Nunnallee Inspections



Commercial Inspection 2

Sample Inspection Report

PROPERTY INSPECTION REPORT

Prepared For: NunnalleeInspections.com
(Name of Client)

Concerning: Commercial Insepection 2
(Address or Other Identification of Inspected Property)

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

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.

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. 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.

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 real estate, 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, 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.

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.

Sample Inspection Report For Educational Purposes Only

STRUCTURAL SYSTEMS

☑ ☐ ☐ ☐

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.*

☑ ☐ ☐ ☐

Roof Covering Materials

Type(s) of Roof Covering: Metal

Viewed From: Walked on roof

Comments:

Standing seam metal roofing over insulation





Sample Inspection Report For Educational Purposes Only

ROOF PENETRATIONS:

No deficiencies observed at the time of inspection. All penetrations appeared to be properly sealed and performing as intended.





One area of repair was observed at the rear of the West building and appears to be performing as intended.



EVIDENCE OF ROOF WATER PENETRATION:
None observed at time of inspection.

RAIN GUTTERS AND DOWNSPOUTS:
Downspouts in more than one location, needs to be Re-seal/re-secure.

Sample Inspection Report For Educational Purposes Only

Report Identification:

☑ ☐ ☐ ☑ **Roof Structure & Attic**

Viewed From: Ladder Above Suspended Ceiling in numerous locations

Comments:

ROOF STRUCTURE AND FRAMING:

No deficiencies were observed at the time of inspection.

The sidewall insulation was observed to be missing in one area above the ceiling in the vacant space. The lack of this insulation will cause greater heat gain and should be replaced.



☑ ☐ ☐ ☑ **Walls (Exterior)**

EXTERIOR:

Notice: The exterior covering/cladding appears to be EFIS (Exterior Insulation and Finishing Systems). Full evaluation of this type of cladding/veneer is beyond the scope of this inspection.

EIFS (Exterior Insulated Finishing System) is a quality system with many benefits over other exterior veneers. The issues with water infiltration and/or damage can almost always be attributed to installation errors. SEE more info: http://www.eima.com/eifs-features-benefits.shtml

All stucco penetrations should be sealed with a high quality approved sealant.



