

BUILDING INSPECTION REPORT

Report Number
822

Subject Property



202 Williams Street

Key West, FL
33040

Client Information

Client Name **Key West Bight City of Key West**

Inspection Details

Inspection Date: **10/11/2016**

Inspection Time: 8:00 AM

Inspection Conducted By



Kross Inspectors

12155 Metro Parkway, 4

Fort Myers, FL, 33966

Phone: (877) 496-4662

Fax:

E-Mail: commercial@krossinspectors.com

Web: www.krossinspectors.com

Inspected by:

Kross Inspectors

Inspector's Signature:

A handwritten signature in blue ink, appearing to read "Jim Kross".

Signature Date

10/14/2016

Inspector Education
Services

Commercial Certification

IES12012001,

Date: 1/20/2012

Property Inspection Report

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1

PROPERTY AND INSPECTION INFORMATION

SUBJECT PROPERTY

The Property located at:
202 Williams Street, Key West
was inspected on 10/11/2016 at approximately 8:00 AM

The style of this building is: Detached
Multiple Structure
The approximate year built is: 1955

AMBIENT CONDITIONS
Temperature: 80 Degrees
Overcast

Stories above grade: 2 Stories
The Approximate Living Area Is: 5774
The Approximate Building Area Is: 5774

Location descriptions reference orientation as if viewing the property from the front, representing either facing the front entry door.

This Report is provided as information to the Client(s): Key West Bight City of Key West
In attendance at the inspection were: Client
Employees and Inspectors

SCOPE OF INSPECTION

This Report is intended to provide the user with an overall assessment of the property condition and operability of certain mechanical systems as of the Inspection date.

A visual Inspection and physical testing of mechanical equipment as outlined within the Kross Inspectors Standards of Practice for Commercial Properties, otherwise known as the Scope has been performed on accessible components of the Exterior Site, Exterior Structure, Roof, Interior Elements, Heating and Cooling Systems, Insulation and Ventilation Systems, Plumbing Systems, and Electrical Systems.

The Inspection Procedures include incorporation of Standards as referenced by ASTM International E2018-15 for Property Condition Assessments.

The Scope of the assessment in detail may be found by visiting www.krossinspectors.com/sopcomm.

Kross Inspectors has performed a visual Inspection of property elements in order to report on abnormalities and damages, to be labeled as DEFICIENCIES within this Report.

The Inspection process may include use of equipment deemed necessary by the Inspector in order to complete the assignment. This equipment may include, but is not limited to: Electrical Testing and Measurement Devices, Moisture Measurement Devices, Thermal Imaging Cameras, Infrared Thermometers, etc.

Invasive or destructive devices and techniques are not utilized unless otherwise noted in addition to the Scope of the assignment and with prior written authorization by the property

owner or owner responsible party.

The user of this Report should note that Limitations and Exclusions of Elements and Systems will always apply. These limitations and exclusions are listed within the Scope as well as within each section of this Report.

Due to Limitations and Exclusions as found within every Inspection, this Report should not be considered a warranty or guarantee regarding future performance of any system or element Inspected.

The user of this report should note that the word "home" may appear in some fixed content within the report. For efficiency and accuracy, this report writing software has been utilized and some "static" content may not be altered by the author. In these cases, simply consider replacing the word "home" with "building" in order to place in proper context.

Deficiencies as observed in the course of inspection are noted within each element section and in the attached Deficiencies Report. The User of this inspection report should take into consideration the entire report when making decisions about the current condition of the subject property.

The following systems were inspected, with the full report describing the characteristics of these systems:

- Roof System
- Exterior Elements
- Structural System
- Interior Elements
- Insulation and Ventilation Systems
- Heating and Cooling Systems
- Plumbing System
- Electrical System

LIMITATIONS

Terms used within the Deficiency Report provide details of observations made in the course of the building inspection. In reporting an observation, the inspector is providing an opinion that the condition is considered to be a deficiency when the function or operation of the observed item does not meet the intended use or performance.

LOCATION: The physical location of the noted condition as observed by the inspector.

CONDITION: A description of the deficiency or condition observed.

EXPLANATION: A description of the nature of the deficiency.

IMPACT OR CONSEQUENCES: A description of impact of the condition to the property based on the system or component not meeting its intended function. Where applicable, a description of consequence for not taking action to correct the deficiency may be provided.

RECOMMENDED ACTION: The inspectors opinion for action by the building owner. Action statements may include:

Repair: the noted item or system should be repaired to restore it to its intended function or condition.

Replace: the noted item is deficient to a degree that actions for achieving intended performance will likely best be accomplished by replacing the affected item.

Review: the item should be reviewed by the building owner, possibly with input from other experts.

Monitor: the item should be monitored on a periodic basis, with action as appropriate to the degree of change over time.

Service: the noted item has an aspect of functionality that can be improved by servicing the item, with the intended result being to restore the item to its expected level of operation and functionality.

Install: the noted item is missing or not installed in a manner to achieve a required function or operation.

Adjust: the noted item requires an adjustment to achieve its intended operation and function.

Complete: the noted item is partially completed in terms of installation, with further work required to achieve completion.

Remove: an item requires removal as it constitutes an aspect not required.

Consult Specialist: the nature of an observation is such that the services or opinion of a specialist is required. The inspector defers opinions of the condition to that of an expert or specialist with specific qualifications, training, and knowledge of the noted condition.

2

ROOFING SYSTEM**FUNCTION**

The roof components of the building are designed to be a primary protection barrier for water intrusion to the interior building spaces. This barrier is designed to provide protection from adverse affects of exterior climate conditions. The roof components are comprised of the installed roof covering materials, the roof structure, roof ventilation, and roof drainage. The combination of materials and the installation design affect the life expectancy and performance of the roof. Frequent reviews of the roof components are necessary.

INSPECTION PROCESS

As provided by report documentation and included within the Scope of Inspection, the inspection of the roof components includes a review of roof characteristics such as: roof surface materials, roof design, estimated age of roof covering, roof drainage systems, roof penetrations, and associated roof elements such as chimneys, skylights, exhaust fans, and roof structure ventilation. Certain limitations and exclusions may apply to the inspection of the roof components such as: limited access to structural components, limited safe viewing access, detection of leaks which require specific events to occur, and items specifically excluded as noted within the Scope of Inspection.

SYSTEM CHARACTERISTICS:

LOCATION	ROOF COVER	SLOPE	AGE	INSPECTION METHOD
Office Roof	Roll Roof	Flat	0-5 2012	Walked on Surface(s)
Single Story CBS	Roll Roof	Flat	0-5 2012	Walked on Surface(s)
Bar Area	Fiberglass Layered	Flat	1998	Walked on Surface(s)
Kitchen and Restrooms	Metal Membrane	Medium	1998	Walked on Surface(s)

ROOF PENETRATIONS

Roof Vents:
Roof

Plumbing Stack:

Chimneys:
None

ROOF DRAINAGE

Soffits: Wood

Fascia:
None

Gutters And Downspouts:
Aluminum

Skylights:
None

Gutter Discharge Location
Above Grade

Electrical Masts:
None

RESTRICTIONS:

At the time of inspection, the following restrictions applied to the examination of this system:
None

ROOF SYSTEM ASSESSMENT SUMMARY:

Block Building Roofs are in Good Condition. Bar and Kitchen roof coverings are beyond life expectancy.

DEFICIENCY SUMMARY:

(Deficiencies noted for this element are outlined below. If no deficiencies are observed, the following section is blank.)

1.



Location: Kitchen **System:** Roof **Condition:** Rot observed on sheathing

Explanation: Our examination of the roof structure has revealed indications that moisture issues at the roof structure has resulted in rotting of the roof sheathing.

Impact Consequences: The design of the roof structure assumes all framing and support members are intact and bearing their contribution of loads and forces. A deteriorated area of roof sheathing can seriously compromise the integrity of the roof structure. A possible outcome of this condition is that the roof may not be capable of bearing heavy loads or forces without broader damage to the roof structure. Immediate investigation by a roof framing specialist is recommended.

Recommended Action: Repair

[Click here to find out more about this item](#)

2.



Location: Upper Dining Deck **System:** Roof **Condition:** Roof Covering Deteriorated or Missing

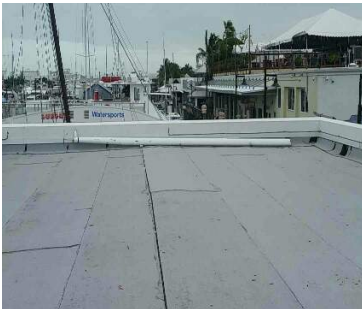
Explanation: The roof surface covering is observed to be missing or deteriorated in the noted location.

Impact Consequences: Missing or deteriorated roof covering poses a risk of moisture penetration as well as acceleration of deterioration of the underlying roof structural components. Install or repair the areas of interest in order to restore the intended function of the roof covering.

Recommended Action: Install or Repair

[Click here to find out more about this item](#)

3.



Location: CBS Bldg Roof **System:** Roof **Condition:** Debris On Roof

Explanation: Debris is observed on the roof surface.

Impact Consequences: The roof surface should be kept free of debris in order to protect the roof material. Debris on the roof will promote faster deterioration of the installed roof covering.

Recommended Action: Review

[Click here to find out more about this item](#)

4.



Location: CBS Bldg Roof **System:** Roof **Condition:** Bubbled Roll Roofing

Explanation: Roll roofing is observed to be bubbled.

