

# PRELIMINARY INFORMATION:

## A-1 CLIENT AND SITE INFORMATION:

INSPECTION DATE: February 13/2008.

TIME OF INSPECTION: 9:00.

CLIENT: John Doe.

INSPECTION  
LOCATION:



1234 Anystreet Blvd.

INSPECTOR: Robert Gaudreault.

## A-2 CLIMATIC CONDITIONS:

A-10 WEATHER: Clear.

A-11 TEMPERATURE: 70s.

A-12 SOIL CONDITION: Dry.

## A-3 BUILDING CHARACTERISTICS:

TYPE OF BUILDING: Commercial. Office space.

ESTIMATED AGE: 60s.

BUILDING FACES: West.

## A-4 UTILITIES:

SOURCE: Utilities are of public.

STATUS: Utilities are all on.

## **A-7 SCOPE**

### **SCOPE AND INTENTION OF REPORT:**

Overall scope and intention of this report is to aid client with his purchasing decision and to provide as much information about the structure as possible. Inspection is not any form of warranty or guarantee of the structure, components and systems. Inspection may not and does not claim to uncover all existing defects. Not all areas are accessible for inspection and therefore opinion is based on noted observable and visible areas only.

Systems, components, conditions and items which are not part of this property conditions report are and not limited to: Asbestos, lead paint, flammable materials, toxic materials, mold, fumes or any other hazardous substances. Inspector does not determine pest or insect infestation. Inspector does not inspect irrigation systems, low voltage systems, such as alarms, intercoms, fire sprinklers, security systems, heat sensors and sprinkler timers. Report does not entail any phase one type of investigations, environmental issues, noise pollution or soil conditions. Also report does not make any determination on efficiency and measurement of insulation, heating or cooling systems. Other items and issues not inspected are underground water pipes, wells, potability of water system or the testing of water, building code conformity, cosmetics, zoning ordinances, property lines and permit research.

Inspection report should not be construed as a compliance inspection of any government or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure its systems or their component parts. This report does not constitute any expressed or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied on as such. Any opinions expressed regarding adequacy, capacity or expected life span of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that inspector does not have any interest present or contemplated in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with the Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the client will allow the inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair anything which may constitute evidence relating to the complaint, except in the case of an emergency.

This inspection complies with ASTM standards E2018. It is not an exhaustive, intrusive type of report nor does the inspector perform any destructive measures nor use any special instruments. A precursory examination of crawl spaces and attic spaces is achieved. Inspector is not able to access all areas pertaining to these portions of the systems. Cost to Cure given in this inspection are not a full affirmative bid nor should these estimates be understood to be used as a bid. Client is encouraged to seek additional estimates as cost can vary from contractor to contractor. Estimates on Cost to Cure can vary due to availability of labor and materials. Client should understand that many variables can affect estimates, such as and not limited to, Acts of God, wars, strikes, boycotts and weather etc.

DEFINITION OF TERMS:

**GOOD:** *This term denotes that system, component or unit is operational or in good appearance at the time of inspection with normal wear. It does not indicate any form of warranty or guarantee.*

**FAIR:** *This term means that system, component or unit is in need of some maintenance, corrections and/or repairs. It is the client responsibility to contact qualified licensed professional to determine extent of repairs.*

**POOR:** *This term means that system, component or unit is at the end of its serviceable life, in poor repair and in need of replacement and or in need of extensive repairs or corrections. Client would need to consult qualified licensed professional for further information as to repairs as well as to any further evaluations as to cost.*

# PLUMBING SYSTEMS

## CONDITION DEFINITIONS:

- GOOD** - *Satisfactory with normal wear and tear*  
**FAIR** - *Satisfactory but declining in usefulness*  
**POOR** - *Unsatisfactory in need of immediate repair*

It is not within the scope of this report to determine the degree of salinity, quality, or volume of any well water or the operational effectiveness of any water treatment equipment. Contact your local Health Department for these tests. Determination of pinhole leakage at water supply lines in an attic or structure is limited to areas where pipes are visible and accessible. Operation of time clock motors is not verified. From time to time, you will have to replace such items as toilet flappers, faucet washers or cartridges, and P-traps, as these items wear out every few years. Hot water can scald. Be careful!

## P-31 WATER SOURCE:

LOCATION: Municipal service.  
MATERIAL: Copper.  
SUPPLY PRESSURE: 70 Lbs.