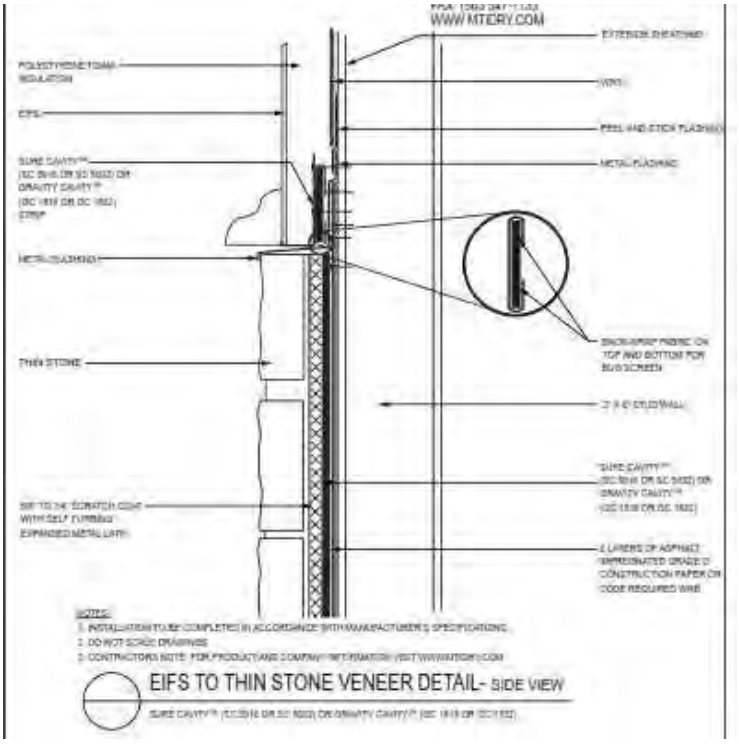


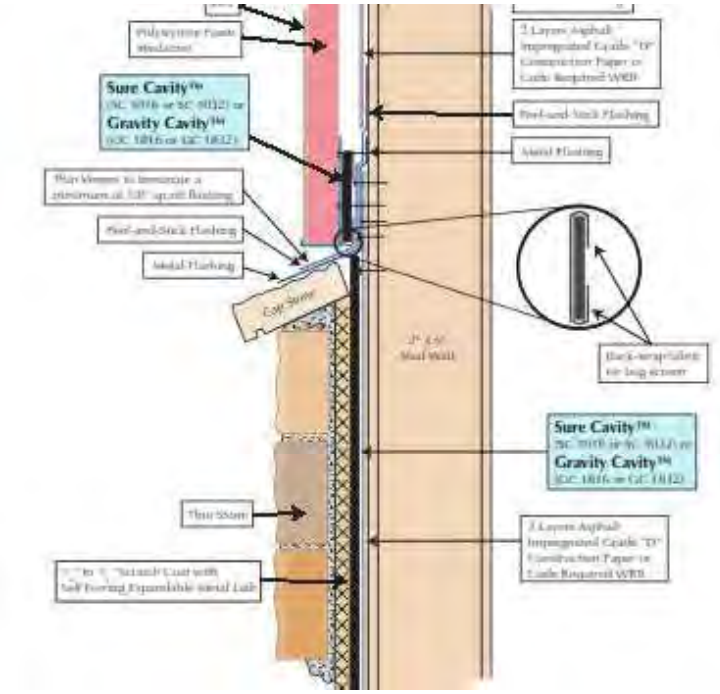
Report Identification:

The stucco cladding/stone wainscoting intersections appears to be installed in a manner that is conducive to water infiltration. This condition appears to be the source of the previous water breach at the South end of the East building. I am including optional installation details for this type of transition. It is recommended to have this transition corrected in a manner which is consistent with manufactures recommendations.









The bottom edge of the stucco is required to finish out with a continuous piece of flashing (bead casing W/weep holes) the absence of this flashing can prevent this plane from draining as intended. This is an undesirable condition and should be repaired as is necessary.



There is evidence of previous repairs at this location.

The lack of a pitch at these locations can promote poor drainage and water entry into the building. This is the tenant space where a considerable amount of water entered.



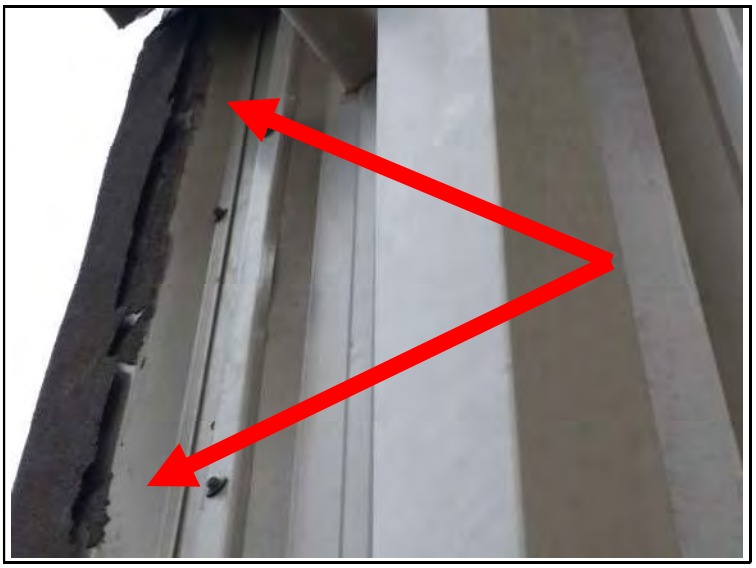


The trees at the North wall of the East building need to be cut back. EIFS is a very flexible material and can easily be damaged from tree limbs.