Impact Consequences: Bubbling of the roll roofing is an indication of deterioration. The raised areas should be reviewed by a qualified roofing contractor for corrective action in order to prevent roof leaks.

Recommended Action: Repair

[Click here to find out more about this item](#)

OBSERVATIONS & SUGGESTIONS:

Your roof areas should be checked after storms and major rainfall to ensure deterioration or damage has not occurred to roof cover, drainage components, flashings, and penetrations.

3 EXTERIOR ELEMENTS

PURPOSE

The exterior components of the building are designed to be a protection barrier for interior components. This barrier is designed to provide protection from adverse affects of climate conditions and intrusion from pests as well as overall building security.

ADA Compliance and Phase I Environmental Site Assessments are provided under separate cover when requested by Client in addition to the Scope of this assignment.

INSPECTION PROCESS

As provided by report documentation and included within the Scope of Inspection, the inspection of the exterior components includes a review of exterior characteristics including: the exterior walls, walkways, parking lots, common areas, water retention areas, drainage, curbing, and any site conditions that affect the exterior components of the building. Items noted within this section are based on observations as performed within the Scope of the Inspection assignment. Certain limitations and exclusions may apply to the inspection of the exterior components such as: viewing constraints by vegetation, attached structures, stored items, parked vehicles, and other visual impairing obstacles; restricted access; and confined entry or hazards, of which compromises the safety of those performing the assessment.

SYSTEM CHARACTERISTICS:

Wall Claddings(s)

Exterior Wall Finishes:

Stucco
Metal
Block

Exterior Wall Trim

Wood
Stucco

Roof Edge Drainage

Soffits: Wood

Fascia: None

Gutters: Aluminum
Downspouts: Aluminum
Downspout Discharge: Above
Grade

Garage & Driveway

Garage Style:

Porches, Decks, Stairs, & Patios

Porches & decks:

Upper
Rooftop

Exterior Stairs:

Exterior Stair/Deck Railings:

Wood
Metal

Hardscapes:
Concrete

Retaining Walls:
Concrete

Doors & Windows:

Window Styles
Single Hung

Garage N/A

Window Sash Material:
Metal

Garage Doors:
N/A

Window Glaze Features:
Impact Glass

Garage Door Operator:
N/A

Exterior Door Styles
Single

Driveway:
NA

Door Materials:
Metal
Glass

Lot grading & Drainage:

Positive To Street
Positive to Seawall

RESTRICTIONS:

At the time of inspection, the following restrictions applied to the examination of this system:

Foundation: Shrubs, Greenery Obstruct Viewing

Foundation: Visual Restriction Due to Stored Items

Walls: Shrubs, Greenery Obstruct Viewing

Walls: Stored Items Obstruct Viewing

EXTERIOR ELEMENTS ASSESSMENT SUMMARY:

Overall average condition compared to similar age and style construction in the area. Isolated areas of concern.

DEFICIENCY SUMMARY:

(Deficiencies noted for this element are outlined below. If no deficiencies are observed, the following section is blank.)

1.



Location: CBS Bldg Exterior Front **System:** Exterior **Condition:** Deteriorated Concrete Components of Exterior Stairs

Explanation: Exterior stairs display deterioration of concrete structural components

Impact Consequences: Repair the areas of deteriorated components on the exterior stairs in order to restore structural integrity and prevent trip hazards.

Recommended Action: Repair

[Click here to find out more about this item](#)

2.



Location: CBS Bldg Exterior Front **System:** Exterior **Condition:** Exterior deck railing is shaky

Explanation: Exterior deck railings should be installed and maintained so as to be sufficiently secured to prevent failure or detachment under normal use. Shaky deck railings are an indication that the railings are deteriorating and in need of corrective repairs or replacement.

Impact Consequences: The primary function of deck railings is to protect people from falling and being injured. Loose or shaky railings are indicators of poor design construction or maintenance. Failure to correct rail support conditions is a safety issue with potential legal consequences.

Recommended Action: Repair or replace

[Click here to find out more about this item](#)

3.



Location: Outdoor Dining **System:** Exterior **Condition:** Decorative Wood Trim Displays Rot and or Deterioration

Explanation: Trims attached to the structure as decorative items are observed to contain wood rot and or are deteriorated.

Impact Consequences: Trims are decorative in nature however condition of the trim may promote mold and or mildew growth on the exterior of the structure and may attract pests if not properly maintained.

Recommended Action: Repair

[Click here to find out more about this item](#)

4.



Location: Outdoor Dining **System:** Exterior **Condition:** Decorative Wood Trim Displays Rot and or Deterioration

Explanation: Trims attached to the structure as decorative items are observed to

contain wood rot and or are deteriorated.

Impact Consequences: Trims are decorative in nature however condition of the trim may promote mold and or mildew growth on the exterior of the structure and may attract pests if not properly maintained.

Recommended Action: Repair

[Click here to find out more about this item](#)

5.



Location: Kitchen **System:** Exterior **Condition:** Porch wood posts are rotted

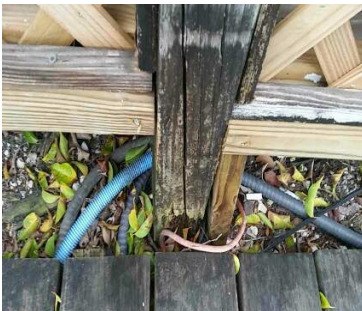
Explanation: Wood posts are observed to be rotted and deteriorated. The ability of the posts to bear their intended load has been compromised

Impact Consequences: Posts are crucial to the support structure of the porch and structural failure will likely occur when due to deterioration the posts can not bear their intended load. The ability to adequately support the deck structure is a safety concern. Immediate remedial action is recommended. Review by a framing contractor is suggested.

Recommended Action: Repair

[Click here to find out more about this item](#)

6.



Location: Kitchen **System:** Exterior **Condition:** Porch wood posts are rotted

Explanation: Wood posts are observed to be rotted and deteriorated. The ability of the posts to bear their intended load has been compromised

Impact Consequences: Posts are crucial to the support structure of the porch and structural failure will likely occur when due to deterioration the posts can not bear their intended load. The ability to adequately support the deck structure is a safety concern. Immediate remedial action is recommended. Review by a framing contractor is suggested.

Recommended Action: Repair

[Click here to find out more about this item](#)

7.



Location: Exterior Left **System:** Exterior **Condition:** Damaged Gate

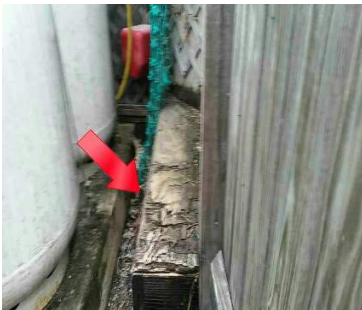
Explanation: The gate in the noted location is observed to be damaged.

Impact Consequences: A damaged gate may not be able to perform its intended function of securing the property. Repair or replace the gate in order to restore its intended function.

Recommended Action: Repair

[Click here to find out more about this item](#)

8.



Location: Stage **System:** Exterior **Condition:** Deck boards are deteriorated

Explanation: Deck boards are deteriorated and are in need of replacement.

Impact Consequences: The primary purpose of deck boards is to provide a sound and sturdy surface for foot traffic. Boards subject to rot and deterioration may break through and may result in fall hazards. Individual boards with end or excessive edge rot should be replaced; all boards should be capable of bearing traffic without excessive flexing. Where individual boards are deteriorated these boards should be replaced to reduce the risk of injury.

Recommended Action: Replace

[Click here to find out more about this item](#)

9.



Location: Kitchen **System:** Exterior **Condition:** Exterior masonry wall is cracked; minor

Explanation: Cracks are observed through the mortar and or brick. Cracks may be due to a number of factors; minor cracks are generally due to stress or settlement in the wall and are generally stable. Wider or more extensive cracks generally indicate that there is a problem with the masonry support system examples of which include foundation settlement or loosening of the ties between the brick wall and inner wall

structures.

Impact Consequences: A building inspection cannot determine whether the condition is dynamic (e.g. whether the condition of the wall will change over time; etc.) or static (e.g. whether the current condition is stable and no further change in the condition of the brickwork will occur). As a minimum this condition should be monitored for change over time. Evaluation by a masonry specialist should be considered.

Recommended Action: Repair

[Click here to find out more about this item](#)

10.



Location: Mens Restroom **System:** Exterior **Condition:** Exterior masonry wall is cracked; minor

Explanation: Cracks are observed through the mortar and or brick. Cracks may be due to a number of factors; minor cracks are generally due to stress or settlement in the wall and are generally stable. Wider or more extensive cracks generally indicate that there is a problem with the masonry support system examples of which include foundation settlement or loosening of the ties between the brick wall and inner wall structures.

Impact Consequences: A building inspection cannot determine whether the condition is dynamic (e.g. whether the condition of the wall will change over time; etc.) or static (e.g. whether the current condition is stable and no further change in the condition of the brickwork will occur). As a minimum this condition should be monitored for change over time. Evaluation by a masonry specialist should be considered.

Recommended Action: Repair

[Click here to find out more about this item](#)

11.



