

BUILDING INSPECTION REPORT

Report Number
907

Subject Property



631 Greene Street Fish House

Key West, FL
33040

Client Information

Client Name **Key West Historic Seaport**

Inspection Details

Inspection Date: **04/24/2017**

Inspection Time: 9:00 AM

Inspection Conducted By



Kross Inspectors

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Fort Myers, FL, 33966

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Inspected by:

Kross Inspectors

Inspector's Signature:

Signature Date

4/24/2017

Inspector Education

Services

Commercial Certification

IES12012001,

Date:1/20/2012

Property Inspection Report

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PROPERTY AND INSPECTION INFORMATION

SUBJECT PROPERTY

The Property located at:
631 Greene Street Fish House, Key West
was inspected on 04/24/2017 at approximately 9:00 AM

The style of this building is: Detached

The approximate year built is: 1949

Stories above grade: 2 Stories
The Approximate Living Area Is: 11000
The Approximate Building Area Is: 11000

AMBIENT CONDITIONS
Temperature: 83 Degrees
Clear
Light Wind

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 Historic Seaport

In attendance at the inspection were: Client
Tenant Employees

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
Main	Concrete Deck	Flat	Approx 1949	Ground
Flat Fish House	Roll Roof	Flat	10-15	Walked on Surface(s)
Pump House	Metal	Medium	5-10	Ladders at Roof Edge Walked on Surface(s)

ROOF PENETRATIONS

Roof Vents:
Roof

Plumbing Stack:
Multiple

Chimneys:
None

Skylights:
None

Electrical Masts:

ROOF DRAINAGE

Soffits: Concrete and Wood

Fascia:
Concrete and Wood

Gutters And Downspouts:
Aluminum

Gutter Discharge Location
Above Grade

RESTRICTIONS:

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

ROOF SYSTEM ASSESSMENT SUMMARY:

Overall Average Condition Considering Age. Some 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: Exterior Right **System:** Roof **Condition:** Fascia wood is rotted

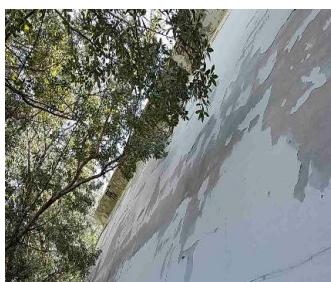
Explanation: The condition of the fascia is such that wood rot and deterioration has occurred.

Impact Consequences: Rotted wood at fascias is an indication that the ability of the fascia to protect against water infiltration and pest entry has been compromised. All rotted and deteriorated wood at fascias should be removed and replaced. Failure to correct this condition may result in costly repairs to adjacent areas damaged as a result of loss of protection.

Recommended Action: Replace

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

2.



Location: Exterior Rear **System:** Roof **Condition:** Deteriorated Concrete Roof Deck

Explanation: The concrete roof deck is deteriorated.

Impact Consequences: Deteriorated sections of the concrete roof deck should be refinished in order to increase life expectancy.

Recommended Action: Repair or Replace

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

3.



Location: Exterior Front **System:** Roof **Condition:** Gutter is damaged

Explanation: Damage is noted at the roof edge gutter. Damaged gutters may prevent the controlled drainage of water from roof areas as intended.

Impact Consequences: Gutters are a key component in the controlled drainage of run-off water away from the building exterior elements. Gutters that do not perform as intended may result in saturation of soils near the foundation which in turn can result in basement moisture or leakage issues. Repair should include repairing or replacing damaged sections of gutters and assuring that water freely flows and drains from the gutter.

Recommended Action: Repair or replace

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

4.



Location: Exterior Front **System:** Roof **Condition:** Water ponding on roof surface is observed

Explanation: Active water ponding is observed on the roof surface. Poor roof surface drainage increases the risk of leakage and can reduce the life expectancy of the roof.

Impact Consequences: Flat and low-slope roofs should be sufficiently sloped such that all water will drain from its surface. Water that ponds on the surface will add to the weight loading at the affected area which will over time enlarge this area and compound the problem. Leaks are most likely to occur at seams that are immersed in water. Correction to the roof surface profile is required. A roofing specialist should be consulted to assess for current condition and for requirements and costs for remedial action.