The wrap detail at the stucco/metal siding transition, rear corners, is peeling back and does not appear to be finished in a manner consistent with most manufacturers' installation guidelines. This area will need to be improved to prevent potential water penetration.





NOTE: Previous repairs to the stucco veneer (EIFS) were observed at a few locations along the front of the building.

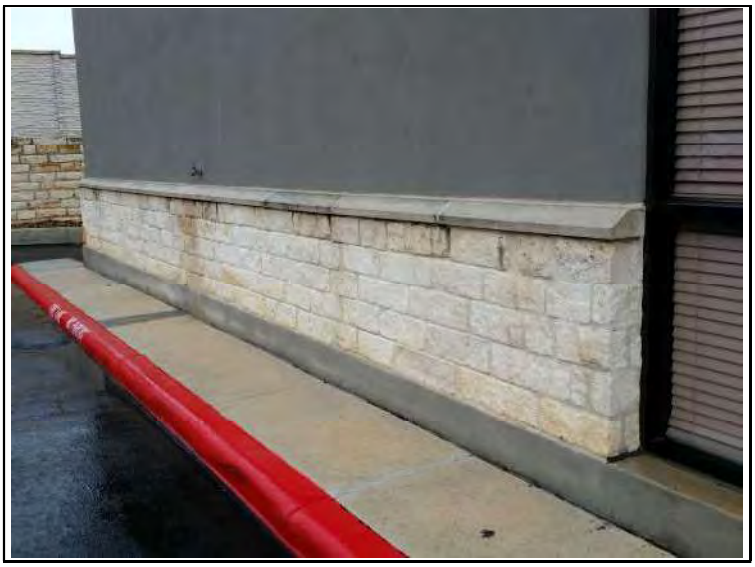


One or more locations at the parapet wall transitions need to be re-sealed.





There are not enough weep-holes in the lower course of masonry wainscoting. This was observed at the East exterior wall of the tenant space. Weep-holes in the lower course of the masonry veneer, no more than 33" apart, to help drain water from the interior of the wall voids.



The metal siding has some deterioration and/or damage along the bottom at the rear side of the tenant space.

