

BUILDING INSPECTION REPORT

Report Number
315

Subject Property



Margaret Street Turtle
Kraals Site
Key West, FL
33040

Client Information

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

Inspection Details

Inspection Date: **07/27/2015**

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

7/27/2015

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:
Margaret Street Turtle Kraals Site, Key West
was inspected on 07/27/2015 at approximately 9:00 am

The style of this building is: Restaurant
The approximate year built is: 1974

Stories above grade: Single Floor
The Approximate Living Area Is: 12225
The Approximate Building Area Is: 12225

AMBIENT CONDITIONS
Temperature: 85 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 Bight City of Key West

In attendance at the Client
inspection were: 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 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	Metal	Medium	15 Plus	Walked on Surface(s)
Lower	Roll Roof	Flat	15 Plus	Walked on Surface(s)

ROOF PENETRATIONS

Roof Vents:
Roof
Soffit

Plumbing Stack:
Multiple

Chimneys:
None

Skylights:

ROOF DRAINAGE

Soffits: Wood

Fascia:
Wood

Gutters And Downspouts:
Metal

Gutter Discharge Location
Above Grade

None

Electrical Masts:
None

RESTRICTIONS:

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

ROOF SYSTEM ASSESSMENT SUMMARY:

Overall Condition: Acceptable; Monitor Closely. In assessing the various aspects of the roof system, no major deficiencies were noted, but ongoing monitoring is required to conditions with observed concerns.

DEFICIENCY SUMMARY:

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

1.



Location: Lower Dining Deck **System:** Roof **Condition:** Gutter is deteriorated

Explanation: A gutter is observed to be in a deteriorated condition. Repairs are required to restore the gutter to its functional condition.

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 restoring the gutters their intended condition 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](#)

2.



Location: Exterior Rear **System:** Roof **Condition:** Gutter is deteriorated

Explanation: A gutter is observed to be in a deteriorated condition. Repairs are required to restore the gutter to its functional condition.

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 restoring the gutters their intended condition 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](#)

3.



Location: Exterior Right **System:** Roof **Condition:** Fascia is missing

Explanation: Fascia is observed to be missing. Fascias are normally applied at roof edges to prevent water and pest infiltration.

Impact Consequences: The fascia areas at roof edges are vulnerable to water and pest infiltration if not adequately covered and sealed. Adding and or restoring fascia in this area is recommended.

Recommended Action: Install

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

4.



Location: Restaurant Entrance **System:** Roof **Condition:** Gutter is deteriorated

Explanation: A gutter is observed to be in a deteriorated condition. Repairs are required to restore the gutter to its functional condition.

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 restoring the gutters their intended condition 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](#)

5.



Location: Exterior Ice Machine area **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](#)

6.



Location: Exterior Ice Machine area **System:** Roof **Condition:** Soffit is missing

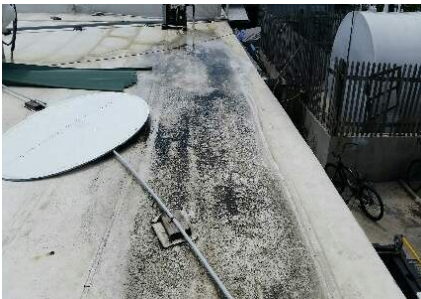
Explanation: Soffit protection is observed to be missing.

Impact Consequences: The soffit areas at roof edges are vulnerable to water infiltration and pest intrusion if not adequately sealed. Adding and or restoring soffit in this area is recommended.

Recommended Action: Install

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

7.



Location: Roof **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](#)

8.



Location: Roof **System:** Roof **Condition:** Metal roofing is rusted

Explanation: The metal roof covering is observed to have areas of rust.

Impact Consequences: Areas of rust are an indication that the metal roofing is near or past its useful life expectancy and replacement should be considered as the most effective form of action. Rust often leads to perforation and leaks; surface repairs typically provide only short-term protection.

Recommended Action: Monitor closely; consider replacing

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

9.



Location: Roof **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](#)

10.



Location: Roof **System:** Roof **Condition:** Gutter is clogged

Explanation: Debris has built up in the gutters such that the free flow of water has been restricted.

Impact Consequences: Gutters are a key component in the controlled drainage of run-off water away from the building exterior elements. Water backing up in the gutter may add sufficient weight to the gutter to cause its detachment from the structure. 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 removing debris and assuring that water freely flows and drains from the gutter.

Recommended Action: Repair

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

11.