Recommended Action: Replace consult specialist

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

OBSERVATIONS & SUGGESTIONS:

Periodic roof examinations are suggested, with attention to monitoring for missing or damaged shingles, and deterioration over time. A visual examination of all roof surfaces should be done as part of your twice-yearly exterior maintenance activities.

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

Porches, Decks, Stairs, & Patios

Porches & decks:
Front

Exterior Wall Trim

Wood
Stucco

Exterior Stairs:
Wood

Roof Edge Drainage

Soffits: Concrete and Wood
Fascia: Concrete and Wood
Gutters: Aluminum
Downspouts: Aluminum
Downspout Discharge: Above
Grade

Exterior Stair/Deck Railings:
Wood
Metal

Hardscapes:
Concrete

Retaining Walls:
Concrete
Common Element

Garage & Driveway

Garage Style:
Garage N/A

Garage Doors:
N/A

Doors & Windows:

Window Styles
Single Hung

Garage Door Operator:
N/A

Window Sash Material:
Wood

Driveway:
Common Element
Interlock

Metal

Window Glaze Features:
Single Glazing

Lot grading & Drainage:
Storm Drain At Front

Exterior Door Styles
Single
Sliding

Door Materials:
Metal
Glass

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

EXTERIOR ELEMENTS ASSESSMENT SUMMARY:

Overall Average Condition Considering Age. Some areas of deferred maintenance observed.

DEFICIENCY SUMMARY:

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

1.



Location: Exterior Front **System:** Exterior **Condition:** Trip hazard(s) on walkway

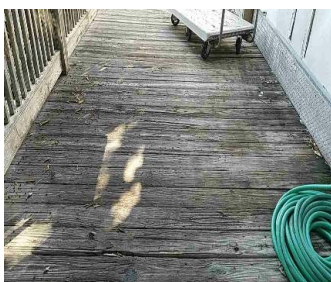
Explanation: Uneven surface conditions in the walkway present the risk of tripping for persons traversing the walkway.

Impact Consequences: Trip hazards are a safety concern requiring immediate attention.

Recommended Action: Repair

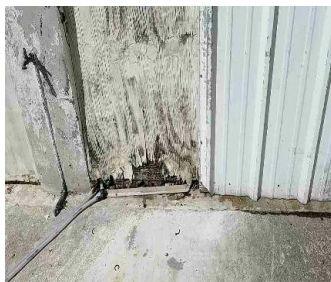
[Click here to find out more about this item](#)

2.



Location: Exterior Front **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](#)

3.



Location: Exterior Right **System:** Exterior **Condition:** Rot observed on wood elements
Explanation: Wood elements that display rot should be replaced
Impact Consequences: Rot in wood is an indication of excessive moisture and insufficient drying over time. Failing to replace the affected wood will most often result in further wood deterioration over time, and will often result in water damage to wall areas behind the wood elements. Rotting wood provides an attractive environment for insects. The cause(s) for the wood rot should be understood and corrected as part of the remedial actions, thus preventing future recurrence of this condition.
Recommended Action: Replace
[Click here to find out more about this item](#)

4.



Location: Exterior Rear **System:** Exterior **Condition:** Foundation wall is damaged
Explanation: An area of damage is noted in the foundation wall.
Impact Consequences: Damaged areas are susceptible to adverse conditions that may include deterioration of the foundation wall structural effects and water infiltration. As a minimum periodic examinations should be performed to observe for change and whether any adverse conditions are occurring. Advice from a foundation or structural specialist should be considered.
Recommended Action: Monitor; Consult Specialist
[Click here to find out more about this item](#)

5.



Location: Exterior Front **System:** Exterior **Condition:** Deck surface is bouncy

Explanation: When traversing the deck surface the deck surface has areas where noticeable bounce is observed.