Location: Womens Restroom **System:** Exterior **Condition:** Exterior masonry wall is cracked; minor

Explanation: Cracks are observed through the mortar and or brick. Cracks may be due to a number of factors; minor cracks are generally due to stress or settlement in the wall and are generally stable. Wider or more extensive cracks generally indicate that there is a problem with the masonry support system examples of which include foundation settlement or loosening of the ties between the brick wall and inner wall structures.

Impact Consequences: A building inspection cannot determine whether the condition is dynamic (e.g. whether the condition of the wall will change over time; etc.) or static (e.g. whether the current condition is stable and no further change in the condition of the brickwork will occur). As a minimum this condition should be monitored for change over time. Evaluation by a masonry specialist should be considered.

Recommended Action: Repair

[Click here to find out more about this item](#)

12.



Location: Womens Restroom **System:** Exterior **Condition:** Exterior masonry wall is cracked; minor

Explanation: Cracks are observed through the mortar and or brick. Cracks may be due to a number of factors; minor cracks are generally due to stress or settlement in the wall and are generally stable. Wider or more extensive cracks generally indicate that there is a problem with the masonry support system examples of which include foundation settlement or loosening of the ties between the brick wall and inner wall structures.

Impact Consequences: A building inspection cannot determine whether the condition is dynamic (e.g. whether the condition of the wall will change over time; etc.) or static (e.g. whether the current condition is stable and no further change in the condition of the brickwork will occur). As a minimum this condition should be monitored for change over time. Evaluation by a masonry specialist should be considered.

Recommended Action: Repair

[Click here to find out more about this item](#)

13.



Location: Elevated Porch **System:** Exterior **Condition:** Deteriorated Stairway Components

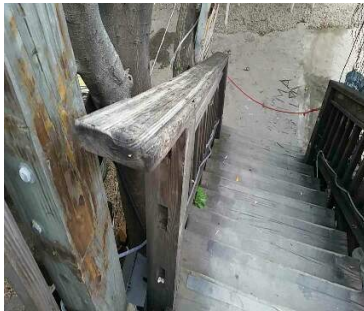
Explanation: The stairway components are observed to be deteriorated.

Impact Consequences: Deteriorated stairways require immediate attention. A review by a qualified contractor should be made in order to determine the structural integrity of the stairway components.

Recommended Action: Repair or Replace

[Click here to find out more about this item](#)

14.



Location: Upper Dining Deck **System:** Exterior **Condition:** Deteriorated Stairway Components

Explanation: The stairway components are observed to be deteriorated.

Impact Consequences: Deteriorated stairways require immediate attention. A review by a qualified contractor should be made in order to determine the structural integrity of the stairway components.

Recommended Action: Repair or Replace

[Click here to find out more about this item](#)

15.



Location: Upper Dining Deck **System:** Exterior **Condition:** Exterior deck railing is shaky

Explanation: Exterior deck railings should be installed and maintained so as to be sufficiently secured to prevent failure or detachment under normal use. Shaky deck railings are an indication that the railings are deteriorating and in need of corrective repairs or replacement.

Impact Consequences: The primary function of deck railings is to protect people from falling and being injured. Loose or shaky railings are indicators of poor design construction or maintenance. Failure to correct rail support conditions is a safety issue with potential legal consequences.

Recommended Action: Repair or replace

[Click here to find out more about this item](#)

OBSERVATIONS & SUGGESTIONS:

Exterior elements should be inspected at least twice a year (spring and fall) to assess for items requiring repair or maintenance. This includes all exterior surface finishes; trims and flashings; eavestrough and downspouts; soffits and fascias; porches, decks and stairs; sidewalks and driveways; doors and windows; and roofs. Be particularly vigilant for conditions that may result in pest or water infiltration.

4 **STRUCTURAL SYSTEM**

PURPOSE

The structural components of the building are designed to support weight loads and outside forces placed on the building. The structural components may be comprised of the foundation elements, floor support structure, wall support structure, and roof support structure. Structure materials and design have an adverse affect on how the structure performs under certain conditions such as high winds, rain, earth movement, and changing weight loads.

INSPECTION PROCESS

As provided by report documentation and included within the Scope of Inspection, the inspection of the structural components includes a review of systems such as foundation elements, flooring support, and roof support. Certain limitations and exclusions may apply to the inspection of the structural components such as: limited access to structural systems, limited safe viewing access, detection of leaks which require specific events to occur, and items specifically excluded as noted within the Scope of Inspection. The user should also note that the typical Inspector does not provide engineering or architectural services, unless specifically noted within the Scope of Inspection. Some items noted within may require further examination and the opinion of a structural engineer or architect. Such opinions shall be delivered under cover separate from this Report.

ACCESS TO INSPECTED AREAS:

ATTIC HATCH ACCESS LOCATION(S)	CRAWL SPACES
NA	NA

SYSTEM CHARACTERISTICS:

GRADE LEVEL/SUB-GRADE ELEMENTS WALL AND FLOOR STRUCTURE

Foundation Walls:
Poured Concrete

Exterior Walls:
Block
Wood Frame

Basement Floor:
NA

Floor Sheathing:
Poured Concrete

Crawl Space:
NA

Beams:
Tie Beam
Wood Frame

Roof Style:
Flat

Beam Support:
Foundation
Wood Frame
Poured Concrete

Roof Structure:
Concrete Deck on CBS. Wood Framing On
Bar Structures

Roof Sheathing:
Plywood
Concrete

Columns:
Wood
Block

RESTRICTIONS:

At the time of inspection, the following restrictions applied to the examination of this system:
Exterior Walls Have Objects Obstructing View
Exterior Walls Have Vegetation Obstructing View
Interior Floors Are Finished
Interior Walls Are Finished
Stored Items

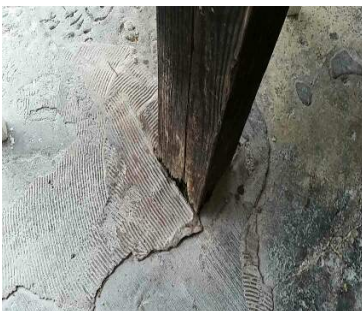
STRUCTURAL SYSTEM ASSESSMENT SUMMARY:

Overall average condition considering age. Some isolated areas of concern noted.

DEFICIENCY SUMMARY:

(Deficiencies noted for this element are outlined below. If no deficiencies are observed, the following section is blank.)

1.



Location: Outdoor Dining **System:** Structure **Condition:** Rot in wood column(s)

Explanation: Support columns are crucial to providing proper transfer of building loads to the footings. Areas of wood rot and deterioration are observed. Selective probing indicates loss of fiber strength and integrity. The current and future ability of the column(s) to bear their intended load is suspect.

Impact Consequences: Structural failure may occur should the columns deteriorate to a degree that they can no longer bear their intended load. The observed condition indicates that further review by a framing contractor or structural engineer is required to assess the condition and to provide and or implement recommendations for remedial action.

Recommended Action: Consult Specialist; Repairs Required

[Click here to find out more about this item](#)

2.



Location: Outdoor Dining **System:** Structure **Condition:** Rot in wood column(s)

Explanation: Support columns are crucial to providing proper transfer of building loads to the footings. Areas of wood rot and deterioration are observed. Selective probing indicates loss of fiber strength and integrity. The current and future ability of the column(s) to bear their intended load is suspect.

Impact Consequences: Structural failure may occur should the columns deteriorate to a degree that they can no longer bear their intended load. The observed condition indicates that further review by a framing contractor or structural engineer is required to assess the condition and to provide and or implement recommendations for remedial action.

Recommended Action: Consult Specialist; Repairs Required

[Click here to find out more about this item](#)

OBSERVATIONS & SUGGESTIONS:

Foundation cracks are noted. Minor cracks are a typical result of settlement. Monitor closely for indication of water infiltration, as well as change in size and extent over time. Note that further investigation and action by a foundation specialist may be required.

The foundation appears to have been repaired or modified. The scope of this inspection does not include evaluation for effectiveness of this repair or modification. Monitor closely; further investigation by a foundation specialist may be required should moisture penetration occur or if there is a change from the current conditions.

5 INTERIOR ELEMENTS

PURPOSE

The Interior components are designed to provide suitable finished areas within the building for occupant use. Typical components of the interior finished spaces are flooring materials, wall materials, ceiling materials, and door materials.

These components should work in concert in order to provide a functional use of the building interior spaces.

Additional components of the Interior inspection may include fire safety equipment and vertical transport systems.

ADA Compliance and Phase I Environmental Site Assessments are provided under separate cover when requested by Client in addition to the Scope of this assignment.

INSPECTION PROCESS

As provided by report documentation and included within the Scope of Inspection, the inspection of the interior components includes a review of interior walls, ceilings, doors, windows, cabinets, and flooring. Should the Scope of Inspection provide for it, the Inspector may also test appliances and other ancillary systems if properly and safely installed within the building. Certain limitations and exclusions may apply to the inspection of the interior components such as: limited or restricted access, obstacles such as furniture or storage, and other items specifically excluded by the Scope of Inspection.

SYSTEM CHARACTERISTICS:

Interior Finishes:

Interior Wall Finishes: Block

Interior Door Styles:

NA

Ceiling Finishes:

Wood

Interior Stairs:

NA

Floor Finishes:

Concrete and Wood

Cabinetry:

Kitchen

Common Walls:

Block

Restrooms

Fire Places

Fire Place Type:

NA

Fire Place Details:

NA

Chimney Details:
NA

RESTRICTIONS:

At the time of inspection, the following restrictions applied to the examination of this system:
Items not included in this inspections are:
Security

Obstructed interior elements include:
Surfaces Under Floor Coverings
Furniture
Storage
Finished Interior Surfaces

INTERIOR ELEMENTS ASSESSMENT SUMMARY:

All fire supression and extinguishing equipment have expired inspection tags. No records of fire alarm test could be found near electical equipment.

