Nunnallee Inspections



Commercial Inspection

Sample Inspection Report

PROPERTY INSPECTION REPORT

Prepared For: NunnalleeInspections.com
(Name of Client)

Concerning: Commercial Insepection
(Address or Other Identification of Inspected Property)

By: Sample Inspection Report
(Name and License Number of Inspector)

(Name, License Number and Signature of Sponsoring Inspector, if required)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188 (512) 936-3000 (http://www.trec.texas.gov).

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Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and
- functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices; and
- lack of electrical bonding and grounding.

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

"When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods."

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficiency**

I	NI	NP	D	Inspection Item

I. STRUCTURAL SYSTEMS

☑ ☐ ☐ ☐ **A. Foundations**

Type of Foundation(s): Slab-on grade

Comments: ***Foundation Performance Opinion:***

In my opinion, the foundation appears to be providing adequate support for the structure at the time of this inspection. I did not observe any apparent evidence that would indicate the presence of adverse performance or significant deficiencies in the foundation. The interior and exterior stress indicators showed little affects of adverse performance and I perceived the foundation to contain no significant unlevelness after walking the 1st level floors.

Client Notice: This inspection is one of first impression and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection.
The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region, at the time of the inspection. This does not guarantee the future life or failure of the foundation. ***The Inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied.*** If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by an engineer of your choice.

☑ ☐ ☐ ☑ **B. Grading & Drainage**

Comments:

Notice: There is an underground and/or surface drainage system in place. The inspector cannot and will not be able to verify the operation, sizing, efficiency or adequacy of the underground and/or surface drainage system. If there are any questions or concerns with this system or the effectiveness of the system, you should consult with the current homeowner or the appropriate specialist related to this type of system.

The soil line in one location at the front of the building is too high. Under current building standards there should be at least 4-inches of foundation visible below masonry veneer and 6-inches of foundation visible below wood type veneer.



The soil line at the south west corner is marginally high. Under current building standards there should be at least 4-inches of foundation visible below masonry veneer and 6-inches of foundation visible below wood type veneer.



☐ ☑ ☐ ☐

C. Roof Covering Materials

Type(s) of Roof Covering: Tile
Viewed From: N/A
Comments:

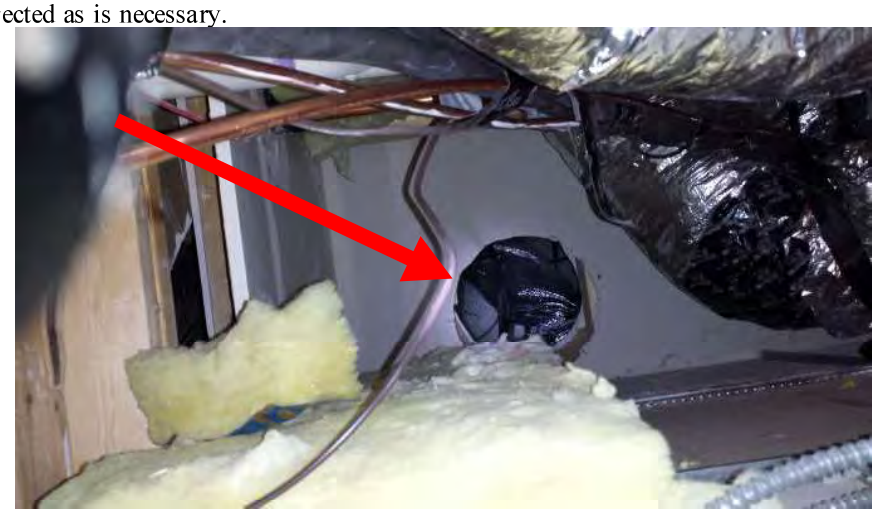
☑ ☐ ☐ ☑

D. Roof Structure & Attic

Viewed From: No Attic
Approximate Average Depth of Insulation: 6-8 inches
Approximate Average Thickness of Vertical Insulation: N/A
Insulation Type: Fiberglass Batt R-Value 2.2 Per Inch
Comments:

NOTE: Please understand although this report may reference code, this is not a code inspection.

The firewall in more than one location at the rear corridor was observed to be damaged and should be corrected as is necessary.



Fallen or misplaced insulation was observed in more than one location at the rear of the suite.

