



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

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Agent

Agent Name

555-555-5555

agent@spectora.com

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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 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 Obsidian 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.

SUMMARY

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.

- ⊖ 2.3.1 Exterior - Siding, Flashing & Trim: Siding Pushed out in one or more locations
- ⊖ 2.3.2 Exterior - Siding, Flashing & Trim: Steel Panel Seam Opening Up
- ⊖ 2.3.3 Exterior - Siding, Flashing & Trim: Some rusting around the bottom of the steel panels
- ⊖ 2.5.1 Exterior - Exterior Doors And Windows: Door is damaged
- ⊖ 2.6.1 Exterior - Roof Drainage Systems: Debris
- ⊖ 2.6.2 Exterior - Roof Drainage Systems: Downspouts Drain Near Building
- ⊖ 2.9.1 Exterior - Electrical Service: Service Mast coming off the building
- ⊖ 2.9.2 Exterior - Electrical Service: Exterior light and pole missing.
- ⊖ 2.10.1 Exterior - Foundation: Rust Stains on the Foundation
- ⊖ 2.11.1 Exterior - Parking Lot: Parking lot stop sign has been knock over
- ⊖ 4.1.1 Warehouse/Storage - Floor: Staining
- ⊖ 4.1.2 Warehouse/Storage - Floor: Wet area on the floor
- ⊖ 4.4.1 Warehouse/Storage - Overhead Door/s: Garage Door Damaged
- ⊖ 5.1.1 Roof - Coverings: A portion of the roof material was coated.
- ⊖ 9.2.1 HVAC - Heating and Cooling Equipment: Needs Servicing/Cleaning
- ⊖ 9.2.2 HVAC - Heating and Cooling Equipment: Air Conditioner uses R-22 Refrigerant
- ⊖ 11.4.1 Plumbing - Drain, Waste, & Vent Systems: Trap-S-Trap Present
- ⊖ 12.2.1 Electrical - Main Panel: Inadequate clearance
- ⊖ 12.2.2 Electrical - Main Panel: NM Shielded Cable used above dropped ceiling

1: INSPECTION DETAILS

Information

General: In Attendance Client, Client's Agent, Environmental Inspector, Drone Contractor	General: Inspection Method Visual	General: Occupancy Furnished, Occupied
General: Style Commercial Office/Warehouse	General: Type of Building Detached	General: Water Source Public
General: Weather Conditions Clear, Humid		

2: EXTERIOR

Information

Walkways, Patios & Driveways: Driveway Material Asphalt	Siding, Flashing & Trim: Siding Material Steel Siding	Siding, Flashing & Trim: Trim Material Metal
Exterior Doors And Windows: Exterior Entry Door Steel	Exterior Doors And Windows: Window Material Vinyl	Roof Drainage Systems: Gutter Material Steel
Electrical Service: Service Entrance Overhead	Foundation: Material Concrete	
Siding, Flashing & Trim: Siding Style Vertical Panels		



Observations

2.3.1 Siding, Flashing & Trim

SIDING PUSHED OUT IN ONE OR MORE LOCATIONS

 Recommendation

I observed some of the siding that was pushed out from the foundation. I recommend it be repaired by a steel siding contractor.

Recommendation
Contact a qualified professional.



2.3.2 Siding, Flashing & Trim

STEEL PANEL SEAM OPENING UP

 Recommendation

I observed a seam on the panels on the west side of the building is opening up. I recommend repairs by a steel siding contractor.

Recommendation

Contact a qualified professional.



2.3.3 Siding, Flashing & Trim

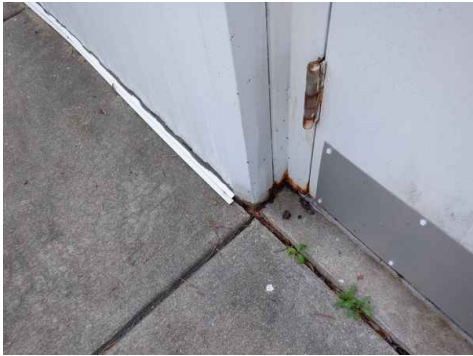
SOME RUSTING AROUND THE BOTTOM OF THE STEEL PANELS

 Recommendation

Where the panels meet the concrete sidewalks and driveways, the steel is starting to rust on the very bottom. Evaluation and repair by a siding contractor is recommended. Preventative maintenance will make the panels hold up better to the elements.