DEFICIENCY SUMMARY:

(Deficiencies noted for this element are outlined below. If no deficiencies are observed, the following section is blank.)

1.



Location: CBS Dining **System:** Interior **Condition:** Restricted Fire Alarm Pull Access

Explanation: The access to the fire alarm pull lever is restricted.

Impact Consequences: Remove the restrictions and test the equipment in order to restore the intended function.

Recommended Action: Repair

[Click here to find out more about this item](#)

2.



Location: Kitchen **System:** Interior **Condition:** Expired Fire Extinguishing Equipment

Explanation: Fire Extinguisher Inspection Is Expired

Impact Consequences: Fire Extinguishers require periodic maintenance and Inspections by qualified technicians. Equipment with expired Inspection tags should be reviewed as soon as possible for re certification.

Recommended Action: Review

[Click here to find out more about this item](#)

3.



Location: Kitchen **System:** Interior **Condition:** Expired Fire Extinguishing Equipment

Explanation: Fire Extinguisher Inspection Is Expired

Impact Consequences: Fire Extinguishers require periodic maintenance and Inspections by qualified technicians. Equipment with expired Inspection tags should be reviewed as soon as possible for re certification.

Recommended Action: Review

[Click here to find out more about this item](#)

4.



Location: Kitchen **System:** Interior **Condition:** Expired Fire Extinguishing Equipment

Explanation: Fire Extinguisher Inspection Is Expired

Impact Consequences: Fire Extinguishers require periodic maintenance and Inspections by qualified technicians. Equipment with expired Inspection tags should be reviewed as soon as possible for re certification.

Recommended Action: Review

[Click here to find out more about this item](#)

5.



Location: Kitchen **System:** Interior **Condition:** Expired Fire Extinguishing Equipment

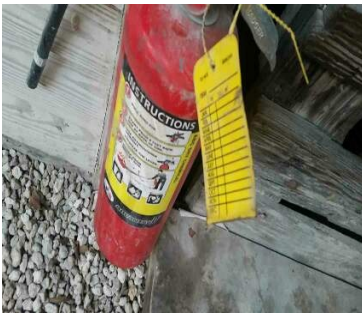
Explanation: Fire Extinguisher Inspection Is Expired

Impact Consequences: Fire Extinguishers require periodic maintenance and Inspections by qualified technicians. Equipment with expired Inspection tags should be reviewed as soon as possible for re certification.

Recommended Action: Review

[Click here to find out more about this item](#)

6.



Location: Outdoor Dining **System:** Interior **Condition:** Expired Fire Extinguishing Equipment

Explanation: Fire Extinguisher Inspection Is Expired

Impact Consequences: Fire Extinguishers require periodic maintenance and Inspections by qualified technicians. Equipment with expired Inspection tags should be reviewed as soon as possible for re certification.

Recommended Action: Review

[Click here to find out more about this item](#)

7.



Location: Mens Restroom **System:** Interior **Condition:** WET Ceiling Stain Roof Leak

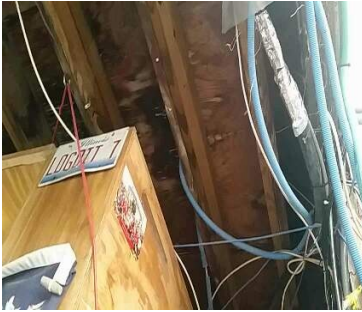
Explanation: A stain on a ceiling surface is observed to test high for moisture content using moisture meters or thermal imaging camera. The source of the moisture intrusion is suspected to be from an active roof leak.

Impact Consequences: The roof area above the ceiling should be investigated further by a licensed roofing contractor in order to determine the extent of the leak as well as the proper remedy. A health hazard may be present should the moisture accumulation provide an ideal environment for mold to grow. A separate line item deficiency will be noted within this report should the Inspector observe surface mold growth in the noted location.

Recommended Action: Repair

[Click here to find out more about this item](#)

8.



Location: Lounge **System:** Interior **Condition:** WET Ceiling Stain Roof Leak

Explanation: A stain on a ceiling surface is observed to test high for moisture content using moisture meters or thermal imaging camera. The source of the moisture intrusion is suspected to be from an active roof leak.

Impact Consequences: The roof area above the ceiling should be investigated further by a licensed roofing contractor in order to determine the extent of the leak as well as the proper remedy. A health hazard may be present should the moisture accumulation provide an ideal environment for mold to grow. A separate line item deficiency will be noted within this report should the Inspector observe surface mold growth in the noted location.

Recommended Action: Repair

[Click here to find out more about this item](#)

9.



Location: Lounge **System:** Interior **Condition:** WET Ceiling Stain Roof Leak

Explanation: A stain on a ceiling surface is observed to test high for moisture content using moisture meters or thermal imaging camera. The source of the moisture intrusion is suspected to be from an active roof leak.

Impact Consequences: The roof area above the ceiling should be investigated further by a licensed roofing contractor in order to determine the extent of the leak as well as the proper remedy. A health hazard may be present should the moisture accumulation provide an ideal environment for mold to grow. A separate line item deficiency will be noted within this report should the Inspector observe surface mold growth in the noted location.

Recommended Action: Repair

[Click here to find out more about this item](#)

10.



Location: Lounge **System:** Interior **Condition:** WET Ceiling Stain Roof Leak

Explanation: A stain on a ceiling surface is observed to test high for moisture content using moisture meters or thermal imaging camera. The source of the moisture intrusion is suspected to be from an active roof leak.

Impact Consequences: The roof area above the ceiling should be investigated further by a licensed roofing contractor in order to determine the extent of the leak as well as the proper remedy. A health hazard may be present should the moisture accumulation provide an ideal environment for mold to grow. A separate line item deficiency will be noted within this report should the Inspector observe surface mold growth in the noted location.

Recommended Action: Repair

[Click here to find out more about this item](#)

11.



Location: Elevated Office **System:** Interior **Condition:** Window has damaged hardware

Explanation: Hardware required for proper operation and function of the window is damaged. Window operation and performance considerations include: ability to restrict forced entry; ability to open and close with relative ease; ability to securely close and latch; ability to restrict entry of air water and pests.

Impact Consequences: A priority consideration for windows is that they meet each of its key operability and performance requirements. Failure to take corrective action may result in safety issues and damage to the building and contents. Immediate repair and or replacement of affected window components should be considered as a priority action. A qualified door and or window contractor may be required to implement action needs.

Recommended Action: Repair

[Click here to find out more about this item](#)

12.



Location: Lounge **System:** Interior **Condition:** Expired Fire Extinguishing Equipment

Explanation: Fire Extinguisher Inspection Is Expired

Impact Consequences: Fire Extinguishers require periodic maintenance and Inspections by qualified technicians. Equipment with expired Inspection tags should be reviewed as soon as possible for re certification.

Recommended Action: Review

[Click here to find out more about this item](#)

13.



Location: Lounge **System:** Interior **Condition:** Trip hazard in floor surface

Explanation: The floor surface has an abrupt change in height where different floor finishes abut. This condition has a variation that is sufficiently great as to present a potential trip hazard.

Impact Consequences: Sharp changes height between different flooring types may present a trip hazard or may cause for stubbing toe or foot injuries when stepped on. This condition should be corrected to avoid injury.

Recommended Action: Repair

[Click here to find out more about this item](#)

OBSERVATIONS & SUGGESTIONS:

6

INSULATION AND VENTILATION SYSTEMS

PURPOSE

The Insulation and Ventilation components are designed to reduce heat loss in cold climates and heat gain in warm climates. The insulation component is a system of materials which provide a thermal blanket and vapor barriers for the building. The ventilation component is a system of materials and possibly mechanical devices designed to control the flow of air. Both components help control the interior atmosphere for the building occupants.

INSPECTION PROCESS

As provided by report documentation and included within the Scope of Inspection, the inspection of the insulation and ventilation components includes a review of installed insulation materials, vapor barriers, ventilation materials, and installed mechanical ventilation devices. Certain limitations and exclusions may apply to the inspection of the insulation and ventilation components such as: limited or restricted access points, examination in locations considered unsafe for the Inspector, and inoperable devices due to power restrictions.

ACCESS TO INSPECTED AREAS:

ATTIC HATCH ACCESS LOCATION(S)	CRAWL SPACES
NA	NA

SYSTEM CHARACTERISTICS:

Insulated Spaces

Attic Insulation:
Concrete Deck

Mehcanical Ventilation:
Kitchen

Attic Estimated R Value:
R-9 to 22

Air Make-Up:
None

Attic Vapor Barrier:
NA

Attic Ventilation:
Roof

Foundation Wall Insulation:
NA

Foundation Wall R Value:
NA

Foundation Vapor Barrier:
NA

Crawl Space Insulation:

NA

RESTRICTIONS:

At the time of inspection, the following restrictions applied to the examination of this system:

Foundation Has finished surfaces

Foundation Has storage obstructions

INSULATION AND VENTILATION ASSESSMENT SUMMARY:

Overall average conditon considering age.