## P-32 SUPPLY LINES:

TYPE: Plumbing supply lines are copper.  
CONDITION: **Good:** Overall condition is serviceable at visible and accessible locations.  
NOTED DEFECTS: None noted at time of inspection.

## P-33 MAIN WASTE DISPOSAL MEANS:

TYPE OF DISPOSAL: Public Sewer.  
LOCATION: System is located in the front. City street.

## P-34 WASTE AND VENT LINES:

TYPE: Cast Iron.  
CONDITION: **Good.** Overall condition in good appearance at visible and inspected areas other than slow drainage noted at lower floor men's bath.  
NOTED DEFECTS: Slow drainage noted from some of the interior fixtures of lower men's bathroom. Client should consult a licensed plumber to investigate source of problem.

**P-35 HOSE FAUCETS:**

OPERATION: Sample operated shows as functional.

**P-36 WATER HEATER:**

LOCATION: Interior closet area first floor east side.

TYPE: Natural Gas.

SIZE: 75 gallons.

AGE: 5 years.

CONDITION: **Poor.** Immediate repairs needed.

NOTED DEFECTS: Leakage to the unit is occurring at this time. Component may need to be replaced.



SEISMIC BRACING Water heater is braced for seismic activity.

VENTING: **Good.** Visible sections of flue pipe appear in serviceable condition.

COMBUSTION: **Good.** Means of combustion air supply present.

COST: Cost to Cure: **\$ 800 to 1200.**

**P-49 FUEL SUPPLY:**

TYPE: Natural gas.

LOCATION: Gas meter is located at back of building.

## HEATING AND AIR CONDITIONING

### CONDITION DEFINITIONS: **CONFIDENTIAL - FOR CLIENT USE ONLY**

- GOOD** - *Satisfactory with normal wear and tear*  
**FAIR** - *Satisfactory but declining in usefulness*  
**POOR** - *Unsatisfactory in need of immediate repair*

The best preventative maintenance for air conditioners and heaters is regular cleaning or changing of air filters, at least every 60 days. Evaporator cooling coils periodically need cleaning by an air conditioning contractor to insure optimum performance. Operation of time clock motors is not verified. Gas pilot lights are not lit during the inspection. Heat exchanger not visible to this inspector. Inspector does not dismantle any components and can not fully determine integrity of interior parts other than what can be seen from precursory examination. Inspector evaluates systems by normal operation of controls only and does not use any special devices or meters. Inspector does not determine adequacy of size or make any calculations as to whether or not systems are adequately sized in ratio to interiors. Installation of carbon monoxide detectors with older furnaces is always good practice.

### M-52 HEATING:

**TYPE:** Hydronics. Boiler manufactured by, RUUD, Ser. # GDGH-2223  
Model # EDFFN434.

**LOCATION:** Utility roof closet.  
Interior fan units located within ceiling plenum of each floor and office space.



**FUEL:** Natural Gas.

**AGE:** 2 to 5.

**CONDITION:** **Good.** Overall condition appears serviceable. No notable defects at time of inspection.

**NOTED DEFECTS:** None. Maintain as needed. Consult seller as to service company.

**COMBUSTION AIR:** **Good.** Combustion air provided.

**VENT:** **Good.** Venting appears to be in good condition.

### M-53 AIR CONDITIONING:

LOCATION: Roof top.



TYPE: Chiller/Cooling Tower. Unit manufactured by CARRIER. Ser. # CGDD 120 100 Model # NNN-FGH-1324.

AGE System is within its serviceable life. 5 years of age.

CONDITION: **Good.** Unit in overall good condition.

NOTED DEFECTS: No notable defects at time of inspection. Pump well maintained.



### M-54 DUCTWORK:

TYPE: Flexible round.

CONDITION: **Good.** Overall condition appears serviceable at visible locations.





**Good.** Main panel in good appearance. Do not store items in closet area.



**E-82 GROUNDING:**

CONDITION: Present.

**E-83 SUBPANEL:**

LOCATION: Roof top.

CONDITION: **Good.** No visible defects.

**E-89 SUBPANEL:**

SUBPANEL  
COMMENTS:

Panel covers are not removed in this type of inspection as inspector does not want to chance tripping vital breakers that could affect occupants conducting business.

**E-90 BRANCH WIRING:**

TYPE: Predominant wire type is copper with plastic insulation.

CONDITION: **Fair.** Overall condition of visible and accessible wiring fair with some repairs needed however, See notes

**NOTED DEFECTS:**

Pull or J box covers missing in areas leaving wires exposed. Seal as needed.