☑ ☐ ☐ ☑ **E. Walls (Interior & Exterior)**

Comments:

- Stucco (Hard Coat) Observation and Opinions

IMPROVE There is a stucco type product installed as the exterior veneer / cladding for this structure. Due to the known general misapplication of residential stucco products, associated deficiencies and water intrusion problems; full evaluation of this product is beyond the scope of this inspection. If a detailed review or further information is desired you may consider contacting a Properly Certified stucco contractor.

IMPROVE At this time a general limited visually based survey of the accessible exterior stucco veneer / cladding will be performed without the use of any specialized tools or procedures. The Inspectors findings will be listed below but all possible deficiencies will not be limited to the following:

There are no visible control / expansion joints in all of the required areas.

The exterior stucco type veneer/cladding has inadequate clearance from the finished grade (ground). Most manufacturers require a minimum of 4- to 6-inches of clearance from the finished grade (ground).



☑ ☐ ☐ ☐ **F. Ceilings & Floors**

Comments:

All components were found to be in satisfactory condition on the day of the inspection.

☑ ☐ ☐ ☑ **G. Doors (Interior & Exterior)**

Comments:

Missing strike plate was observed to the mechanical room.

☑ ☐ ☐ ☑ **H. Windows**

Comments:

Window locks in the NW office are damaged and should be repaired.



Some of the windows were stiff and difficult to open and close. This is typical for this type of window and improvements will need to be made to enable normal operation.

☐ ☑ ☐ ☐ **I. Stairways (Interior & Exterior)**

Comments:

☐ ☐ ☑ ☐ **J. Fireplace/Chimney**

Comments:

☐ ☐ ☑ ☐ **K. Porches, Balconies, Decks, and Carports**

Comments:

☐ ☑ ☐ ☐ **I. Other**

Comments:

II. ELECTRICAL SYSTEMS

☑ ☐ ☐ ☐ **A. Service Entrance and Panels**

Comments:

Box Location: **Mechanical Room**

All components were found to be in satisfactory condition on the day of the inspection.

☑ ☐ ☐ ☑ **B. Branch Circuits, Connected Devices, and Fixtures**

Type of Wiring: Copper

Comments:

Arcing at one of the outlets in the mechanical room was observed.



Open electrical junction box(es) were observed above the suspended ceiling over the HVAC closet area. All open junction box(es) in the attic should be properly enclosed.

I was unable to determine the function of light switches in more than one location.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☑ ☐ ☐ ☑ **A. Heating Equipment**

Type of System: Central Forced Air Furnace and Heat Pump
Energy Source: Electric
Comments:

Central Heating System

This heating system and equipment needs to be checked and serviced by a Qualified / Licensed HVAC Company. The observations made to support the rendering of this opinion are listed but may not be limited to the following:

The furnace was found to be inoperative using the normal control devices. This should be investigated further and/or repaired.

Central Heating System

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.

Central Heating System

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.

☑ ☐ ☐ ☑ **B. Cooling Equipment**

Type of System: Central Forced Air System
Comments:

Notice: Temperature differential readings are a fundamental standard for testing the proper operation of the cooling system. The normal acceptable range is considered approximately **between 15 to 23 degrees F**. total difference between the return air and supply air. Unusual conditions such as excessive humidity, low outdoor temperatures, and restricted airflow may indicate abnormal operation even through the equipment is functioning basically as designed and occasionally may indicate normal operation in spite of an equipment malfunction.

This cooling system and equipment needs to be checked and serviced by a Qualified / Licensed HVAC Company. The observations made to support the rendering of this opinion are listed but may not be limited to the following:

West Central Cooling System – *Energy Source: Electric*

Today's Temperature Differential (Delta-T): 10-12 Degrees
Approximate System Size: Three and 1/2 ton
Location: Above Suspended Ceiling
Manufacturing Date: **1998**
Manufacturer: Bryant

As is not uncommon for homes of this age and location, the air conditioning system is older. It may require a slightly higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible.

The temperature drop measured across the evaporator coil of the air conditioning system is lower than considered typical. This usually indicates that servicing is needed. A qualified heating and cooling technician should be consulted to further evaluate this condition and the remedies available for correction.

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Damaged, deteriorated and/or missing insulation on the refrigerant lines should be repaired or replaced at the outside condenser.



South Cooling System – *Energy Source: Electric*

Today's Temperature Differential (Delta-T): N/A
Approximate System Size: Four ton
Location: Above Suspended Ceiling
Manufacturing Date: **1999**
Manufacturer: Goodman

The air conditioning system was inoperative at the time of the inspection. A qualified heating and cooling technician should be consulted to further evaluate of this condition and the remedies available for correction.

