R-22 becomes more and more difficult to obtain. New systems utilize non-ozone-depleting refrigerants such as 410-A. This may increase the cost of repairs or cause you to have to replace equipment that could have been repaired if R-22 was not being phased out. Although drop-in replacement refrigerants such as RS-44, R407c, etc. are available, they may not perform as efficiently as R-22 and may shorten the life of the system. I recommend consulting with an HVAC contractor if more information is desired.

Recommendation

Contact a qualified professional.

10.2.2 Cooling Equipment

Recommendation / Concern

SMALL PACKAGE UNIT IS LEAKING WATER

I observed that the small package unit for the side addition was leaking condensate out of the cabinet instead of the drain. I recommend service by a qualified HVAC contractor.

Recommendation

Contact a qualified professional.

10.3.1 Distribution Systems

Deferred Maintenance / Modification

DUCT DAMAGED

Air duct was damaged. Recommend a qualified HVAC contractor repair.

Recommendation

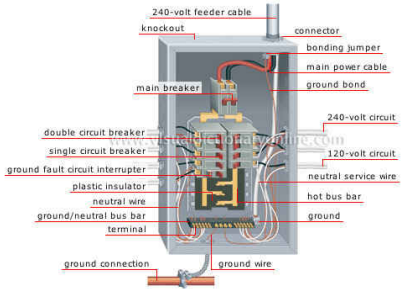
Contact a qualified heating and cooling contractor

11: ELECTRICAL SERVICE COMPONENTS

Information

Service Entrance Conductors: Electrical Service Conductors
Overhead, 120 Volts, 240 Volts

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
Interior, Electrical Room



Branch Wiring Circuits: Wiring Method
Romex, Fabric/Cloth Covered, Conduit, Armored Cable, Strand

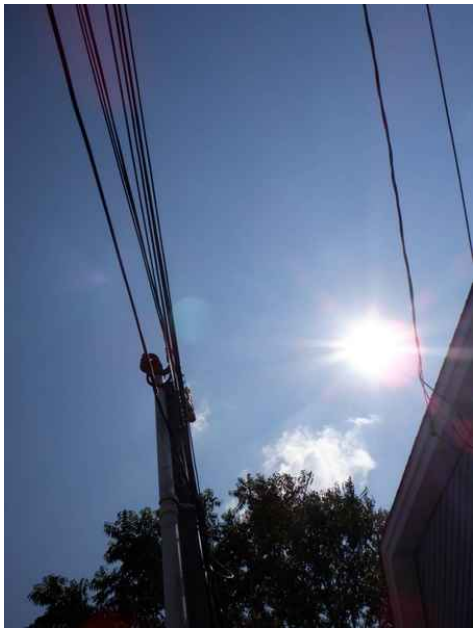
Branch Wiring Circuits: Branch Wire 15 and 20 AMP
Copper

Inspection Method

Under normal conditions, the electrical panel cover will be removed for inspection. Any readily accessible outlets will be tested for power and polarity. Any readily accessible lights and fans will be tested. Testing for voltage drops is not part of a normal inspection.

Service Entrance Conductors: Satisfactory Condition

The exterior electrical main service components appeared to be in overall satisfactory condition with little or no deficiencies.



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type(s)

Circuit Breaker, Fuses

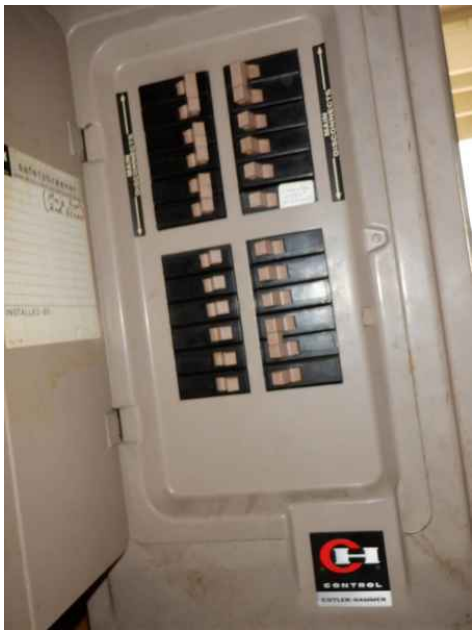
If fuses exist, it may be beneficial to update to a breaker style panel for increased service capacity and updated safety.