Recommendation

Contact a qualified professional.



2.5.1 Exterior Doors And Windows

DOOR IS DAMAGED

THE FAR LEFT HAND DOOR.

Exterior door is damaged recommend repair or replacement by a qualified professional.

Recommendation

Contact a qualified professional.

 Recommendation



2.6.1 Roof Drainage Systems

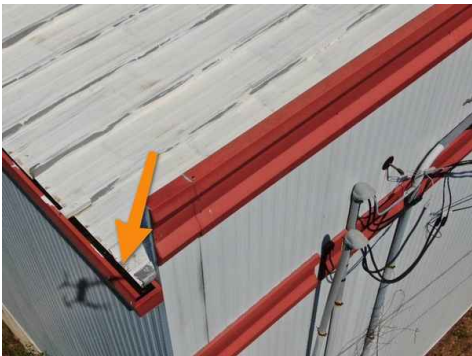
DEBRIS

Debris has accumulated in the gutters. The water could build up enough to enter the building at the roof level. Recommend cleaning to facilitate water flow.

Recommendation

Contact a qualified roofing professional.

 Recommendation



2.6.2 Roof Drainage Systems

DOWNSPOUTS DRAIN NEAR BUILDING

REAR OF THE BUILDING

 Recommendation

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 roofing professional.



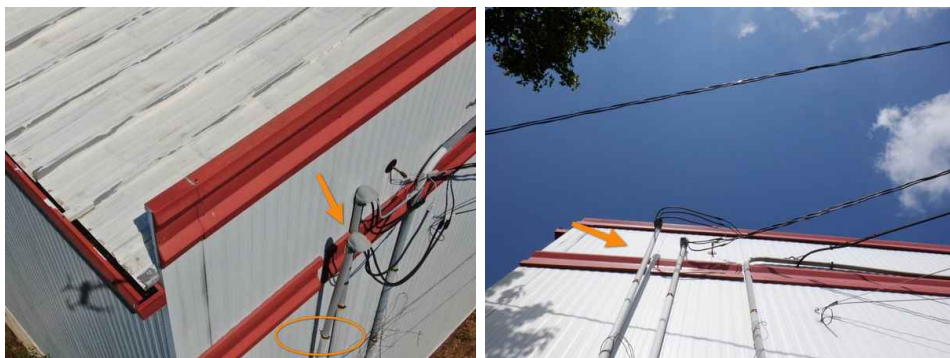
2.9.1 Electrical Service

SERVICE MAST COMING OFF THE BUILDING

I observed the electrical service mast is loose at the top and coming off the building..We recommend that the service mast be re secured to the building.

Recommendation

Contact a qualified professional.



2.9.2 Electrical Service

EXTERIOR LIGHT AND POLE MISSING.



I observed the post light on the left side of the front parking lot is missing, apparently knocked down. The base and wire conduit are still there.

Recommendation

Contact a qualified professional.



The light on the right side of the parking lot



he light on the right side of the parking lot

2.10.1 Foundation

RUST STAINS ON THE FOUNDATION

REAR WALL OF THE BUILDING

I observed one or more areas where there are large rust stains on the foundation wall leading me to believe there was water intrusion into the metal wall and framing inside behind the racks and supplies. Further evaluation is recommended.

Recommendation

Contact a qualified professional.

 Recommendation



2.11.1 Parking Lot

PARKING LOT STOP SIGN HAS BEEN KNOCK OVER

The stop sign for the parking lot has been knocked over, I recommend it be repaired for the safety of all trying to exit the lot.

Recommendation

Contact a qualified professional.



3: MOISTURE, HUMIDITY & TEMPERATURE

Information

General: Indoor Temperature	General: Indoor Humidity
General	General
67 °F	42 %

General: What's inspected?