East Central Cooling System – *Energy Source: Electric*

Today's Temperature Differential (Delta-T): 18-20 Degrees
Approximate System Size: Four ton
Location: Above Suspended Ceiling
Manufacturing Date: **2012**
Manufacturer: Carrier

NOTE: the old/disabled South unit was observed above the woman's bathroom.

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.

☑ ☐ ☐ ☐ **C. Duct System, Chases, and Vents**

Comments:

Access to *ALL* the ducting of the HVAC system is rarely available however; all areas I was able to observe appeared to be in good condition and operating as intended.

IV. PLUMBING SYSTEM

☑ ☐ ☐ ☑ **A. Plumbing supply, Distribution Systems and Fixtures**

Location of water meter: Unknown
Location of main water supply valve: Unknown
Static water pressure reading: 60-70 psi

Comments:

Main Clean out Location: West side

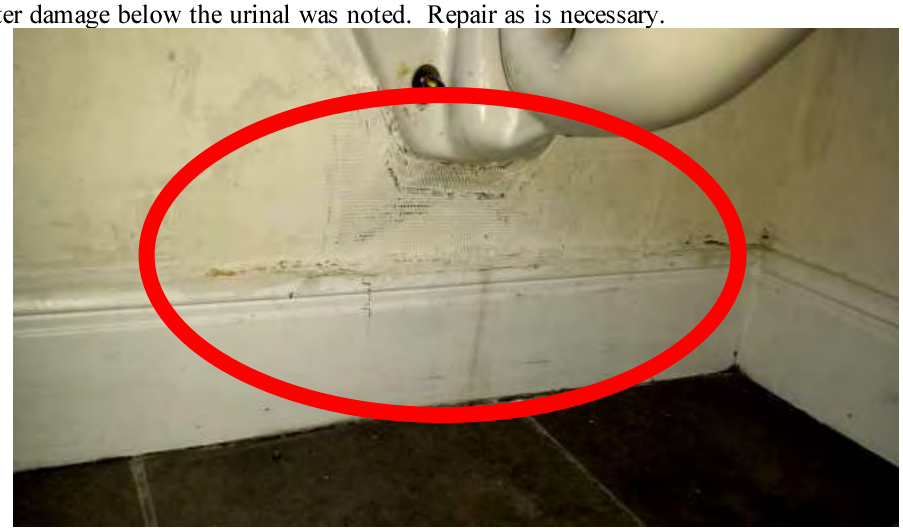
Women's Restroom

Lavatory / Sink

The faucet appears to have low water pressure at the hot water valve. Improvement will be need to be made in order to perform as intended,

Men's Restroom

Water damage below the urinal was noted. Repair as is necessary.



Notice: The Inspector has attempted to discover and report conditions requiring further evaluation or repair. However; determining the condition of any component that is not visible and/or accessible, such as plumbing components that are buried, beneath the foundation, located within construction voids or otherwise concealed, and reporting any deficiency that does not appear or become evident during our limited cursory and visual survey is outside the scope of this inspection.

☑ ☐ ☐ ☐ **B. Drains, Wastes, and Vents**

Comments:

All components were found to be in satisfactory condition on the day of the inspection.

Notice: Reporting the condition of drains, wastes and vent piping that is not completely visible and/or accessible or; reporting any defect or deficiency that requires extended use of the system to develop or does not become evident during our limited cursory and visual survey is outside the scope of the inspection. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection.

☑ ☐ ☐ ☑ **C. Water Heating Equipment**

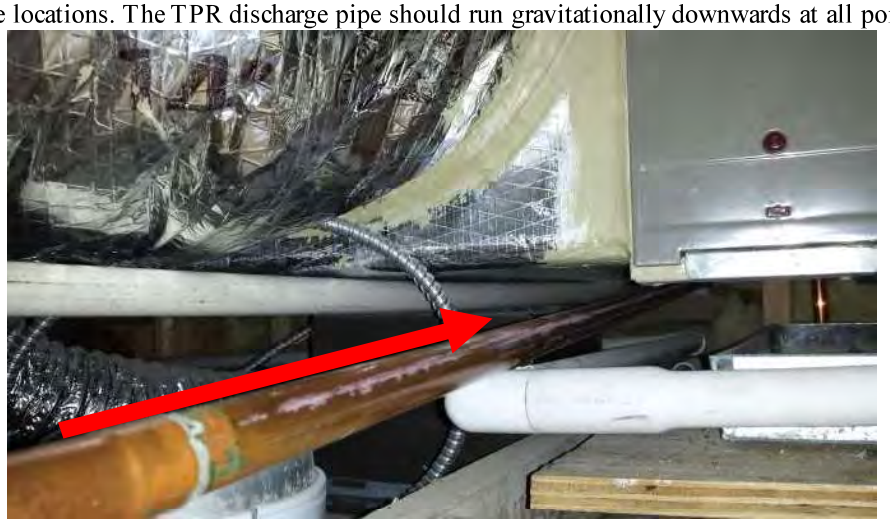
Comments:

Notice: The T&P (temperature and pressure) valve was not operated at the time of this inspection.