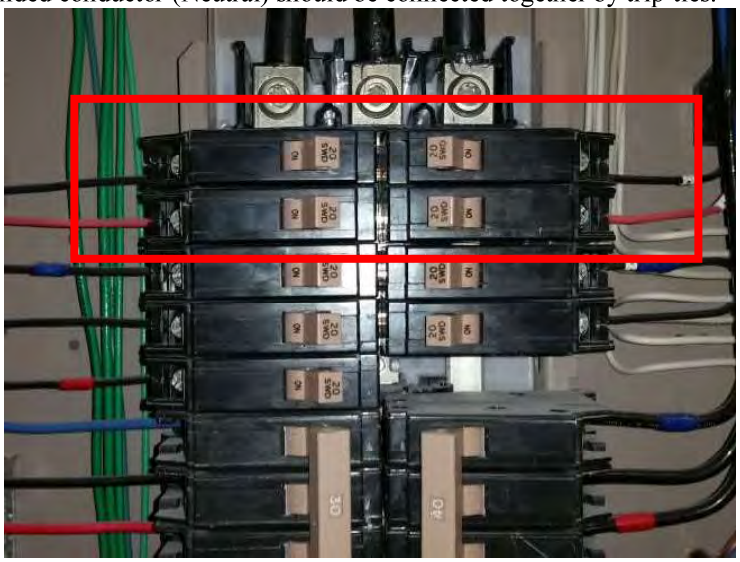


ELECTRICAL SYSTEMS

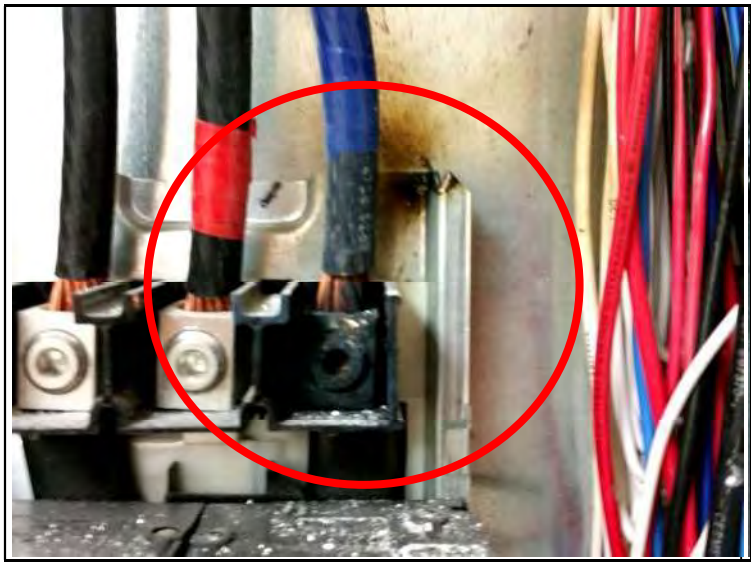
☑ ☐ ☐ ☑ **Service Entrance and Panels**

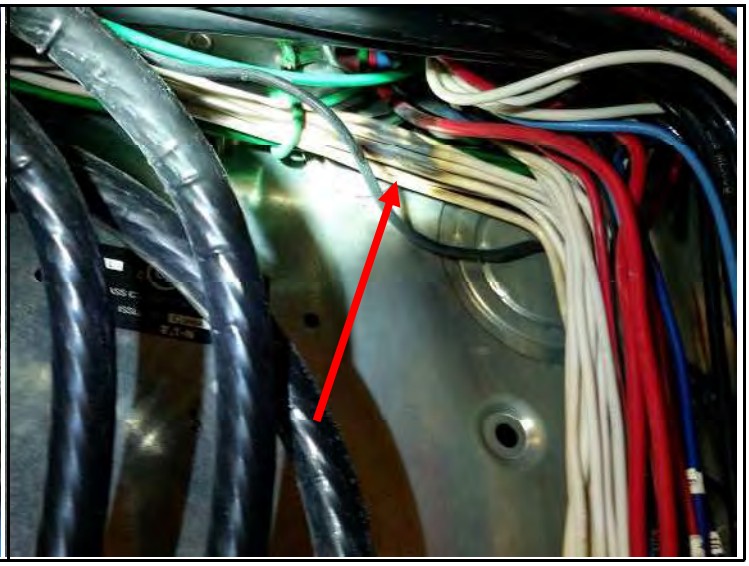
Comments:

One or more of the breaker trip-ties appear to be missing. The 120V overcurrent devices (breakers) sharing a grounded conductor (Neutral) should be connected together by trip-ties.



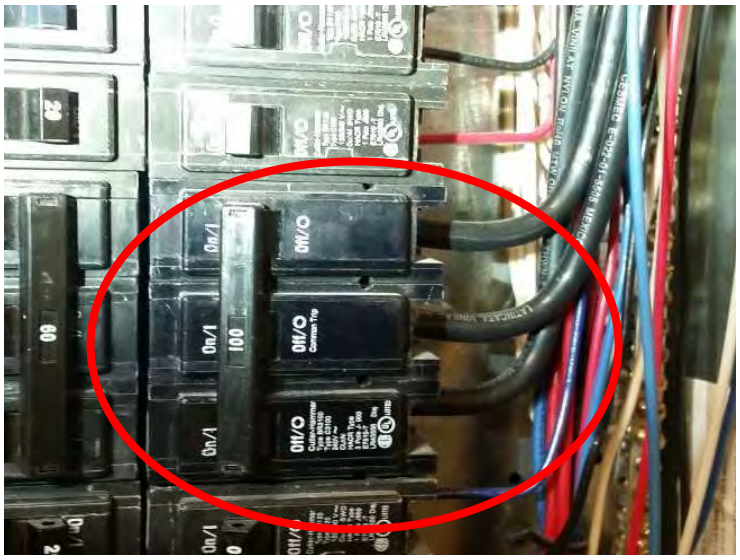
Flash damage was observed in the (tenant) sub-panel. This was caused by a direct ground fault with an electrician's tool. The damaged is caused by flash of energy.