Impact Consequences: Decking should provide a sound and sturdy surface for foot traffic. Bounce in the deck surface is an indication there is either insufficient support under the decking joist span is too great the deck boards are not adequately secured or there is insufficient end support at individual deck boards. Over time extra stress on the boards may result in premature deterioration and they may fracture and fail under load. To establish a safe and durable deck surface the cause of the bounce should be investigated and corrections applied to improve the sturdiness of the decking. Review by a framing contractor is suggested.

Recommended Action: Repair

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

6.



Location: Exterior Front **System:** Exterior **Condition:** Tree branches are too near to the roof surface

Explanation: Roof surfaces can be damaged by tree branches in close proximity to the roof cover.

Impact Consequences: Tree branches in contact with the roof surface will abrade the roof cover. Where the roof is heavily shaded by tree branches and leaves moss growth may occur as moisture is retained at the roof surface; flat roofs are particularly vulnerable to this condition as evaporation from the surfaces is restricted. Leaves and debris from trees will also clog the roof drainage system. Trees not only are buildings to many pests they also provide ready access to areas normally difficult for them to access such as roofs chimneys soffits vents etc. As a guide the maximum outermost branches of a mature tree should be no closer than 10Ft. (3m) from any surface of the building.

Recommended Action: Remove

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

7.



Location: Exterior Front **System:** Exterior **Condition:** Trip hazard(s) on walkway

Explanation: Uneven surface conditions in the walkway present the risk of tripping for

persons traversing the walkway.

Impact Consequences: Trip hazards are a safety concern requiring immediate attention.

Recommended Action: Repair

[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
Poured Concrete

Basement Floor:
NA

Crawl Space:
NA

Floor Sheathing:
Poured Concrete and Plywood

Roof Style:
Hip
Flat

Beams:
Tie Beam
Poured Concrete

Roof Structure:
Stick Framed
Concrete Deck

Beam Support:
Foundation
Poured Concrete

Roof Sheathing:
Concrete Deck

Columns:
Poured Concrete

RESTRICTIONS:

At the time of inspection, the following restrictions applied to the examination of this system:
Exterior Walls Have Objects Obstructing View
Interior Floors Are Finished
Interior Walls Are Finished
Insulation Is In Place
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: Exterior Rear **System:** Structure **Condition:** Exterior masonry wall has deteriorated mortar

Explanation: The mortar in the masonry wall is observed to be in a deteriorated condition. As mortar is a mixture of cement sand and water there is a broad range of performance characteristics of the mortar. As such the ability of the mortar to withstand the deteriorative effects of the conditions to which it is exposed will vary broadly. The current observed condition of the brick wall is such that the degree of deterioration warrants considerations for repair.

Impact Consequences: Mortar will deteriorate over time. When mortar deteriorates such that the mortar is cracked eroded or missing and such that further deterioration would reduce the integrity of the wall repairs should be performed. Minor repairs often involve pointing or removing and replacing areas of deteriorated mortar without disturbing the bricks. Where deterioration is more severe then more intensive work is required to repair the wall which often involves removing and rebuilding brickwork. Obviously the longer the delay in repairing the wall will increase the amount and expense of repair. Left uncorrected mortar deterioration can result in collapse of the masonry wall.

Recommended Action: Repair

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

2.



Location: Storage **System:** Structure **Condition:** Deteriorated or Damaged Beams

Explanation: Structural support beams are observed to be damaged or deteriorated.

Impact Consequences: Deteriorated or damaged structural beams should immediately be reviewed by a qualified contractor for proper repairs.

Recommended Action: Repair

[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 condition of the foundation should be checked twice a year (spring and fall) for indication of change, movement, or deterioration. In addition, look for evidence of moisture infiltration, dampness, and mold.

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: Drywall
Poured Concrete
Paneling

Interior Door Styles:

Flat Slab

Ceiling Finishes:

NA

Interior Stairs:

Museum

Floor Finishes:

Vinyl Tiles
Carpet
Ceramic Tile

Cabinetry:

NA

Common Walls:

Poured Concrete
Drywall

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

Telephone

Obstructed interior elements include:

Surfaces Under Floor Coverings

Furniture

Storage

Finished Interior Surfaces

INTERIOR ELEMENTS ASSESSMENT SUMMARY:

Overall Average Condition Considering Age. Some areas of deferred maintenance observed.