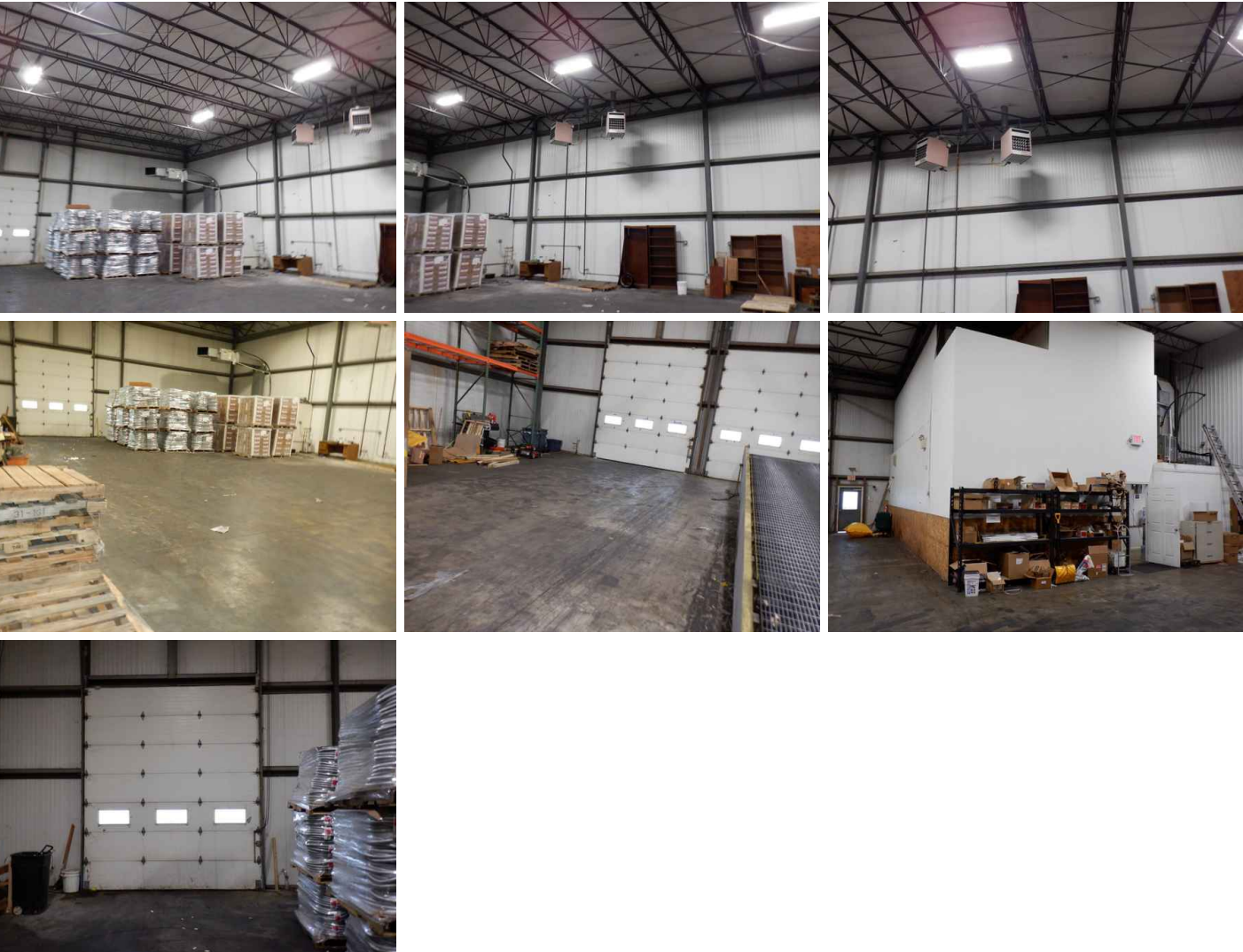
I inspected for water damage, moldy odors, apparent mold growth, conditions conducive to mold growth, the moisture of any room or area of the building that has moisture intrusion, the humidity of any room or area of the building, and the temperature of any room or area of the building.

4: WAREHOUSE/STORAGE

Information

Type Attached	Overhead Door/s: Material Metal	Overhead Door/s: Type Sectional, Manual Overhead Doors
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Storage Rooms



Observations

4.1.1 Floor STAINING

Garage floor shows visible staining from oil/grease. Recommend scrubbing with a degreaser or cleaning solution.