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

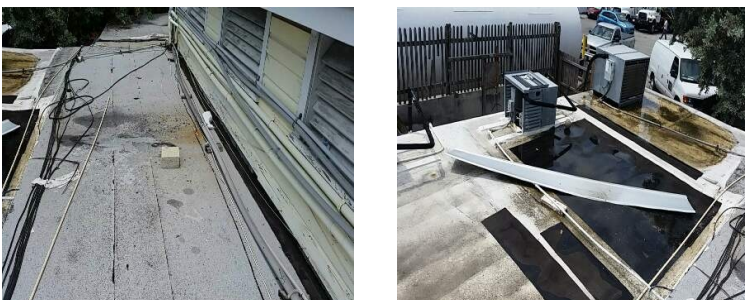
Explanation: Debris is observed on the roof surface.

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](#)

12.



Location: 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](#)

13.



Location: Roof **System:** Roof **Condition:** Soft Spots On Roof Surface

Explanation: Sheathing support of the roof covering is observed to be soft when walked upon.

Impact Consequences: This is indicative of possible deterioration of the underlying sheathing or improper support structure. The roof section noted should be investigated by a qualified roofing contractor for proper repairs.

Recommended Action: Repair

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

14.



Location: Roof **System:** Roof **Condition:** Asphalt roll roofing displays granule loss

Explanation: Areas of granule loss are noted in the roof shingle surface.

Impact Consequences: The granular surface coating is required to protect the underlying asphalt material from ultraviolet rays from the sun. Whether as a localized or general condition granule loss from the roll roofing surface presents a vulnerability to embrittlement and cracking and will lead to failure to resist water penetration. Replacing the roof covering should be considered as progressive deterioration will ultimately compromise the ability of the roof surface to protect against water infiltration.

Recommended Action: Monitor closely; consider replacing

[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.

Roof cover at or greater than the half-life expectancy of the material is increasingly vulnerable to leaks, particularly during heavy rain and stormy conditions. The probability for failure increases with age; the ability to predict time to failure of the roof cover is not possible. Should roof leaks occur, roof cover replacement may be required. Periodic examination [twice yearly] of roof surfaces is recommended to assess the condition of the roof surface and the need for corrective repairs or roof surface replacement.

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:
Wood
Stucco

Exterior Wall Trim

Wood

Roof Edge Drainage

Soffits: Wood

Fascia: Wood

Gutters: Metal

Downspouts: Metal

Downspout Discharge: Above
Grade

Garage & Driveway

Garage Style:

Garage N/A

Porches, Decks, Stairs, & Patios

Porches & decks:

Rear Dining Deck and Upper Dining Deck

Exterior Stairs:

Wood

Exterior Stair/Deck Railings:

Wood

Hardscapes:

Concrete

Retaining Walls:

Concrete

Doors & Windows:

Window Styles

Fixed

Single Hung

Garage Doors:
N/A

Window Sash Material:
Wood

Garage Door Operator:
N/A

Window Glaze Features:
Single Glazing

Driveway:
NA

Exterior Door Styles
Double Entry

Lot grading & Drainage:
Isolated Settlement

Door Materials:
Wood
Glass

RESTRICTIONS:

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

Foundation: Shrubs, Greenery Obstruct Viewing

Walls: Stored Items Obstruct Viewing

EXTERIOR ELEMENTS ASSESSMENT SUMMARY:

Overall Condition: Acceptable; Repairs Required. In assessing the various aspects of the exterior elements of this home, conditions are noted where repairs are required. Assuming the noted conditions are repaired, the overall condition would be acceptable, with periodic monitoring and preventative maintenance activities performed.

DEFICIENCY SUMMARY:

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

1.



Location: Kitchen **System:** Exterior **Condition:** Exterior door is deteriorated

Explanation: The overall condition of an exterior door is observed to be deteriorated such that its operability and performance characteristics are impaired. Exterior door 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 exterior doors 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 door 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](#)

2.



Location: Walk In Cooler Hallway **System:** Exterior **Condition:** Exterior door is deteriorated

Explanation: The overall condition of an exterior door is observed to be deteriorated such that its operability and performance characteristics are impaired. Exterior door 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 exterior doors 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 door 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](#)

3.



Location: Walk In Cooler Hallway **System:** Exterior **Condition:** Exterior door frame and or sill is rotted

Explanation: Deterioration of the door frame is noted with rot observed.

Impact Consequences: Wood rot is an indication of deterioration of wood components of the door that have been exposed to the effects of water and weather. Failure to correct this condition increases the risk of water infiltration and damage to structural components and interior finishes. Replacing the door unit should be considered.

Recommended Action: Repair consider replacing

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

4.