DEFICIENCY SUMMARY:

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

1.



Location: Museum **System:** Interior **Condition:** DRY Ceiling Stain Roof Leak

Explanation: A stain on a ceiling surface is observed to test low for moisture content using moisture meters or thermal imaging camera. The source of the moisture intrusion is suspected to be from a past roof leak which may or may not have been repaired.

Impact Consequences: In observing the water staining the Inspector suspects the leak may have been from a past roof leak. The stained ceiling area should be replaced or repaired in order to provide a clean surface in which a reoccurrence of the problem may be readily visible. It should be noted that certain conditions may be required for the leak to activate such as heavy rains. Ongoing monitoring as part of routine maintenance of this area is recommended.

Recommended Action: Review

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

OBSERVATIONS & SUGGESTIONS:

Periodic inspection of your attic is suggested, to examine for evidence of water infiltration, as evidenced by water stains, rot, or mold. Examination after heavy rainstorms is suggested as

the best opportunity to view current issues.

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:
Fiberglass Batt

Mechanical Ventilation:
Kitchen

Attic Estimated R Value:
R-9 to 22

Air Make-Up:
None

Attic Vapor Barrier:
Polyethylene

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 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.)

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: Rear

Heating System Details

Manufacturer Comment:

Multiple Units. See mechanical inventory Report.

Model:

Multiple Units. See mechanical inventory Report.

Serial:

Multiple Units. See mechanical inventory Report.

Age in Years:

10-15

Capacity:

0 to 59,000

Efficiency:

Conventional

Air Filter location:

Outside Blower

Fresh Air Supply:

None

Exhaust:

NA

Cooling System Details

Cooling Design: Central

Manufacturer Comment:

Multiple Units. See mechanical inventory Report.

Model:

Multiple Units. See mechanical inventory Report.

Serial:

Multiple Units. See mechanical inventory Report.

Age:

10-15

Capacity Comment:

Multiple Units. See mechanical inventory Report.

Efficiency:

Conventional

Filter Location:

Outside Blower

HEATING AND COOLING ACCESSORIES

NA

RESTRICTIONS:**Heating Restrictions**

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

System Off - Seasonal

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:

Overall Good Condition.

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: Front

Water Meter Location: Front

Water Connection Location: Front

Main Shut Off Location: Front

Service Supply Material: Copper

Hose Bib Locations:

Right Wall

Left Wall

Front

Hose Bib Types:

Standard

Distribution System:

Locations Served: Prep Room and Restroom

Distribution Material: Copper
Plastic

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
Multiple Units. See mechanical inventory Report.	Multiple Units. See mechanical inventory Report.	Multiple Units. See mechanical inventory Report.	Tank	Electricity	At Heater Disconnect	Multiple Units. See mechanical inventory Report.	Multiple Units. See mechanical inventory Report.	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:

Overall Average Condition Considering Age.

DEFICIENCY SUMMARY:

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

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:
Right Wall
Electrical Service Size: 600 Amps

Electrical Service Voltage:
120/240 Volts
Service Type:
Underground Cable
Service Material:
Concealed

Main Disconnect

Main Disconnect Location:
Right Wall
Main Disconnect Size: Three 200 Amps

Main Disconnect Type:
Circuit Breaker Disconnect

System Ground Location:
At grounding stake/pad

Distribution Wiring

Wire Type: Copper
Grounded

Arc Fault Outlets:

NA

Safety Devices

Smoke Detectors: Each floor

Carbon Monoxide detectors:

NA

Electrical Outlets:

Outlets Type(s):3-Prong

GFI Protected Outlet Locations:

Exterior

Main Panel

Panel Location:
Fish House

Panel Size:
200 Amps

Circuit Protection:
Circuit Breakers

Sub Panels

Panel Location:
Fish House

Panel Size:
200 Amps

Circuit Protection:
Circuit Breakers

RESTRICTIONS:

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

Main electrical disconnect was not operated

Wiring that is concealed is not inspected

ELECTRICAL SYSTEM ASSESSMENT SUMMARY:

Overall Good Condition. Some 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: Storage **System:** Electrical **Condition:** Damaged or Missing Cover Plate
On Junction Box

Explanation: A protective cover plate is observed to be damaged or missing from an electrical junction box.