DEFICIENCY SUMMARY:

(Deficiencies noted for this element are outlined below. If no deficiencies are observed, the following section is blank.)

OBSERVATIONS & SUGGESTIONS:

Be conscious of air quality: molds need moisture to grow. Any signs of water leaks to the interior should be immediately addressed. Monitor indoor humidity; keeping relative humidity below 50% is suggested.

Additional Comment By Inspector:

7

HEATING AND COOLING SYSTEMS

PURPOSE

The primary purpose of the Heating and Cooling system is to provide a comfortable interior building atmosphere. Systems used to provide this controlled environment may include Central Heating and Cooling Split or Package Systems, Chilled Water Systems, and Heat Pumps.

These systems are comprised of many separate elements such as: operation controls, condensing units, evaporator units, central chilling systems, air supply ducts, air return ducts, registers, filters, zone thermostats, etc.

The purpose of the Inspection is to determine if installed systems operate under use of normal controls and if investigation of abnormalities by a qualified technician may be required.

As the Inspection is a limited assessment of a type of system prone to failure without notice, this report is not intended to be a warranty or guarantee of future performance. Manufacturer Warranties and current Maintenance Contracts in the possession of the current property owner should be taken into consideration as well.

INSPECTION PROCESS

As provided by report documentation and included within the Scope of Inspection, the inspection of the heating and cooling systems includes a review of heating and cooling characteristics including: fuel sources utilized, operation of the installed systems using normal controls, and installed associated equipment. Certain limitations and exclusions may apply to the inspection of the installed heating and cooling systems such as: energy source restrictions, inoperable or damaged controls, restricted control access, exterior climate conditions, safety hazards observed, and missing components required to operate the system.

SYSTEM CHARACTERISTICS:

Heating

Heating Design: Central Forced Air

Energy Source: Electric

Connection Location: Roof

Heating System Details

Manufacturer:

Rheem

Model:

RHLL HM4821JA

Serial:

W441216131

Age Comment:

2012

Capacity:

Efficiency:
Conventional

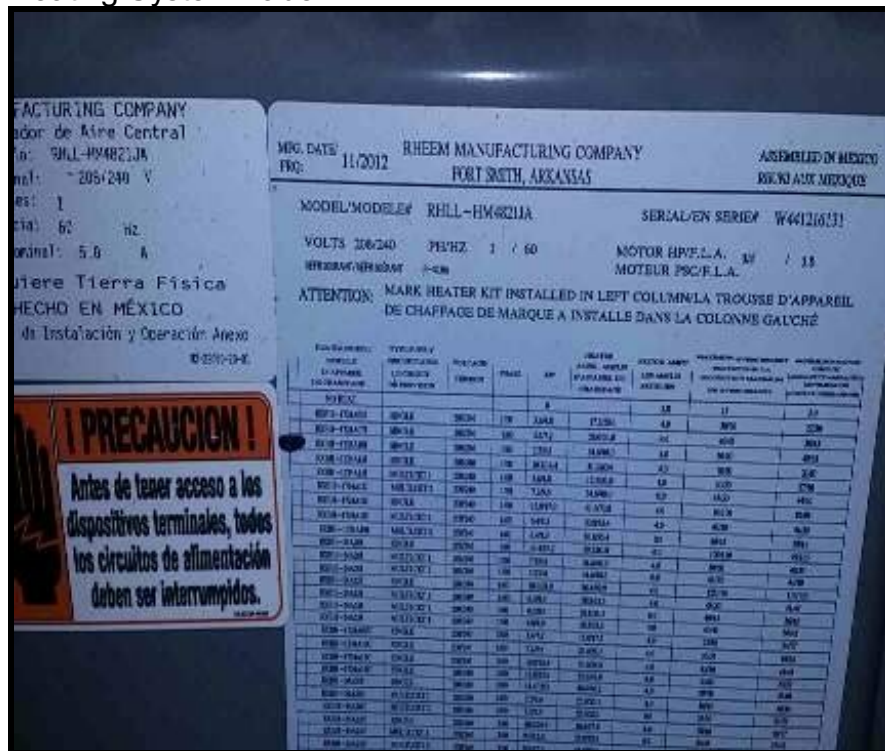
Air Filter location:
Outside Blower

Fresh Air Supply:

Exhaust:

NA

Heating System Label



Cooling System Details

Cooling Design: Central

Manufacturer:

Ryud

Age Comment:

2012

Capacity:

4 Ton

Efficiency:

Conventional

Filter Location:

Outside Blower

Cooling System Label



HEATING AND COOLING ACCESSORIES

NA

RESTRICTIONS:

Heating Restrictions

At the time of inspection, the following restrictions applied to the examination of the heating system:

Air Conditioner In Use

Cooling Restrictions

At the time of inspection, the following restrictions applied to the examination of the cooling system:

System Observed Operational

HEATING AND COOLING ASSESSMENT SUMMARY:

System services only the office area.

DEFICIENCY SUMMARY:

(Deficiencies noted for this element are outlined below. If no deficiencies are observed, the following section is blank.)

OBSERVATIONS & SUGGESTIONS:

To ensure safe operation of the key components of the heating, cooling, and ventilation systems, annual service by a qualified specialist is recommended.

A visual inspection has revealed that the unit is due for its annual cleaning and maintenance. Annual cleaning and maintenance will prolong the life of the installed components and

increase energy efficiency.

Filters that are part of your heating/cooling system should be checked periodically, and cleaned or replaced when required.

8 PLUMBING SYSTEM

PURPOSE

The plumbing system is designed to provide for the water service and waste water management needs of the building as well as irrigation for the exterior site elements. The water supply and waste management systems installed may be of a private source such as a well and septic system, or may be provided through public utilities. The source of water management is identified within this section of the Report.

Additional reporting on water components of the building fire safety system may be included within this section as well.

INSPECTION PROCESS

As provided by report documentation and included within the Scope of Inspection, the inspection of the plumbing system includes a review of system characteristics including: the water service type, main shut off type and location, water distribution materials, plumbing fixtures, waste drainage materials, and a review of the installed water heating equipment. If provided for in the Scope of Inspection, the Inspector may provide further reporting for installed water conditioning and softening equipment. Certain limitations and exclusions may apply to the inspection of the plumbing system such as: limited access to installed components, restricted water service to the building, concealed components of the system, and restricted fuel source to the water heating system. Other restrictions may apply as outlined within the Scope of Inspection.

SYSTEM CHARACTERISTICS:

Water Supply System

Service Type:Public

Meter Pick-up Location: Rear

Water Meter Location: Rear

Water Connection Location: Rear

Main Shut Off Location: Front
Rear

Service Supply Material: Copper

Hose Bib Locations:

Right Wall

Left Wall

Front

Rear

Kitchen

Hose Bib Types:

Standard

Distribution System:

Locations Served: Kitchen Bars and
Restrooms

Distribution Material: Copper
PVC

Drainage and Venting System

Sanitary Drain Connection:Sanitary

Sanitary Drain Material:PVC

Fixture Drain Materials:PVC

Drain Types:Floor

Trap

Condensate

Water Heaters(s)

Make	Model#	Serial#	Type	Fuel	Shut-off	Age	Size	Venting	Location
Tenant Supplied			Tank	Electricity	At Heater	Unknown	Not Known	NA	In Closet

RESTRICTIONS:

At the time of inspection, the following restrictions applied to the examination of this system:
Concealed water distribution pipes not inspected

PLUMBING SYSTEM ASSESSMENT SUMMARY:

Some areas of concern noted.

DEFICIENCY SUMMARY:

(Deficiencies noted for this element are outlined below. If no deficiencies are observed, the following section is blank.)

1.



Location: Lounge **System:** Plumbing **Condition:** Fixture Drain Discharges To Exterior Site

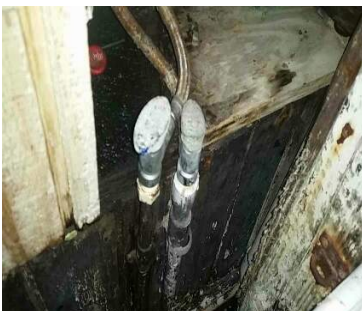
Explanation: A plumbing drains discharging to the exterior site may pose environmental hazards and health risks.

Impact Consequences: Install the drain in a proper manner in order to avoid risks and possible code violations.

Recommended Action: Repair

[Click here to find out more about this item](#)

2.



Location: Throughout **System:** Plumbing **Condition:** Shut Off Valve Stuck

Explanation: Shut Off Valve is stuck or requires excessive force to operate

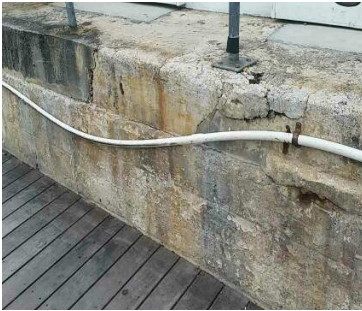
Impact Consequences: A shut off valve that is stuck or requires excessive force to operate may impair its intended use. Consult with a licensed plumbing contractor for

possible replacement of shut off valve in order to restore its intended use of quickly shutting off water service to the plumbing component.

Recommended Action: Review or Replace

[Click here to find out more about this item](#)

3.



Location: CBS Bldg Exterior Rt **System:** Plumbing **Condition:** Water pipes not adequately supported

Explanation: Proper support of water distribution piping is required to reduce the risk of damage. Piping should be sufficiently supported to carry the weight of both the pipe and its water load and to minimize stress on fittings.