Energy Source: Electric
Capacity: 10 gallons
Location: Above the woman's restroom
Manufacturing Date: **2011**

A disconnect for all appliances is required within sight of the unit and was not present at the time of inspection. This will not compromise the use of this unit although does not meet current electrical standards.

The temperature and pressure relief (TPR) valve discharge pipe is running in an upwards direction in one or more locations. The TPR discharge pipe should run gravitationally downwards at all points.



☐ ☐ ☑ ☐ **D. Hydro-Massage Therapy Equipment** *Comments:*

☐ ☑ ☐ ☐ **I. Other**

Comments:

V. APPLIANCES

☑ ☐ ☐ ☐ **A Dishwasher**

Comments:

All components were found to be in satisfactory condition on the day of the inspection.

☑ ☐ ☐ ☐ **B. Food Waste Disposer**

Comments:

All components were found to be in satisfactory condition on the day of the inspection.

☐ ☐ ☑ ☐ **C. Range Hood and Exhaust Systems**

Comments:

☐ ☐ ☑ ☐ **D. Ranges, Cooktops, and Ovens**

Comments:

☐ ☑ ☐ ☐ **E. Microwave Oven**

Comments:

☑ ☐ ☐ ☑ **F. Mechanical Exhaust Vents and Bathroom Heaters**

Comments:

A damaged damper cover was observed at the rear of the building.



☐ ☐ ☑ ☐ **G. Garage Door Operators**

Comments:

☐ ☐ ☑ ☐ **H. Dryer Exhaust Systems**

Comments:

☐ ☑ ☐ ☐ **I. Other**

Comments:

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VI. OPTIONAL SYSTEMS

☐ ☑ ☐ ☐ **A. Landscape Irrigation (Sprinkler) Systems**

Comments:

NOTE: It is recommended that exposed water lines for the sprinkler system be buried to lessen the potential of damage.



☐ ☐ ☑ ☐ **B. Swimming Pools, Spas, Hot Tubs, and Equipment**

Type of Construction:

Comments:

☐ ☐ ☑ ☐ **C. Outbuildings**

Comments:

☐ ☐ ☑ ☐ **F. Private Water Wells** (A coliform analysis is recommended.)

Type of Pump:

Type of Storage Equipment:

Comments:

☐ ☐ ☑ ☐ **G. Private Sewage Disposal (Septic) Systems**

Type of System:

Location of Drain Field:

Comments:

☐ ☐ ☐ ☐ **I. Other**

Comments:

INSPECTION AGREEMENT

PLEASE READ THIS AGREEMENT CAREFULLY BEFORE SIGNING

I. Scope of Services

A. In exchange for the Inspection Fee paid by Client, the Inspector agrees to provide the Client with an Inspection Report setting out the Inspector's professional opinions concerning the condition of the Property further described in the report. The inspection will be performed in accordance with the Standards of Practice promulgated by the Texas Real Estate Commission. Inspector will attempt to identify major defects and problems with the Property. However,
Client acknowledges that the Inspection Report may not identify all defects or problems.

B. The inspection is limited to those items which can be seen, easily accessed and/or operated by the Inspector at the time of the inspection as set out in the Inspection Report. Inspector will not remove walls, floors, wall coverings, floor coverings and other obstructions in order to inspect concealed items. Systems and conditions which are not specifically addressed in the Inspection Report are excluded.

C. The Inspector may indicate one of the following opinions of the Inspector regarding a particular item:

1. The item is performing its intended function at the time of the inspection;

2. The item is in need of replacement or repair; or

3. Further evaluation by an expert is recommended.

II. Inspection Report

A. The Inspection Report provided by the Inspector will contain the Inspector's professional, good-faith opinions concerning the need for repair or replacement of certain observable items. All statements in the report are the Inspector's opinions and should not be construed as statements of fact or factual representations concerning the Property. By signing this Agreement, the Client understands that the services provided by the Inspector fall within the Professional Services Exemption of the Texas Deceptive Trade Practices Act ("DTPA") and agrees that no cause of action exists under the DTPA related to the services provided. Unless specifically stated, the report will not include and should not be read to indicate opinions as to the environmental conditions, presence of toxic or hazardous waste or substances, presence of termites or other wood-destroying organisms, or compliance with codes, ordinances, statutes or restrictions or the insurability, efficiency, quality, durability, future life or future performance of any item inspected.