Impact Consequences: A cover plate for junction box is required to reduce the risk of electrical shock. A suitable cover plate should be immediately installed for safety.

Recommended Action: Repair

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

2.



Location: Exterior Rear **System:** Electrical **Condition:** Unterminated active wiring observed

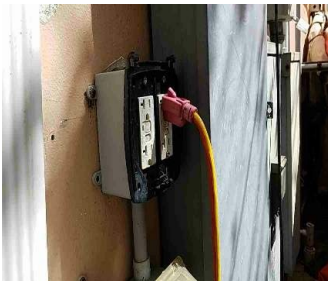
Explanation: Wires are observed to be not terminated in a protective box and this wiring is active.

Impact Consequences: Active wiring should be properly terminated at a protective box panel or fixture. Exposed wire ends present the risks of electrical shock or fire. This condition is a safety concern and should be immediately rectified.

Recommended Action: Repair

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

3.



Location: Exterior Front **System:** Electrical **Condition:** Damaged or Missing Cover of Exterior Electrical Outlet

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

Impact Consequences: An outlet with a missing or damaged cover when in an outdoor location is subject to damage and deterioration if its weathertight protection has been compromised. Receptacles 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](#)

4.



Location: Exterior Front **System:** Electrical **Condition:** Tree Branches Too Near To Service Cable or Mast

Explanation: Clearance of the service cable or mast appears to be insufficient.

Impact Consequences: Trees should be cleared away from the electrical service cable and entrance in order to prevent damage or hazards during high wind storms. Consult the local power company for proper correction.

Recommended Action: Adjust

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

5.



Location: Attic **System:** Electrical **Condition:** Conduit Not Properly Connected

Explanation: The conduit as installed is not properly connected to a panel or junction box.

Impact Consequences: Connect the conduit to a junction box or panel in order to prevent damage to wiring and avoid electrical shock hazards.

Recommended Action: Repair

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

6.



Location: Museum **System:** Electrical **Condition:** Open Knock Outs Of Junction Box

Explanation: The junction box is observed to have missing or open knock outs.

Impact Consequences: These openings are designed to allow distribution of wiring to other components. When not connected to a conduit the openings should be sealed in order to prevent hazards.

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: Exterior Right **System:** Roof **Condition:** Fascia wood is rotted

Explanation: The condition of the fascia is such that wood rot and deterioration has occurred.

Impact Consequences: Rotted wood at fascias is an indication that the ability of the fascia to protect against water infiltration and pest entry has been compromised. All rotted and deteriorated wood at fascias should be removed and replaced. Failure to correct this condition may result in costly repairs to adjacent areas damaged as a result of loss of protection.

Recommended Action: Replace

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

2.

Location: Exterior Rear **System:** Roof **Condition:** Deteriorated Concrete Roof Deck

Explanation: The concrete roof deck is deteriorated.

Impact Consequences: Deteriorated sections of the concrete roof deck should be refinished in order to increase life expectancy.

Recommended Action: Repair or Replace

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

3.

Location: Exterior Front **System:** Roof **Condition:** Gutter is damaged

Explanation: Damage is noted at the roof edge gutter. Damaged gutters may prevent the controlled drainage of water from roof areas as intended.

Impact Consequences: Gutters are a key component in the controlled drainage of run-off water away from the building exterior elements. Gutters that do not perform as intended may result in saturation of soils near the foundation which in turn can result in basement moisture or leakage issues. Repair should include repairing or replacing damaged sections of gutters and assuring that water freely flows and drains from the gutter.

Recommended Action: Repair or replace

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

4.