Impact Consequences: Pipes that are not properly supported are susceptible to damage. Failure to properly support pipes may lead to pipe or joint rupture.

Recommended Action: Repair

[Click here to find out more about this item](#)

OBSERVATIONS & SUGGESTIONS:

Operate all shut off valves at least twice a year to ensure valves operate and to prevent the valve mechanisms from seizing over time.

9 ELECTRICAL SYSTEM

PURPOSE

The electrical system is designed to provide for the electrical needs of the building. This includes providing the metering of the electrical supply, the distribution of electrical supply to areas in the building, installed safety features, and circuit protection. Further extensions of the electrical system include lighting fixtures, switches, and outlets installed to meet the needs of the building occupants.

INSPECTION PROCESS

As provided by report documentation and included within the Scope of Inspection, the inspection of the electrical system includes a review of system characteristics including: the electrical service and related items, main disconnect type and location, electrical panels and sub panels, branch circuit protection, system ground, electrical outlets and switches, ground fault and arc fault protection, electrical fixtures, and distribution wiring. Further reporting may be included for testing the installed safety devices such as smoke detectors and carbon monoxide detectors. Items noted within this section are based on observations as performed within the Scope of the Inspection assignment. Certain limitations and exclusions may apply to the inspection of the electrical system such as a review of: remote control devices, security system and components, low voltage wiring and components, and other components not considered part of the primary electrical system. Technically exhaustive methods are not typically included in the inspection methods such as measurement of amperage, voltage, and continuity. Other restrictions placed on the Inspector during the assignment may include restricted service, inaccessibility to controls, inoperable or damaged components, and time constraints may restrict the Inspector from making a full evaluation of the electrical system.

SYSTEM CHARACTERISTICS:

Electrical Service

Meter Location: Breezeway

Electrical Service Size: 1200 Amps

Electrical Service Voltage:

120/240 Volts

Service Type:

Underground Cable

Service Material:

Concealed

Arc Fault Outlets:

NA

Safety Devices

Smoke Detectors: NA

Carbon Monoxide detectors:

NA

Main Disconnect

Main Disconnect Location: Breezeway

Main Disconnect Size:

400 Amperes

Main Disconnect Type:

Circuit Breaker Disconnect

System Ground Location:

At grounding stake/pad

Distribution Wiring

Wire Type: Copper

Grounded

Upgraded

Electrical Outlets:

Outlets Type(s):3-Prong

GFI Protected Outlet Locations:

Exterior

Bathrooms

Main Panel

Panel Location:

Breezeway

Panel Size:

400 Amps

Circuit Protection:

Circuit Breakers

Sub Panels

Panel Location:

Breezeway

Panel Size:

400 Amps

Circuit Protection:

Circuit Breakers

RESTRICTIONS:

At the time of inspection, the following restrictions applied to the examination of this system:

Wiring that is concealed is not inspected

System ground point was not accessible for examination

ELECTRICAL SYSTEM ASSESSMENT SUMMARY:

Overall good conditon considering recent updating.

DEFICIENCY SUMMARY:

(Deficiencies noted for this element are outlined below. If no deficiencies are observed, the following section is blank.)

1.



Location: Outdoor Dining **System:** Electrical **Condition:** Panel cover screws are missing on the electrical panel

Explanation: All screws for electrical panel covers should be installed to assure that the cover is properly located and securely attached. Screws used to secure the cover must be of the type supplied by the manufacturer which have tips that are blunted to prevent the piercing of wires when turning the screws into place.

Impact Consequences: The conditions should be deemed as a safety issue requiring corrective action by an electrician.

Recommended Action: Repair

[Click here to find out more about this item](#)

2.



Location: Outdoor Dining **System:** Electrical **Condition:** Restricted Access to Distribution Panel

Explanation: Panel is locked or blocked in a manner which restricts evaluation.

Impact Consequences: Upon removal of restrictions the panel should be fully evaluated by a licensed electrician.

Recommended Action: Review

[Click here to find out more about this item](#)

3.



Location: Kitchen **System:** Electrical **Condition:** Breaker Trips

Explanation: A breaker observed to continuously trip at the time of inspection.

Impact Consequences: Breakers that trip may be damaged or possibly overloaded.

Recommended Action: Consult Licensed Electrician

[Click here to find out more about this item](#)

4.



Location: Kitchen **System:** Electrical **Condition:** Electrical outlet does not work

Explanation: An electrical outlet is observed to be inoperative.

Impact Consequences: An outlet that is inoperative is an indication of a wiring error or defective device. In certain circumstances the condition may present the risk of electrical shock if the cause is due to a loose wire. Further investigation by a licensed electrician may be required in order to determine the cause.

Recommended Action: Repair

[Click here to find out more about this item](#)

5.



Location: Kitchen **System:** Electrical **Condition:** An exterior switch has a missing cover plate

Explanation: Electrical switches installed in outdoor locations require protection from water entry and contaminants.

Impact Consequences: A switch with a missing or damaged cover when in an outdoor location is subject to damage and deterioration if its weathertight protection has been compromised. Switches displaying damage or deterioration should be immediately replaced and a suitable cover installed.

Recommended Action: Repair

[Click here to find out more about this item](#)

OBSERVATIONS & SUGGESTIONS:

It is recommended that the main disconnect and circuit breakers be operated (turned off and on) periodically, to exercise these protective devices. Suggested frequency for this maintenance activity is once or twice a year. Circuit breakers that are not periodically operated may over time fail to operate to specifications.

Ground Fault Circuit Interrupt [GFCI] outlets should be tested in accordance with manufacturer's recommendations, to confirm these devices are operable and providing protection. Failure to operate periodically may result in the mechanical components of these devices becoming sticky or inoperable, thus not providing the intended personal protection. If uncertain about the frequency of testing, the suggested frequency of testing is once per month.

10 DEFICIENCY SUMMARY

ROOF

1.

Location: Kitchen **System:** Roof **Condition:** Rot observed on sheathing

Explanation: Our examination of the roof structure has revealed indications that moisture issues at the roof structure has resulted in rotting of the roof sheathing.

Impact Consequences: The design of the roof structure assumes all framing and support members are intact and bearing their contribution of loads and forces. A deteriorated area of roof sheathing can seriously compromise the integrity of the roof structure. A possible outcome of this condition is that the roof may not be capable of bearing heavy loads or forces without broader damage to the roof structure. Immediate investigation by a roof framing specialist is recommended.

Recommended Action: Repair

[Click here to find out more about this item](#)

2.

Location: Upper Dining Deck **System:** Roof **Condition:** Roof Covering Deteriorated or Missing

Explanation: The roof surface covering is observed to be missing or deteriorated in the noted location.

Impact Consequences: Missing or deteriorated roof covering poses a risk of moisture penetration as well as acceleration of deterioration of the underlying roof structural components. Install or repair the areas of interest in order to restore the intended function of the roof covering.

Recommended Action: Install or Repair

[Click here to find out more about this item](#)

3.

Location: CBS Bldg Roof **System:** Roof **Condition:** Debris On Roof

Explanation: Debris is observed on the roof surface.

Impact Consequences: The roof surface should be kept free of debris in order to protect the roof material. Debris on the roof will promote faster deterioration of the installed roof covering.

Recommended Action: Review

[Click here to find out more about this item](#)

4.

Location: CBS Bldg Roof **System:** Roof **Condition:** Bubbled Roll Roofing

Explanation: Roll roofing is observed to be bubbled.

Impact Consequences: Bubbling of the roll roofing is an indication of deterioration. The raised areas should be reviewed by a qualified roofing contractor for corrective action in order to prevent roof leaks.

Recommended Action: Repair

[Click here to find out more about this item](#)

EXTERIOR

1

Location: CBS Bldg Exterior Front **System:** Exterior **Condition:** Deteriorated Concrete Components of Exterior Stairs

Explanation: Exterior stairs display deterioration of concrete structural components

Impact Consequences: Repair the areas of deteriorated components on the exterior stairs in order to restore structural integrity and prevent trip hazards.

Recommended Action: Repair

[Click here to find out more about this item](#)

2

Location: CBS Bldg Exterior Front **System:** Exterior **Condition:** Exterior deck railing is shaky

Explanation: Exterior deck railings should be installed and maintained so as to be sufficiently secured to prevent failure or detachment under normal use. Shaky deck railings are an indication that the railings are deteriorating and in need of corrective repairs or replacement.

Impact Consequences: The primary function of deck railings is to protect people from falling and being injured. Loose or shaky railings are indicators of poor design construction or maintenance. Failure to correct rail support conditions is a safety issue with potential legal consequences.

Recommended Action: Repair or replace

[Click here to find out more about this item](#)

3

Location: Outdoor Dining **System:** Exterior **Condition:** Decorative Wood Trim Displays Rot and or Deterioration

Explanation: Trims attached to the structure as decorative items are observed to contain wood rot and or are deteriorated.

Impact Consequences: Trims are decorative in nature however condition of the trim may promote mold and or mildew growth on the exterior of the structure and may attract pests if not properly maintained.

Recommended Action: Repair

[Click here to find out more about this item](#)

4

Location: Outdoor Dining **System:** Exterior **Condition:** Decorative Wood Trim Displays Rot and or Deterioration

Explanation: Trims attached to the structure as decorative items are observed to contain wood rot and or are deteriorated.