 Recommendation

Recommendation
Recommended DIY Project



4.1.2 Floor

WET AREA ON THE FLOOR

Recommendation

I observed an area in the left rear corner that was wet. Inspection of the roof did not show any apparent cause for the wetness but could be from the chimney flashings on the roof or the gutters overflowing into the top of the wall. Examination during a rain would be helpful or evaluation by a roofing contractor.

Recommendation
Contact a qualified professional.



4.4.1 Overhead Door/s

GARAGE DOOR DAMAGED

Recommendation

The garage door has some damage or wear and tear recommend repair.

Recommendation
Contact a qualified garage door contractor.



5: ROOF

Information

Inspection Method

Drone

Flashings: Material

Steel

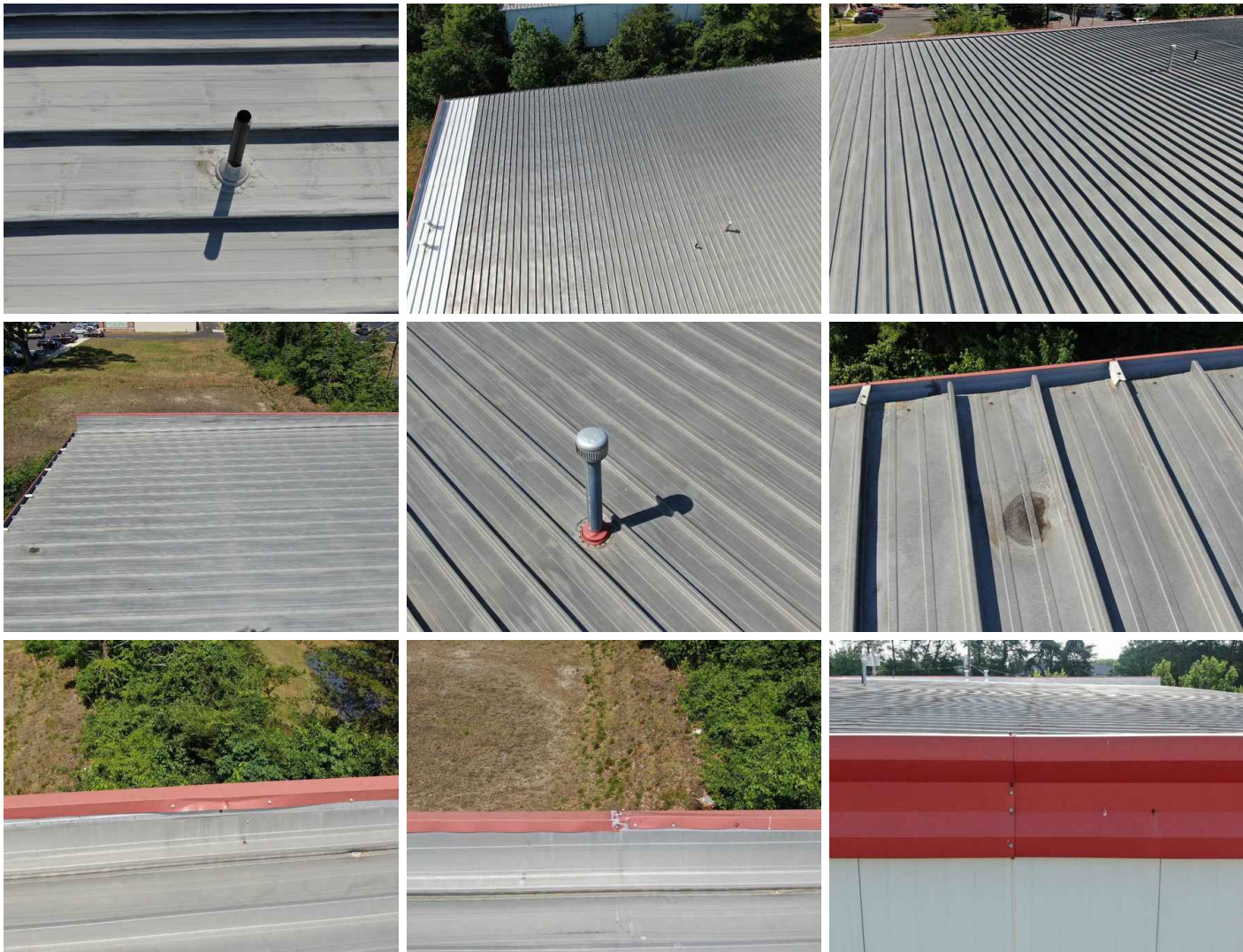
Roof Type/Style

Flat



Coverings: Material

Metal, Roof Coating over the steel



Skylights, Chimneys & Other Roof Penetrations: Chimneys



Observations

5.1.1 Coverings

A PORTION OF THE ROOF MATERIAL WAS COATED.