Location: Exterior Front **System:** Roof **Condition:** Water ponding on roof surface is observed

Explanation: Active water ponding is observed on the roof surface. Poor roof surface drainage increases the risk of leakage and can reduce the life expectancy of the roof.

Impact Consequences: Flat and low-slope roofs should be sufficiently sloped such that all water will drain from its surface. Water that ponds on the surface will add to the weight loading at the affected area which will over time enlarge this area and compound the problem. Leaks are most likely to occur at seams that are immersed in water. Correction to the roof surface profile is required. A roofing specialist should be consulted to assess for current condition and for requirements and costs for remedial action.

Recommended Action: Replace consult specialist

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

EXTERIOR

1.

Location: Exterior Front **System:** Exterior **Condition:** Trip hazard(s) on walkway
Explanation: Uneven surface conditions in the walkway present the risk of tripping for persons traversing the walkway.
Impact Consequences: Trip hazards are a safety concern requiring immediate attention.
Recommended Action: Repair
[Click here to find out more about this item](#)

2.

Location: Exterior Front **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](#)

3.

Location: Exterior Right **System:** Exterior **Condition:** Rot observed on wood elements
Explanation: Wood elements that display rot should be replaced
Impact Consequences: Rot in wood is an indication of excessive moisture and insufficient drying over time. Failing to replace the affected wood will most often result in further wood deterioration over time, and will often result in water damage to wall areas behind the wood elements. Rotting wood provides an attractive environment for insects. The cause(s) for the wood rot should be understood and corrected as part of the remedial actions, thus preventing future recurrence of this condition.
Recommended Action: Replace
[Click here to find out more about this item](#)

4.

Location: Exterior Rear **System:** Exterior **Condition:** Foundation wall is damaged
Explanation: An area of damage is noted in the foundation wall.
Impact Consequences: Damaged areas are susceptible to adverse conditions that may include deterioration of the foundation wall structural effects and water infiltration. As a minimum periodic examinations should be performed to observe for change and whether any adverse conditions are occurring. Advice from a foundation or structural specialist should be considered.
Recommended Action: Monitor; Consult Specialist
[Click here to find out more about this item](#)

5.

Location: Exterior Front **System:** Exterior **Condition:** Deck surface is bouncy
Explanation: When traversing the deck surface the deck surface has areas where noticeable bounce is observed.
Impact Consequences: Decking should provide a sound and sturdy surface for foot traffic. Bounce in the deck surface is an indication there is either insufficient support under the decking joist span is too great the deck boards are not adequately secured or there is insufficient end support at individual deck boards. Over time extra stress on the boards may result in premature deterioration and they may fracture and fail under load. To establish a safe and durable deck surface the cause of the bounce should be investigated and corrections applied to improve the sturdiness of the decking. Review

by a framing contractor is suggested.

Recommended Action: Repair

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

6.

Location: Exterior Front **System:** Exterior **Condition:** Tree branches are too near to the roof surface

Explanation: Roof surfaces can be damaged by tree branches in close proximity to the roof cover.

Impact Consequences: Tree branches in contact with the roof surface will abrade the roof cover. Where the roof is heavily shaded by tree branches and leaves moss growth may occur as moisture is retained at the roof surface; flat roofs are particularly vulnerable to this condition as evaporation from the surfaces is restricted. Leaves and debris from trees will also clog the roof drainage system. Trees not only are buildings to many pests they also provide ready access to areas normally difficult for them to access such as roofs chimneys soffits vents etc. As a guide the maximum outermost branches of a mature tree should be no closer than 10Ft. (3m) from any surface of the building.

Recommended Action: Remove

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

7.

Location: Exterior Front **System:** Exterior **Condition:** Trip hazard(s) on walkway

Explanation: Uneven surface conditions in the walkway present the risk of tripping for persons traversing the walkway.

Impact Consequences: Trip hazards are a safety concern requiring immediate attention.

Recommended Action: Repair

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

STRUCTURE

1

Location: Exterior Rear **System:** Structure **Condition:** Exterior masonry wall has deteriorated mortar

Explanation: The mortar in the masonry wall is observed to be in a deteriorated condition. As mortar is a mixture of cement sand and water there is a broad range of performance characteristics of the mortar. As such the ability of the mortar to withstand the deteriorative effects of the conditions to which it is exposed will vary broadly. The current observed condition of the brick wall is such that the degree of deterioration warrants considerations for repair.