Report Identification:

There is a 100-amp breaker wired with a 85-amp wire. The breaker in place is not listed or labeled for this type of installation. This condition should be further evaluated and corrected as necessary. (Sub-panel tenant space)



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

Type of Wiring: Copper

Comments: Not all outlets were checked / inspected / accessible in furnished residence. Outlets located in inaccessible areas (e.g., garage ceilings, exterior soffits, etc.) are not individually tested.

An open junction box was observed above the suspended ceiling in the tenant space.

A junction box cover should be installed for reasons of safety.

Electrical flex extension cords should not be used for permanent wiring or pass through walls or ceilings. An electrical flex extension cord is being used.



Report Identification:

HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☑ ☐ ☐ ☐ **Heating Equipment**

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

SEE ATTACHED DOCUMENT:

☑ ☐ ☐ ☐ **Cooling Equipment**

Type of System: Central Forced Air System
Comments:

SEE ATTACHED DOCUMENT:

PLUMBING SYSTEM

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

Static water pressure reading: 60-70 psi

Comments:

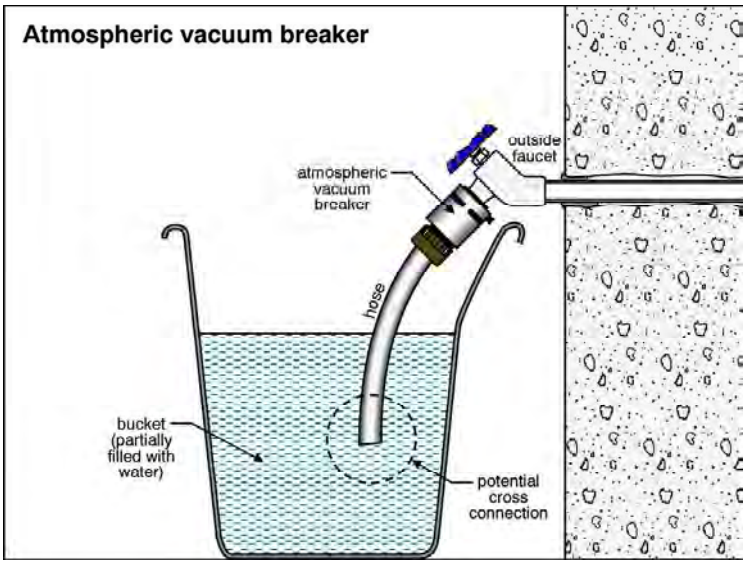
Main Clean out Location: At the septic Tanks

PLUMBING SUPPLY: DISTRIBUTION SYSTEMS

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

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.

One or more of the exterior water hose bibbs (faucet) do not have a back-flow or anti-siphon device (Vacuum Breakers) in place. ***Note:*** *This is not uncommon to observe with a home of this age.*



☑ ☐ ☐ ☐ **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.*

☑ ☐ ☐ ☑ **Water Heating Equipment**

Comments:

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

Energy Source: Electric

Location: Above Suspended Ceiling, interior closet(s)

The water heaters were performing adequately at the time of this inspection ☑ *Yes* or ☐ *No*

Required Electrical Disconnect at unit(s) ☑ *Yes* or ☐ *No*

Properly Equipped with T&P drain lines ☑ *Yes* or ☐ *No*

The water heaters all appeared to be installed in a manner consistent with industry standards. ☑ *Yes* or ☐ *No*





A water leak (drip) was observed above the suspended ceiling (tenant space). The source of the leak is the supply line to the expansion tank. Minor improvement needed.