B. The Inspection Report is not a substitute for disclosures by sellers and real estate agents. Said disclosure statements should be carefully read for any material facts that may influence or effect the desirability and/or market value of the Property.

C. As noted above, the Inspection Report may state that further evaluation of certain items is needed by an expert in the field of the item inspected. By signing this Agreement, Client acknowledges that qualified experts may be needed to further evaluate such items as structural systems, foundations, grading, drainage, roofing, plumbing, electrical systems, HVAC, appliances, sprinkler systems pool system and components, fire/smoke detection systems, septic systems and other observable items as noted in the report.

III. Disclaimer of Warranties

The inspector makes no guarantee or warranty, express or implied, as to any of the following:

1. That all defects have been found or that the Inspector will pay for repair of undisclosed defects;

2. That any of the items inspected are designed or constructed in a good and workmanlike manner;

3. That any of the items inspected will continue to perform in the future as they are performing at time of the inspection; and

4. That any of the items inspected are merchantable or fit for any particular purpose.

IV. LIMITATION OF LIABILITY

By signing this Agreement, Client acknowledges that the Inspection Fee paid to the Inspector is nominal given the risk of liability associated with performing home inspections if liability could not be limited. Client acknowledges that without the ability to limit

liability, the Inspector would be forced to charge Client much more than the Inspection Fee for the Inspector's services. Client acknowledges being given the opportunity to have this Agreement reviewed by counsel of his or her own choosing and further acknowledges the opportunity of hiring a different Inspector to perform the Inspection. By signing this Agreement, Client agrees to liability being limited to the amount of the Inspection Fee paid by the Client.

V. Dispute Resolution

In the event a dispute arises regarding an inspection that has been performed under this agreement, the Client agrees to notify the Inspector within ten (10) days of the date the Client discovers the basis for the dispute so as to give the Inspector a reasonable opportunity to reinspect the property. Client agrees to allow re-inspection before any corrective action is taken. Client agrees not to disturb or repair or have repaired anything which might constitute evidence relating to a complaint against the Inspector. Client further agrees that the Inspector can either conduct the reinspection himself or can employ others (at Inspector's expense) to reinspect the property, or both. In the event a dispute cannot be resolved by the Client and the Inspector, the parties agree that any dispute or controversy shall be resolved by mandatory and binding arbitration administered by the American Arbitration Association ("AAA") pursuant to Chapter 171 of the Texas Civil Practice & Remedies Code and in accordance with this arbitration agreement and the commercial arbitration rules of the AAA.

VI. Attorney's Fees

The Inspector and the Client agree that in the event any dispute or controversy arises as a result of this Agreement, and the services provided hereunder, the prevailing party in that dispute shall be entitled to recover all of the prevailing party's reasonable and necessary attorneys' fees and costs incurred by that party.

VII. Exclusivity

The Inspection Report is to be prepared exclusively for the Client named and is not transferable to anyone in any form. Client gives permission for the Inspector to discuss report findings with real estate agents, specialists, or repair persons for the sake of clarification. A copy of the Inspection Report may be released to the selling Real Estate Agent.

BY MY SIGNATURE BELOW, I ACKNOWLEDGE THAT I HAVE READ THIS CONTRACT AND THE ATTACHED DOCUMENTS, IF ANY; THAT I UNDERSTAND THE TERMS AND CONDITIONS AND THAT I AGREE TO BE BOUND BY THESE TERMS AND CONDITIONS. IF CLIENT IS MARRIED, CLIENT REPRESENTS THAT THIS OBLIGATION IS A FAMILY OBLIGATION INCURRED IN THE INTEREST OF THE FAMILY.

ADDENDUM: REPORT SUMMARY

The following is an itemized list copied from the main body of the report. Some items may need to be budgeted for over the short term. Other improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

I. STRUCTURAL SYSTEMS

In my opinion, the foundation appears to be providing adequate support for the structure at the time of this inspection. I did not observe any apparent evidence that would indicate the presence of adverse performance or significant deficiencies in the foundation. The interior and exterior stress indicators showed little affects of adverse performance and I perceived the foundation to contain no significant unlevelness after walking the 1st level floors.