Impact Consequences: Mortar will deteriorate over time. When mortar deteriorates such that the mortar is cracked eroded or missing and such that further deterioration would reduce the integrity of the wall repairs should be performed. Minor repairs often involve pointing or removing and replacing areas of deteriorated mortar without disturbing the bricks. Where deterioration is more severe then more intensive work is required to repair the wall which often involves removing and rebuilding brickwork. Obviously the longer the delay in repairing the wall will increase the amount and expense of repair. Left uncorrected mortar deterioration can result in collapse of the masonry wall.

Recommended Action: Repair

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

2.

Location: Storage **System:** Structure **Condition:** Deteriorated or Damaged Beams

Explanation: Structural support beams are observed to be damaged or deteriorated.

Impact Consequences: Deteriorated or damaged structural beams should immediately be reviewed by a qualified contractor for proper repairs.

Recommended Action: Repair

INTERIOR

1.

Location: Museum **System:** Interior **Condition:** DRY Ceiling Stain Roof Leak

Explanation: A stain on a ceiling surface is observed to test low for moisture content using moisture meters or thermal imaging camera. The source of the moisture intrusion is suspected to be from a past roof leak which may or may not have been repaired.

Impact Consequences: In observing the water staining the Inspector suspects the leak may have been from a past roof leak. The stained ceiling area should be replaced or repaired in order to provide a clean surface in which a reoccurrence of the problem may be readily visible. It should be noted that certain conditions may be required for the leak to activate such as heavy rains. Ongoing monitoring as part of routine maintenance of this area is recommended.

Recommended Action: Review

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

ELECTRICAL

1.

Location: Storage **System:** Electrical **Condition:** Damaged or Missing Cover Plate On Junction Box

Explanation: A protective cover plate is observed to be damaged or missing from an electrical junction box.

Impact Consequences: A cover plate for junction box is required to reduce the risk of electrical shock. A suitable cover plate should be immediately installed for safety.

Recommended Action: Repair

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

2.

Location: Exterior Rear **System:** Electrical **Condition:** Unterminated active wiring observed

Explanation: Wires are observed to be not terminated in a protective box and this wiring is active.

Impact Consequences: Active wiring should be properly terminated at a protective box panel or fixture. Exposed wire ends present the risks of electrical shock or fire. This condition is a safety concern and should be immediately rectified.

Recommended Action: Repair

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

3.

Location: Exterior Front **System:** Electrical **Condition:** Damaged or Missing Cover of Exterior Electrical Outlet

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

Impact Consequences: An outlet with a missing or damaged cover when in an outdoor location is subject to damage and deterioration if its weathertight protection has been compromised. Receptacles 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](#)

4.

Location: Exterior Front **System:** Electrical **Condition:** Tree Branches Too Near To Service Cable or Mast

Explanation: Clearance of the service cable or mast appears to be insufficient.

Impact Consequences: Trees should be cleared away from the electrical service cable and entrance in order to prevent damage or hazards during high wind storms. Consult the local power company for proper correction.

Recommended Action: Adjust

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

5.

Location: Attic **System:** Electrical **Condition:** Conduit Not Properly Connected

Explanation: The conduit as installed is not properly connected to a panel or junction box.

Impact Consequences: Connect the conduit to a junction box or panel in order to prevent damage to wiring and avoid electrical shock hazards.

Recommended Action: Repair

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

6.

Location: Museum **System:** Electrical **Condition:** Open Knock Outs Of Junction Box

Explanation: The junction box is observed to have missing or open knock outs.

Impact Consequences: These openings are designed to allow distribution of wiring to other components. When not connected to a conduit the openings should be sealed in order to prevent hazards.

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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Inspector's Signature:

Signature Date

4/24/2017

Inspector Education
Services

Commercial Certification

IES12012001,

Date:1/20/2012