**COST:**

Cost to Cure: \$ 200 to 500.

**E-91 OUTLETS AND SWITCHES:**

**CONDITION:**

**Good.** A representative sampling of outlets and switches was taken. Those tested were in functional condition.

## ROOF - ATTIC AREAS

### CONDITION DEFINITIONS:

- GOOD** - *Satisfactory with normal wear and tear*  
**FAIR** - *Satisfactory but declining in usefulness*  
**POOR** - *Unsatisfactory in need of immediate repair*

This inspection is made on the basis of what is visible and accessible on the day of the inspection and is not a warranty of the roof system or how long it will be watertight in the future. For an accurate cost on what repairs or replacement cost will be, a licensed and insured roofing contractor should be called. All roof coverings require periodic maintenance and should be visually inspected once a year. Buyers are encouraged to ask sellers, managers or maintenance personnel about the presence of any roof leaks. Client needs to understand that any "COST to CURES" given in this section of report does not include any circumstances that could go unseen. Issues do arise when performing repairs that were hidden which could affect the cost.

### R-96 ROOF:

STYLE: Flat/low slope.

TYPE: Built up and Rolled composition.

ROOF COVERING  
STATUS:

**Fair.** Workmanship of roof material installation is only fair at each building.

NOTED DEFECTS:

Exposed nail heads observed in general areas. Primarily along lower front entry roof. These nail heads pop up and pose potential leak issues.



COST: Cost to Cure: \$ 1500 to 2000.

### R-97 FLASHINGS:

TYPE: Metal.

CONDITION: **Good.** Overall condition good at visible and accessible locations.

## **R-99 ROOF DRAIN SYSTEM**

CONDITION: Good.

## **R-100 ATTIC:**

TYPE OF FRAMING: No attic space. Each floor is constructed of drop down plenum ceilings.

## FOUNDATION - STRUCTURE - EXTERIOR

### CONDITION DEFINITIONS:

- GOOD** - *Satisfactory with normal wear and tear*  
**FAIR** - *Satisfactory but declining in usefulness*  
**POOR** - *Unsatisfactory in need of immediate repair*

The following opinion is based on an inspection of the visible portion of the foundation and exterior. This report is not intended as a termite clearance. We recommend you obtain the services of a licensed pest control operator to determine the presence of any termite infestation. No speculation can be soundly made in regards to portions of the foundation that is below grade level, covered with floor material or inaccessible. Evaluation of integrity of existing concrete is beyond the scope of this property conditions report. Probing is not achieved by inspector nor is core testing. This type of investigation is only performed by appropriate specialist using special devices in laboratory surroundings. Client should also understand that inspector is not performing any structural calculations nor any geotechnical evaluations of existing soils.

### S-104 EXTERIOR:

METHOD OF CONSTRUCTION: Building constructed of concrete.  
CONDITION: **Good**: Exterior in serviceable condition.  
NOTED DEFECTS: No visible defects.

### S-105 WINDOWS:

TYPE: Aluminum. Mostly fixed windows.  
CONDITION: **Good**. Overall appearance shows windows are maintained.  
DOORS: **Fair**. Some repairs needed. Refer to notes.  
NOTED DEFECTS: Evidence of water intrusion from roof top slider. Repair as needed.



**S-108 FOUNDATION:**

TYPE: Building is constructed of honeycomb monolithic concrete at each floor.

CONDITION: **Good:** Overall appearance serviceable at visible locations.

## GROUNDS

### CONDITION DEFINITIONS:

- GOOD** - *Satisfactory with normal wear and tear*  
**FAIR** - *Satisfactory but declining in usefulness*  
**POOR** - *Unsatisfactory in need of immediate repair*

The inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible are not addressed in the report. We routinely recommend that inquiry be made with the seller and or manager about any knowledge of any prior foundation or structural repairs.

### G-116 DRIVEWAY:

TYPE: Concrete.  
CONDITION: **Good:** Overall condition of driveway is good.

### G-117 WALKWAYS:

TYPE: Concrete.  
CONDITION: **Good:** Overall condition of walkways appears well maintained and in good appearance.

### G-118 PARKING AREA:

TYPE: Asphalt.  
CONDITION: **Good:**  
NOTED DEFECTS:

Overall condition serviceable. Some cracks noted at time of inspection though cracks do not appear significant. Expect future resurfacing.