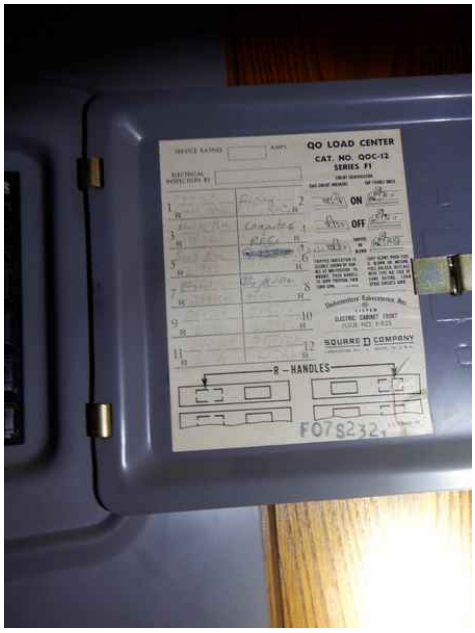
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity

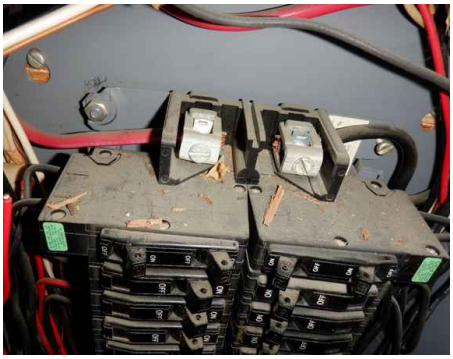
200 AMP, 400 Amp

Main & Subpanels, Service & Grounding, Main Overcurrent Device: **Sub Panel Location(s)**

Basement, Second Floor Hall, Electrical Room





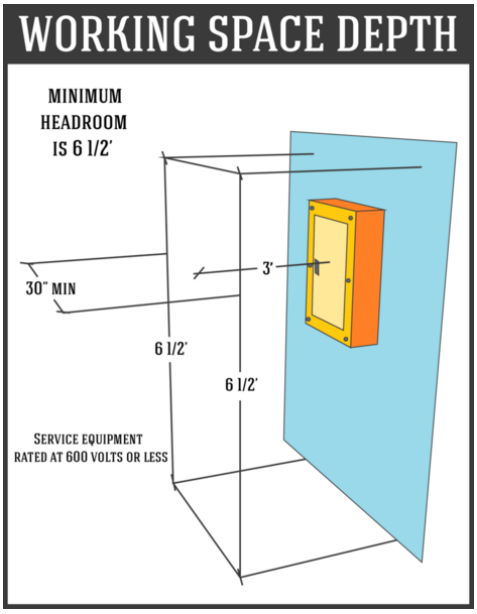


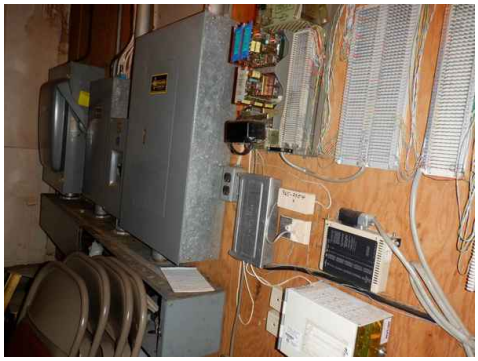
Limitations

Main & Subpanels, Service & Grounding, Main Overcurrent Device

PANEL CLEARANCE

The clearance around the panel limited a full inspection. Recommend modifications for access.





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.

12: APPLIANCES

Information

Appliances Tested

None

Inspection Method

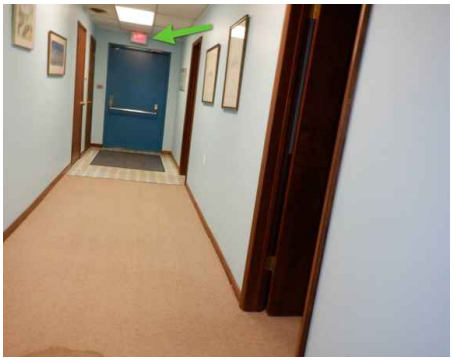
Appliances (if present) were only tested for working condition. No true representation can be made to the efficiency or future operability of the components. Any aged appliances should be budgeted for replacement in the near future.

13: LIFE SAFETY & ACCESSIBILITY

Information

Entry & Exit: Satisfactory Condition

The egress areas appeared to be in overall satisfactory condition with little or no deficiencies.



Fire Safety & CO: Placed Throughout

The components appeared to be installed and placed well throughout.

There is an alarm system installed and monitored by Atlantic Coast Alarm Co.