Notice: There is an underground and/or surface drainage system in place. The inspector cannot and will not be able to verify the operation, sizing, efficiency or adequacy of the underground and/or surface drainage system. If there are any questions or concerns with this system or the effectiveness of the system, you should consult with the current homeowner or the appropriate specialist related to this type of system.

The soil line in one location at the front of the building is too high. Under current building standards there should be at least 4-inches of foundation visible below masonry veneer and 6-inches of foundation visible below wood type veneer.

The soil line at the south west corner is marginally high. Under current building standards there should be at least 4-inches of foundation visible below masonry veneer and 6-inches of foundation visible below wood type veneer.

NOTE: Please understand although this report may reference code, this is not a code inspection.

The firewall in more than one location at the rear corridor was observed to be damaged and should be corrected as is necessary.

Fallen or misplaced insulation was observed in more than one location at the rear of the suite.

- Stucco (Hard Coat) Observation and Opinions

IMPROVE There is a stucco type product installed as the exterior veneer / cladding for this structure. Due to the known general misapplication of residential stucco products, associated deficiencies and water intrusion problems; full evaluation of this product is beyond the scope of this inspection. If a detailed review or further information is desired you may consider contacting a Properly Certified stucco contractor.

IMPROVE At this time a general limited visually based survey of the accessible exterior stucco veneer / cladding will be performed without the use of any specialized tools or procedures. The Inspectors findings will be listed below but all possible deficiencies will not be limited to the following:

There are no visible control / expansion joints in all of the required areas.

The exterior stucco type veneer/cladding has inadequate clearance from the finished grade (ground). Most manufacturers require a minimum of 4- to 6-inches of clearance from the finished grade (ground).

Missing strike plate was observed to the mechanical room.

Window locks in the NW office are damaged and should be repaired.

Some of the windows were stiff and difficult to open and close. This is typical for this type of window and improvements will need to be made to enable normal operation.

II. ELECTRICAL SYSTEMS

Arcing at one of the outlets in the mechanical room was observed.

Open electrical junction box(es) were observed above the suspended ceiling over the HVAC closet area. All open junction box(es) in the attic should be properly enclosed.

I was unable to determine the function of light switches in more than one location.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Central Heating System

This heating system and equipment needs to be checked and serviced by a Qualified / Licensed HVAC Company. The observations made to support the rendering of this opinion are listed but may not be limited to the following:

The furnace was found to be inoperative using the normal control devices. This should be investigated further and/or repaired.

Central Heating System

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.

Central Heating System

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.

This cooling system and equipment needs to be checked and serviced by a Qualified / Licensed HVAC Company. The observations made to support the rendering of this opinion are listed but may not be limited to the following:

West Central Cooling System – *Energy Source: Electric*

As is not uncommon for homes of this age and location, the air conditioning system is older. It may require a slightly higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible.

The temperature drop measured across the evaporator coil of the air conditioning system is lower than considered typical. This usually indicates that servicing is needed. A qualified heating and cooling technician should be consulted to further evaluate this condition and the remedies available for correction.

Damaged, deteriorated and/or missing insulation on the refrigerant lines should be repaired or replaced at the outside condenser.

South Cooling System – *Energy Source: Electric*

The air conditioning system was inoperative at the time of the inspection. A qualified heating and cooling technician should be consulted to further evaluate of this condition and the remedies available for correction.

East Central Cooling System – *Energy Source: Electric*

NOTE: the old/disabled South unit was observed above the woman's bathroom.

This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.

Access to *ALL* the ducting of the HVAC system is rarely available however; all areas I was able to observe appeared to be in good condition and operating as intended.

IV. PLUMBING SYSTEM

Women's Restroom

Lavatory / Sink

The faucet appears to have low water pressure at the hot water valve. Improvement will be need to be made in order to perform as intended,

Men's Restroom

Water damage below the urinal was noted. Repair as is necessary.

A disconnect for all appliances is required within sight of the unit and was not present at the time of inspection. This will not compromise the use of this unit although does not meet current electrical standards.

The temperature and pressure relief (TPR) valve discharge pipe is running in an upwards direction in one or more locations. The TPR discharge pipe should run gravitationally downwards at all points.

V. APPLIANCES

A damaged damper cover was observed at the rear of the building.

VI. OPTIONAL SYSTEMS

It is recommended that exposed water lines for the sprinkler system be buried to lessen the potential of damage.