We observed that a small portion of the roof was coated and not the entire roof. I recommend inquiring from the seller as to the reason for this. Was this part of the roof replaced?

 Recommendation

Recommendation
Contact a qualified professional.



6: KITCHEN

Information

General: Kitchen

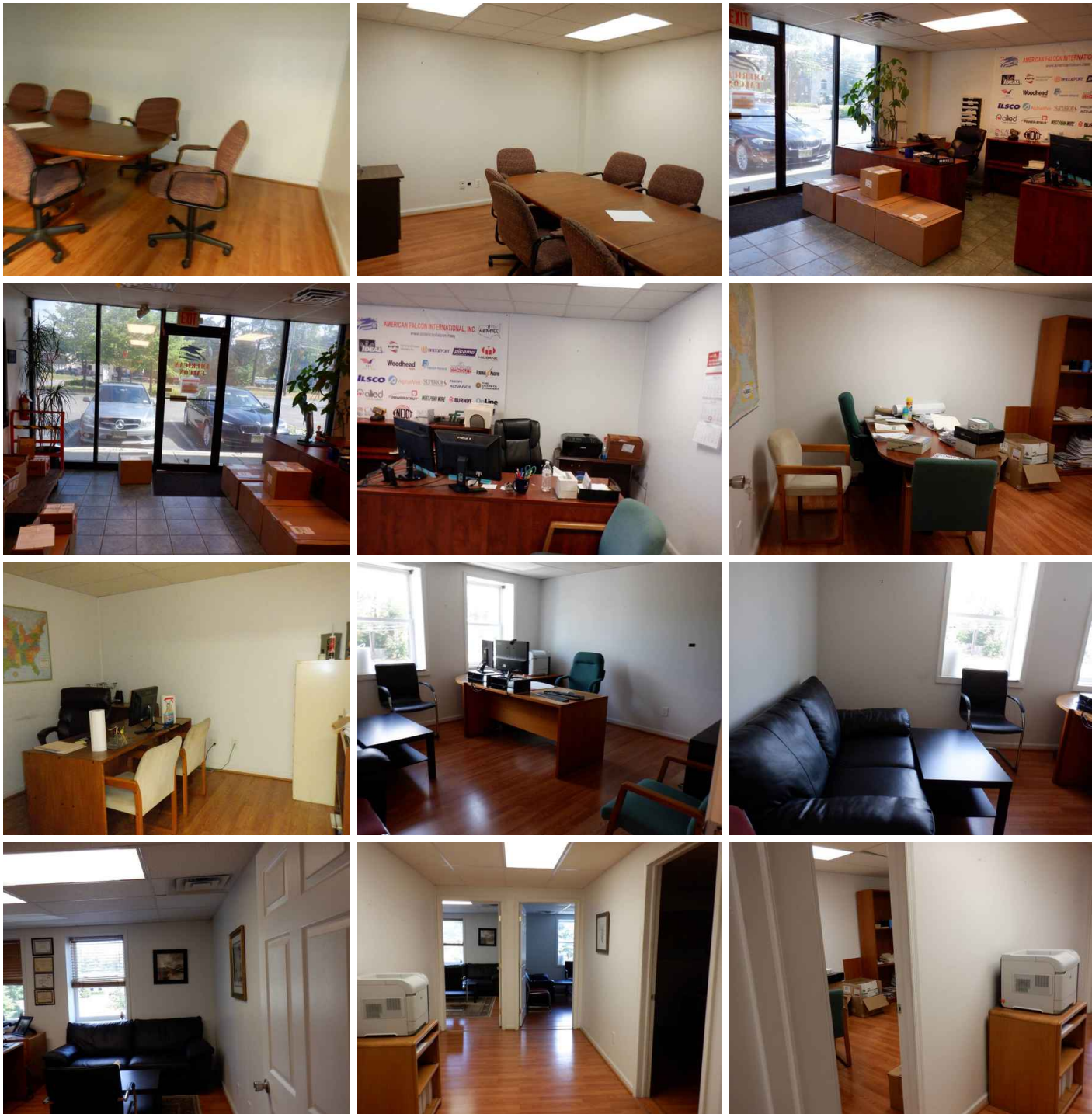


7: OFFICE

Information

General: Heat Source Register	Windows: Window Manufacturer Unknown	Windows: Window Type Drop-down, Thermal, Fixed
Ceilings: Ceiling Material Suspended Ceiling Panels	Walls: Wall Material Drywall	Floors: Floor Coverings Carpet, Engineered Wood, Tile

General: Office



8: BATHROOMS

Information

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

Copper, CPVC

General: Bathroom

First Floor Office Bathroom



General: Second Floor Office Bathroom
Second Floor Office Bathroom



General: Warehouse bathroom
Warehouse bathroom



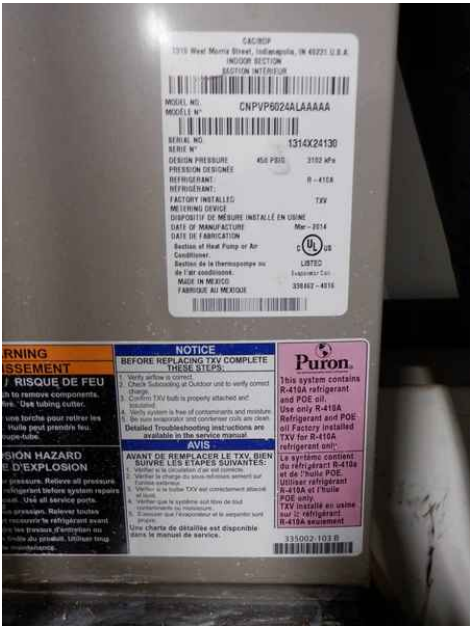
9: HVAC

Information

General: Thermostate location Hallway	Heating and Cooling Equipment: Brand Payne, Trane	Heating and Cooling Equipment: Energy Source Gas
Heating and Cooling Equipment: Furnace age Payne is from 2014, Trane is approx. 2003 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 Not visible	
Heating and Cooling Equipment: Heating Unit/s		



Office Heating System



Warehouse Heater with air conditioning east side of the building



Reznor hanging gas fired heaters on the east side of the warehouse



Reznor gas fired tube type radiant heater on the west side of the warehouse.



More of the Reznor tube heater

Observations

9.2.1 Heating and Cooling Equipment

NEEDS SERVICING/CLEANING

ALL THE HVAC EQUIPMENT

Furnace should be cleaned and serviced annually. Recommend a qualified HVAC contractor clean, service and certify furnace.



Recommendation

Recommendation

Contact a qualified HVAC professional.

9.2.2 Heating and Cooling Equipment

AIR CONDITIONER USES R-22 REFRIGERANT

THE TRANE SYSTEM

The building's HVAC system currently uses R-22 type refrigerant. In 2010 the Environmental Protection Agency banned the manufacture of new HVAC systems utilizing R-22 refrigerant. 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

Recommendation

Contact a qualified professional.

10: LAUNDRY ROOM

11: PLUMBING

Information

General: Sewer clean out

Left (East) side of the building

Sewer line clean out located here.



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

Electric

Drain, Waste, & Vent Systems: Material

ABS

General: Water shut off

Next to the warehouse bathroom

Building's main water shutoff valve and water meter.