SPACES: 43 spaces available.

**G-119 SITE GRADE:**

DRAINAGE: **Good:**  
NOTED DEFECTS: No evidence of problems noted.

**G-120 FENCING:**

TYPE: Iron.  
CONDITION: **Good:**  
NOTED DEFECTS: Overall condition of fencing has a good appearance.

**G-121 STAIRS:**

Stairs are in good condition.



## COMMON AREA:

### CONDITION DEFINITIONS:

- GOOD** - *Satisfactory with normal wear and tear*  
**FAIR** - *Satisfactory but declining in usefulness*  
**POOR** - *Unsatisfactory in need of immediate repair*

The continued operation of all motor driven appliances is dependent on many internal factors which cannot be measured by a visual inspection. Proper operation of an oven timer is not verified. Presence of lead paint or asbestos is normally not determined by the inspector as lab testing is required and is not provided by this company. Recreational components are not tested as to use and are judged solely on appearance. Stairwell and interior lighting which are on timers are not tested. Have owner or manager demonstrate their operation. All stairwells and halls are required to be well illuminated for safety. Bulbs need to be periodically checked and timer mechanisms tested.

### C-126 INTERIORS:

#### COMMON HALL AREAS:

**Good.**

#### NOTED DEFECTS:

Overall condition of interior elements well maintained. Carpet in hall areas and at each floor appear to be well maintained and within serviceable life.

## UNIT INTERIORS:

### CONDITION DEFINITIONS:

- GOOD** - *Satisfactory with normal wear and tear*  
**FAIR** - *Satisfactory but declining in usefulness*  
**POOR** - *Unsatisfactory in need of immediate repair*

The condition of walls behind wall coverings, paneling, and furnishings cannot be judged or commented on. Only the general condition of visible portions of floor is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not commented on for the most part. Determining the source of odors or like conditions is not a part of this physical inspection. Floor covering damage or stains may be hidden by furniture. The condition of sub floors underlying floor coverings is not inspected as it is not visible. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owner or manager for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. It should also be understood and reiterated that the presence of mold, fungus or mildew are definitely not part of this inspection. If client is concerned with these issues then a specialist in this area should be contacted for further inspection. The continued operation of all motor driven appliances is dependent on many internal factors which cannot be measured by a visual inspection. Proper operation of oven timers is not verified.

### UNIT:

THIS IS UNIT #                      First floor.  
 INTERIORS:                              **Good.** Interiors are in overall good appearance.  
 BATHROOM  
 LOCATION:                                Men's bath east side.  
 BATHROOM  
 CONDITION:                                **Fair.** Slow drainage observed from this sink.  
 BATHROOM  
 LOCATION:                                Women's Restroom.  
 BATHROOM  
 CONDITION:                                **Good.** Overall condition of bathroom in good appearance.

### UNIT:

THIS IS UNIT #                      Fourth floor.  
 INTERIORS:                              **Good.** Interiors are in overall good appearance.  
 BATHROOM  
 LOCATION:                                Men's bath. East hall.  
 BATHROOM  
 CONDITION:                                **Good.** Overall condition of bathroom in good appearance.  
 BATHROOM  
 LOCATION:

Women's rest room east side.

BATHROOM  
CONDITION:

**Good.** Overall condition of bathroom in good appearance.

# ASSESSMENT

## PLUMBING:

ASSESSMENT: Areas of immediate action are: Leak at water heater. Replacement of water heater should be expected. Refer to item P-36 of report.

PROBABLE PLUMBING COST: Cost to Cure: \$ 800 to 1200.

REFERENCE: Historical.

## ELECTRICAL:

ASSESSMENT: Areas of concern are: Open electrical boxes. Contact licensed electrician for corrections. Refer to item E-90 of report.

PROBABLE COST: Cost to Cure: \$ 200 to 500.

REFERENCE: Pertinent contractor.

## ROOF SYSTEM:

ASSESSMENT: Areas of immediate action are: Front entry roof cover. Contact licensed roofing contractor for repairs. Refer to item R-96 of report.

PROBABLE COST: Cost to Cure: \$ 1,500 to 2,000.

REFERENCE: Historical.

## EXTERIOR AND FOUNDATION:

ASSESSMENT: Areas of immediate action are: Improvements needed at exterior roof top slider to reduce potential water intrusion. Refer to item S-105 of report.

PROBABLE COST: Cost to Cure: \$ 200 to 500.

REFERENCE: Historical.