OPTIONAL SYSTEMS

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

Comments:

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

Type of System: Aerobic

Comments:

Aerobic Type Septic System: Due to the size of this system(s), I was not able to provide a thorough inspection.



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.

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.

Standing seam metal roofing over insulation

ROOF PENETRATIONS:

No deficiencies observed at the time of inspection. All penetrations appeared to be properly sealed and performing as intended.

- One area of repair was observed at the rear of the West building and appears to be performing as intended.

EVIDENCE OF ROOF WATER PENETRATION:
None observed at time of inspection.

RAIN GUTTERS AND DOWNSPOUTS:

- Downspouts in more than one location, needs to be Re-seal/re-secure.

ROOF STRUCTURE AND FRAMING:

- No deficiencies were observed at the time of inspection.
- The sidewall insulation was observed to be missing in one area above the ceiling in the vacant space. The lack of this insulation will cause greater heat gain and should be replaced.
- **Notice:** The exterior covering/cladding appears to be EFIS (Exterior Insulation and Finishing Systems). Full evaluation of this type of cladding/veneer is beyond the scope of this inspection.
- EIFS (Exterior Insulated Finishing System) is a quality system with many benefits over other exterior veneers. The issues with water infiltration and/or damage can almost always be attributed to installation errors. SEE more info: http://www.eima.com/eifs-features-benefits.shtml
- All stucco penetrations should be sealed with a high quality approved sealant.
- The stucco cladding/stone wainscoting intersections appears to be installed in a manner that is conducive to water infiltration. This condition appears to be the source of the previous water breach at the South end of the East building. I am including optional installation details for this type of transition. It is recommended to have this transition corrected in a manner which is consistent with manufactures recommendations.
- The bottom edge of the stucco is required to finish out with a continuous piece of flashing (bead casing W/weep holes) the absence of this flashing can prevent this plane from draining as intended. This is an undesirable condition and should be repaired as is necessary.
- The lack of a pitch at these locations can promote poor drainage and water entry into the building. This is the tenant space where a considerable amount of water entered.
- The trees at the North wall of the East building need to be cut back. EIFS is a very flexible material and can easily be damaged from tree limbs.
- The wrap detail at the stucco/metal siding transition, rear corners, is peeling back and does not appear to be finished in a manner consistent with most manufacturers' installation guidelines. This area will need to be improved to prevent potential water penetration.
- NOTE: Previous repairs to the stucco veneer (EIFS) were observed at a few locations along the front of the building.
- One or more locations at the parapet wall transitions need to be re-sealed.

- There are not enough weep-holes in the lower course of masonry wainscoting. This was observed at the East exterior wall of the tenant space. Weep-holes in the lower course of the masonry veneer, no more than 33" apart, to help drain water from the interior of the wall voids.
- The metal siding has some deterioration and/or damage along the bottom at the rear side of the tenant space.
- One or more of the breaker trip-ties appear to be missing. The 120V overcurrent devices (breakers) sharing a grounded conductor (Neutral) should be connected together by trip-ties.
- Flash damage was observed in the (tenant) sub-panel. This was caused by a direct ground fault with an electrician's tool. The damaged is caused by flash of energy.
- There is a 100-amp breaker wired with a 85-amp wire. The breaker in place is not listed or labeled for this type of installation. This condition should be further evaluated and corrected as necessary. (Sub-panel tenant space)
- An open junction box was observed above the suspended ceiling in the tenant space.
- A junction box cover should be installed for reasons of safety.
- Electrical flex extension cords should not be used for permanent wiring or pass through walls or ceilings. An electrical flex extension cord is being used.

PLUMBING SYSTEM

- One or more of the exterior water hose bibbs (faucet) do not have a back-flow or anti-siphon device (Vacuum Breakers) in place. ***Note:*** *This is not uncommon to observe with a home of this age.*
- A water leak (drip) was observed above the suspended ceiling (tenant space). The source of the leak is the supply line to the expansion tank. Minor improvement needed.