Impact Consequences: Trims are decorative in nature however condition of the trim may promote mold and or mildew growth on the exterior of the structure and may attract pests if not properly maintained.

Recommended Action: Repair

[Click here to find out more about this item](#)

5

Location: Kitchen **System:** Exterior **Condition:** Porch wood posts are rotted

Explanation: Wood posts are observed to be rotted and deteriorated. The ability of the posts to bear their intended load has been compromised

Impact Consequences: Posts are crucial to the support structure of the porch and structural failure will likely occur when due to deterioration the posts can not bear their intended load. The ability to adequately support the deck structure is a safety concern. Immediate remedial action is recommended. Review by a framing contractor is suggested.

Recommended Action: Repair

[Click here to find out more about this item](#)

6

Location: Kitchen **System:** Exterior **Condition:** Porch wood posts are rotted

Explanation: Wood posts are observed to be rotted and deteriorated. The ability of the posts to bear their intended load has been compromised

Impact Consequences: Posts are crucial to the support structure of the porch and structural failure will likely occur when due to deterioration the posts can not bear their intended load. The ability to adequately support the deck structure is a safety concern. Immediate remedial action is recommended. Review by a framing contractor is suggested.

Recommended Action: Repair

[Click here to find out more about this item](#)

7

Location: Exterior Left **System:** Exterior **Condition:** Damaged Gate

Explanation: The gate in the noted location is observed to be damaged.

Impact Consequences: A damaged gate may not be able to perform its intended function of securing the property. Repair or replace the gate in order to restore its intended function.

Recommended Action: Repair

[Click here to find out more about this item](#)

8

Location: Stage **System:** Exterior **Condition:** Deck boards are deteriorated

Explanation: Deck boards are deteriorated and are in need of replacement.

Impact Consequences: The primary purpose of deck boards is to provide a sound and sturdy surface for foot traffic. Boards subject to rot and deterioration may break through and may result in fall hazards. Individual boards with end or excessive edge rot should be replaced; all boards should be capable of bearing traffic without excessive flexing. Where individual boards are deteriorated these boards should be replaced to reduce the risk of injury.

Recommended Action: Replace

[Click here to find out more about this item](#)

9

Location: Kitchen **System:** Exterior **Condition:** Exterior masonry wall is cracked; minor

Explanation: Cracks are observed through the mortar and or brick. Cracks may be due to a number of factors; minor cracks are generally due to stress or settlement in the wall and are generally stable. Wider or more extensive cracks generally indicate that there is a problem with the masonry support system examples of which include foundation settlement or loosening of the ties between the brick wall and inner wall structures.

Impact Consequences: A building inspection cannot determine whether the

condition is dynamic (e.g. whether the condition of the wall will change over time; etc.) or static (e.g. whether the current condition is stable and no further change in the condition of the brickwork will occur). As a minimum this condition should be monitored for change over time. Evaluation by a masonry specialist should be considered.

Recommended Action: Repair

[Click here to find out more about this item](#)

10

Location: Mens Restroom **System:** Exterior **Condition:** Exterior masonry wall is cracked; minor

Explanation: Cracks are observed through the mortar and or brick. Cracks may be due to a number of factors; minor cracks are generally due to stress or settlement in the wall and are generally stable. Wider or more extensive cracks generally indicate that there is a problem with the masonry support system examples of which include foundation settlement or loosening of the ties between the brick wall and inner wall structures.

Impact Consequences: A building inspection cannot determine whether the condition is dynamic (e.g. whether the condition of the wall will change over time; etc.) or static (e.g. whether the current condition is stable and no further change in the condition of the brickwork will occur). As a minimum this condition should be monitored for change over time. Evaluation by a masonry specialist should be considered.

Recommended Action: Repair

[Click here to find out more about this item](#)

11

Location: Womens Restroom **System:** Exterior **Condition:** Exterior masonry wall is cracked; minor

Explanation: Cracks are observed through the mortar and or brick. Cracks may be due to a number of factors; minor cracks are generally due to stress or settlement in the wall and are generally stable. Wider or more extensive cracks generally indicate that there is a problem with the masonry support system examples of which include foundation settlement or loosening of the ties between the brick wall and inner wall structures.

Impact Consequences: A building inspection cannot determine whether the condition is dynamic (e.g. whether the condition of the wall will change over time; etc.) or static (e.g. whether the current condition is stable and no further change in the condition of the brickwork will occur). As a minimum this condition should be monitored for change over time. Evaluation by a masonry specialist should be considered.

Recommended Action: Repair

[Click here to find out more about this item](#)

12

Location: Womens Restroom **System:** Exterior **Condition:** Exterior masonry wall is cracked; minor

Explanation: Cracks are observed through the mortar and or brick. Cracks may be due to a number of factors; minor cracks are generally due to stress or settlement in the wall and are generally stable. Wider or more extensive cracks generally indicate that there is a problem with the masonry support system examples of which include foundation settlement or loosening of the ties between the brick wall and inner wall structures.

Impact Consequences: A building inspection cannot determine whether the condition is dynamic (e.g. whether the condition of the wall will change over time; etc.) or static (e.g. whether the current condition is stable and no further change in the condition of the brickwork will occur). As a minimum this condition should be monitored for change over time. Evaluation by a masonry specialist should be considered.

Recommended Action: Repair

[Click here to find out more about this item](#)

13

Location: Elevated Porch **System:** Exterior **Condition:** Deteriorated Stairway Components

Explanation: The stairway components are observed to be deteriorated.

Impact Consequences: Deteriorated stairways require immediate attention. A review by a qualified contractor should be made in order to determine the structural integrity of the stairway components.

Recommended Action: Repair or Replace

[Click here to find out more about this item](#)

14

Location: Upper Dining Deck **System:** Exterior **Condition:** Deteriorated Stairway Components

Explanation: The stairway components are observed to be deteriorated.

Impact Consequences: Deteriorated stairways require immediate attention. A review by a qualified contractor should be made in order to determine the structural integrity of the stairway components.

Recommended Action: Repair or Replace

[Click here to find out more about this item](#)

15

Location: Upper Dining Deck **System:** Exterior **Condition:** Exterior deck railing is shaky

Explanation: Exterior deck railings should be installed and maintained so as to be sufficiently secured to prevent failure or detachment under normal use. Shaky deck railings are an indication that the railings are deteriorating and in need of corrective repairs or replacement.

Impact Consequences: The primary function of deck railings is to protect people from falling and being injured. Loose or shaky railings are indicators of poor design construction or maintenance. Failure to correct rail support conditions is a safety issue with potential legal consequences.

Recommended Action: Repair or replace

[Click here to find out more about this item](#)

STRUCTURE

1.

Location: Outdoor Dining **System:** Structure **Condition:** Rot in wood column(s)

Explanation: Support columns are crucial to providing proper transfer of building loads to the footings. Areas of wood rot and deterioration are observed. Selective probing indicates loss of fiber strength and integrity. The current and future ability of the column(s) to bear their intended load is suspect.

Impact Consequences: Structural failure may occur should the columns deteriorate

to a degree that they can no longer bear their intended load. The observed condition indicates that further review by a framing contractor or structural engineer is required to assess the condition and to provide and or implement recommendations for remedial action.

Recommended Action: Consult Specialist; Repairs Required

[Click here to find out more about this item](#)

2.

Location: Outdoor Dining **System:** Structure **Condition:** Rot in wood column(s)

Explanation: Support columns are crucial to providing proper transfer of building loads to the footings. Areas of wood rot and deterioration are observed. Selective probing indicates loss of fiber strength and integrity. The current and future ability of the column(s) to bear their intended load is suspect.

Impact Consequences: Structural failure may occur should the columns deteriorate to a degree that they can no longer bear their intended load. The observed condition indicates that further review by a framing contractor or structural engineer is required to assess the condition and to provide and or implement recommendations for remedial action.

Recommended Action: Consult Specialist; Repairs Required

[Click here to find out more about this item](#)

INTERIOR

1.

Location: CBS Dining **System:** Interior **Condition:** Restricted Fire Alarm Pull Access

Explanation: The access to the fire alarm pull lever is restricted.

Impact Consequences: Remove the restrictions and test the equipment in order to restore the intended function.

Recommended Action: Repair

[Click here to find out more about this item](#)

2.

Location: Kitchen **System:** Interior **Condition:** Expired Fire Extinguishing Equipment

Explanation: Fire Extinguisher Inspection Is Expired

Impact Consequences: Fire Extinguishers require periodic maintenance and inspections by qualified technicians. Equipment with expired inspection tags should be reviewed as soon as possible for re certification.

Recommended Action: Review

[Click here to find out more about this item](#)

3.

Location: Kitchen **System:** Interior **Condition:** Expired Fire Extinguishing Equipment

Explanation: Fire Extinguisher Inspection Is Expired

Impact Consequences: Fire Extinguishers require periodic maintenance and inspections by qualified technicians. Equipment with expired inspection tags should be reviewed as soon as possible for re certification.

Recommended Action: Review

[Click here to find out more about this item](#)

4.

Location: Kitchen **System:** Interior **Condition:** Expired Fire Extinguishing Equipment

Explanation: Fire Extinguisher Inspection Is Expired

Impact Consequences: Fire Extinguishers require periodic maintenance and inspections by qualified technicians. Equipment with expired inspection tags should be reviewed as soon as possible for re certification.