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

2001 for the warehouse water heater and 2013 for the office water heater

Fuel Storage & Distribution Systems: Gas Piping Materials

Galvanized, CSST

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

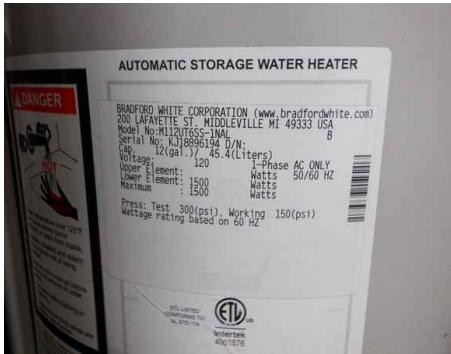
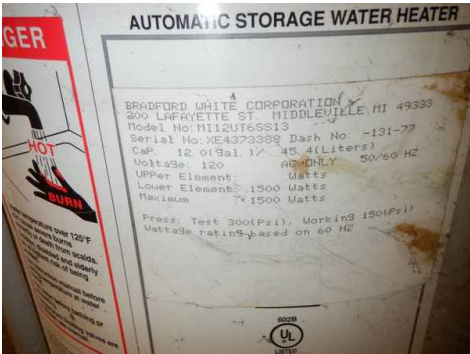
12

Water piping: Material

Copper, CPVC

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

There are 2 water heaters, one next to the warehouse bathroom and the other is up next to the office furnace.



Hot Water Systems, Controls, Flues & Vents: 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.](#)

Limitations

Hot Water Systems, Controls, Flues & Vents

NO POWER

THE WAREHOUSE WATER HEATER WAS TURNED OFF AT THE TIME OF THE INSPECTION.

Power for the water heater was off at the time of the inspection.

Observations

11.4.1 Drain, Waste, & Vent Systems

TRAP-S-TRAP PRESENT

 Recommendation

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.



12: ELECTRICAL

Information

Main Panel: Panel Manufacturer Siemens	Main Panel: Panel Capacity 200 AMP	Main Panel: Electrical Service Conductors Overhead, 120 Volts, 220 Volts
Main Panel: Branch Wire 15 and 20 AMP Copper	Main Panel: Wiring Method Conduit, Armored Cable, NM Shielded Cable	

General: Electrical Power

Electric power at the panel is 120/240 single phase.
There are 2 separate electric meters, I suggest inquiring from the seller as to the purpose of the 2



Main Panel: Panel Type
Circuit Breaker



Warehouse panel 120/240 volt 1 phase



200 amp main for the warehouse section



Main breaker feeding the office area panel.



Inspection stickers for the office upgrade from 2013



200 amp main for the office area



Office electric panel is behind this door

Observations

12.2.1 Main Panel

INADEQUATE CLEARANCE

A 3 foot by 3 foot square of clear space is required by most municipalities/countys recommend repair.

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Recommendation

Contact a qualified professional.



12.2.2 Main Panel

NM SHIELDED CABLE USED ABOVE DROPPED CEILING

Recommendation

NM Cable is prohibited above a dropped ceiling as early as 2004. I recommend evaluation by a Licensed Electrician.

Recommendation

Contact a qualified professional.



13: MISC. INTERIOR

14: LIFE SAFETY

Information

Emergency Lighting Systems: Emergency Lighting



Exit Signs, Doors, Stairwells and Handrails: Exit Signs

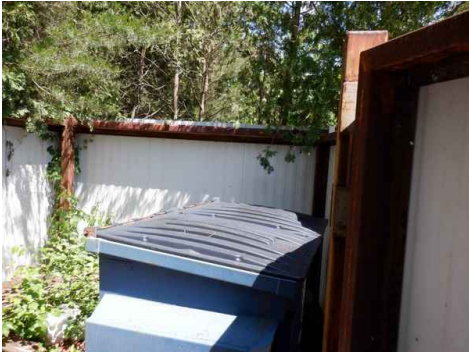
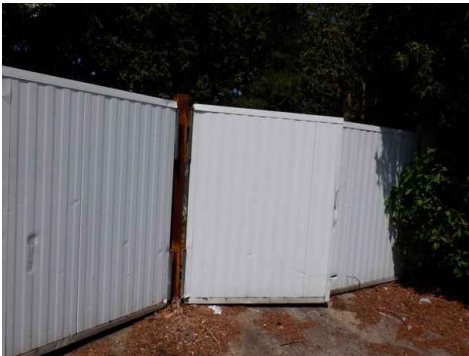


15: ADDITIONAL STRUCTURES

Information

Dumpster Enclosure

Dumpster Enclosure is in need of cleaning.



16: LAUNDRY FACILITIES