Recommended Action: Review

[Click here to find out more about this item](#)

5.

Location: Kitchen **System:** Interior **Condition:** Expired Fire Extinguishing Equipment

Explanation: Fire Extinguisher Inspection Is Expired

Impact Consequences: Fire Extinguishers require periodic maintenance and inspections by qualified technicians. Equipment with expired inspection tags should be reviewed as soon as possible for re certification.

Recommended Action: Review

[Click here to find out more about this item](#)

6.

Location: Outdoor Dining **System:** Interior **Condition:** Expired Fire Extinguishing Equipment

Explanation: Fire Extinguisher Inspection Is Expired

Impact Consequences: Fire Extinguishers require periodic maintenance and inspections by qualified technicians. Equipment with expired inspection tags should be reviewed as soon as possible for re certification.

Recommended Action: Review

[Click here to find out more about this item](#)

7.

Location: Mens Restroom **System:** Interior **Condition:** WET Ceiling Stain Roof Leak

Explanation: A stain on a ceiling surface is observed to test high for moisture content using moisture meters or thermal imaging camera. The source of the moisture intrusion is suspected to be from an active roof leak.

Impact Consequences: The roof area above the ceiling should be investigated further by a licensed roofing contractor in order to determine the extent of the leak as well as the proper remedy. A health hazard may be present should the moisture accumulation provide an ideal environment for mold to grow. A separate line item deficiency will be noted within this report should the Inspector observe surface mold growth in the noted location.

Recommended Action: Repair

[Click here to find out more about this item](#)

8.

Location: Lounge **System:** Interior **Condition:** WET Ceiling Stain Roof Leak

Explanation: A stain on a ceiling surface is observed to test high for moisture content using moisture meters or thermal imaging camera. The source of the moisture intrusion is suspected to be from an active roof leak.

Impact Consequences: The roof area above the ceiling should be investigated further by a licensed roofing contractor in order to determine the extent of the leak as well as the proper remedy. A health hazard may be present should the moisture accumulation provide an ideal environment for mold to grow. A separate line item deficiency will be noted within this report should the Inspector observe surface mold growth in the noted location.

Recommended Action: Repair

[Click here to find out more about this item](#)

9.

Location: Lounge **System:** Interior **Condition:** WET Ceiling Stain Roof Leak

Explanation: A stain on a ceiling surface is observed to test high for moisture content using moisture meters or thermal imaging camera. The source of the moisture intrusion is suspected to be from an active roof leak.

Impact Consequences: The roof area above the ceiling should be investigated further by a licensed roofing contractor in order to determine the extent of the leak as well as the proper remedy. A health hazard may be present should the moisture accumulation provide an ideal environment for mold to grow. A separate line item deficiency will be noted within this report should the Inspector observe surface mold growth in the noted location.

Recommended Action: Repair

[Click here to find out more about this item](#)

10.

Location: Lounge **System:** Interior **Condition:** WET Ceiling Stain Roof Leak

Explanation: A stain on a ceiling surface is observed to test high for moisture content using moisture meters or thermal imaging camera. The source of the moisture intrusion is suspected to be from an active roof leak.

Impact Consequences: The roof area above the ceiling should be investigated further by a licensed roofing contractor in order to determine the extent of the leak as well as the proper remedy. A health hazard may be present should the moisture accumulation provide an ideal environment for mold to grow. A separate line item deficiency will be noted within this report should the Inspector observe surface mold growth in the noted location.

Recommended Action: Repair

[Click here to find out more about this item](#)

11.

Location: Elevated Office **System:** Interior **Condition:** Window has damaged hardware

Explanation: Hardware required for proper operation and function of the window is damaged. Window operation and performance considerations include: ability to restrict forced entry; ability to open and close with relative ease; ability to securely close and latch; ability to restrict entry of air water and pests.

Impact Consequences: A priority consideration for windows is that they meet each of its key operability and performance requirements. Failure to take corrective action may result in safety issues and damage to the building and contents. Immediate repair and or replacement of affected window components should be considered as a priority action. A qualified door and or window contractor may be required to implement action needs.

Recommended Action: Repair

[Click here to find out more about this item](#)

12.

Location: Lounge **System:** Interior **Condition:** Expired Fire Extinguishing Equipment

Explanation: Fire Extinguisher Inspection Is Expired

Impact Consequences: Fire Extinguishers require periodic maintenance and inspections by qualified technicians. Equipment with expired inspection tags should be reviewed as soon as possible for re certification.

Recommended Action: Review

[Click here to find out more about this item](#)

13.

Location: Lounge **System:** Interior **Condition:** Trip hazard in floor surface

Explanation: The floor surface has an abrupt change in height where different floor finishes abut. This condition has a variation that is sufficiently great as to present a potential trip hazard.

Impact Consequences: Sharp changes height between different flooring types may present a trip hazard or may cause for stubbing toe or foot injuries when stepped on. This condition should be corrected to avoid injury.

Recommended Action: Repair

[Click here to find out more about this item](#)

PLUMBING

1.

Location: Lounge **System:** Plumbing **Condition:** Fixture Drain Discharges To Exterior Site

Explanation: A plumbing drains discharging to the exterior site may pose environmental hazards and health risks.

Impact Consequences: Install the drain in a proper manner in order to avoid risks and possible code violations.

Recommended Action: Repair

[Click here to find out more about this item](#)

2.

Location: Throughout **System:** Plumbing **Condition:** Shut Off Valve Stuck

Explanation: Shut Off Valve is stuck or requires excessive force to operate

Impact Consequences: A shut off valve that is stuck or requires excessive force to operate may impair its intended use. Consult with a licensed plumbing contractor for possible replacement of shut off valve in order to restore its intended use of quickly shutting off water service to the plumbing component.

Recommended Action: Review or Replace

[Click here to find out more about this item](#)

3.

Location: CBS Bldg Exterior Rt **System:** Plumbing **Condition:** Water pipes not adequately supported

Explanation: Proper support of water distribution piping is required to reduce the risk of damage. Piping should be sufficiently supported to carry the weight of both the pipe and its water load and to minimize stress on fittings.

Impact Consequences: Pipes that are not properly supported are susceptible to damage. Failure to properly support pipes may lead to pipe or joint rupture.

Recommended Action: Repair

[Click here to find out more about this item](#)

ELECTRICAL

1.

Location: Outdoor Dining **System:** Electrical **Condition:** Panel cover screws are missing on the electrical panel

Explanation: All screws for electrical panel covers should be installed to assure that the cover is properly located and securely attached. Screws used to secure the cover must be of the type supplied by the manufacturer which have tips that are blunted to prevent the piercing of wires when turning the screws into place.

Impact Consequences: The conditions should be deemed as a safety issue requiring corrective action by an electrician.

Recommended Action: Repair

[Click here to find out more about this item](#)

2.

Location: Outdoor Dining **System:** Electrical **Condition:** Restricted Access to Distribution Panel

Explanation: Panel is locked or blocked in a manner which restricts evaluation.

Impact Consequences: Upon removal of restrictions the panel should be fully evaluated by a licensed electrician.

Recommended Action: Review

[Click here to find out more about this item](#)

3.

Location: Kitchen **System:** Electrical **Condition:** Breaker Trips

Explanation: A breaker observed to continuously trip at the time of inspection.

Impact Consequences: Breakers that trip may be damaged or possibly overloaded.

Recommended Action: Consult Licensed Electrician

[Click here to find out more about this item](#)

4.

Location: Kitchen **System:** Electrical **Condition:** Electrical outlet does not work

Explanation: An electrical outlet is observed to be inoperative.

Impact Consequences: An outlet that is inoperative is an indication of a wiring error or defective device. In certain circumstances the condition may present the risk of electrical shock if the cause is due to a loose wire. Further investigation by a licensed electrician may be required in order to determine the cause.

Recommended Action: Repair

[Click here to find out more about this item](#)

5.

Location: Kitchen **System:** Electrical **Condition:** An exterior switch has a missing cover plate

Explanation: Electrical switches installed in outdoor locations require protection from water entry and contaminants.

Impact Consequences: An switch with a missing or damaged cover when in an outdoor location is subject to damage and deterioration if its weathertight protection has been compromised. Switches displaying damage or deterioration should be

immediately replaced and a suitable cover installed.

Recommended Action: Repair

[Click here to find out more about this item](#)

Professional Services Certification and Disclosure

I have personally made an inspection of the property that is the subject of this Report.

I do not have any undisclosed conflict of interest with the client, nor any undisclosed commissions, rebates, profits or other benefits resulting from the outcome of this assignment.

I have not accepted any disclosed or undisclosed commissions, rebates, profits, or other benefit from Real Estate Brokers, Agents, or any other parties having financial interest in the subject property.

This Inspection Firm, and the designated Inspector or Inspectors for this assignment, have not offered or provided any disclosed or undisclosed financial compensation directly or indirectly to any Real Estate Broker, Agent, or Real Estate Company for consideration of this assignment.

I have not and shall not communicate any information about this inspection to anyone except the named client without prior consent of the client, except where it may affect the safety of others or violate a law or statute.

I have not offered to perform any repairs to the subject property nor shall I accept or induce a referral fee from any contractor of which I refer a client for repairs.



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Signature Date

10/14/2016

Inspector Education
Services

Commercial Certification

IES12012001,

Date: 1/20/2012