Location: Walk In Cooler Hallway **System:** Exterior **Condition:** Gaps In Seal of Exterior Door

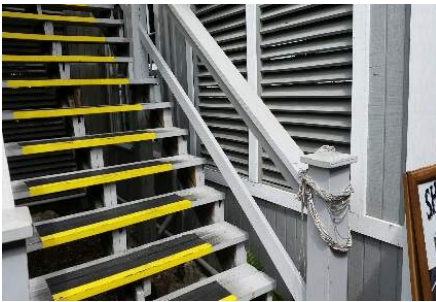
Explanation: Exterior door displays gaps when fully closed.

Impact Consequences: Exterior doors should provide an air tight seal when fully closed in order to improve climate control efficiency as well as prevent pest entry into the interior spaces. Weatherstripping is often a remedy for gaps found in doors. If weatherstripping does not correct the problem a qualified door contractor should be consulted for a review of the door installation.

Recommended Action: Review

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

5.



Location: Tower Bar Stairway **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](#)

6.



Location: Tower Bar Stairway **System:** Exterior **Condition:** Exterior wood steps have bouncy tread(s)

Explanation: One or more of the step treads is noted to move or bounce when walked upon. This condition is indicative of insufficient support under the treads.

Impact Consequences: Noticeable sag or bounce noted in stairs treads when traversed is an indication that there is insufficient support under the treads. This condition may be due to too great a span between stair stringers or the treads are not longer adequately secured at the stringers. Stair treads that are loose or bouncy are more susceptible to damage and failure and present an increased risk of injury from falls and trips. Stairs should be maintained with attention to preventing injuries.

Recommended Action: Repair

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

7.



Location: Tower Bar Stairway **System:** Exterior **Condition:** Exterior wood steps have loose tread(s)

Explanation: One or more of the step treads is noted to be loose. Loose treads present a risk of injury to people traversing the stairs.

Impact Consequences: Stair treads that are loose or damaged present risk of injury due to falls and trips. Stairs should be maintained with attention to preventing injuries.

Recommended Action: Repair

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

8.



Location: Upper Dining Deck **System:** Exterior **Condition:** Exterior wood steps have bouncy tread(s)

Explanation: One or more of the step treads is noted to move or bounce when walked upon. This condition is indicative of insufficient support under the treads.

Impact Consequences: Noticeable sag or bounce noted in stairs treads when traversed is an indication that there is insufficient support under the treads. This condition may be due to too great a span between stair stringers or the treads are not longer adequately secured at the stringers. Stair treads that are loose or bouncy are more susceptible to damage and failure and present an increased risk of injury from falls and trips. Stairs should be maintained with attention to preventing injuries.

Recommended Action: Repair

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

9.



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

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

Impact Consequences: The primary function of stair 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

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

10.



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

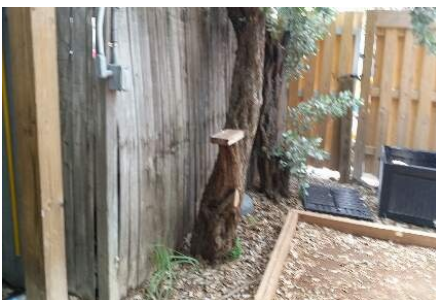
Explanation: The gate in the noted location is observed to be damaged.

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](#)

11.



Location: Exterior Rear **System:** Exterior **Condition:** Exterior fence is deteriorated

Explanation: The fence displays conditions of deterioration and is in need of repair.

Impact Consequences: The primary function of the fence is privacy. The secondary function is to prevent children and pets from leaving the safe area of the back yard.

Recommended Action: Repair or replace

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

12.



Location: Exterior Rear **System:** Exterior **Condition:** Water pools on walkway

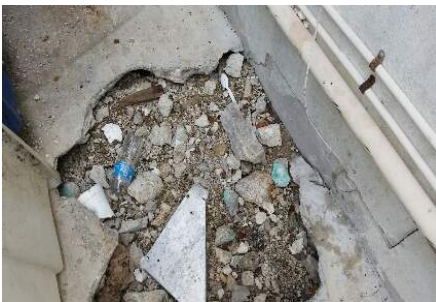
Explanation: The surface condition is such that there are dips in the walkway surface that may result in water pooling on the walkway.

Impact Consequences: Locations in the walkway where water is permitted to pool will result in surface deterioration of the walkway over time. These areas tend to crack thereby permitting water infiltration through the walkway surface which compounds the deteriorating effects. Low areas on the walkway can result in ice patches in the winter which pose a slip and fall hazard.

Recommended Action: Repair

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

13.



Location: Exterior Rear **System:** Exterior **Condition:** Washed Out Area Of Grading

Explanation: A section of grading is not level to a point at which it may pose a safety hazard.

Impact Consequences: The area of grading noted should be leveled off in order to prevent trip or fall hazards as well as promote drainage away from any nearby elements that may be impacted by excess water runoff.

Recommended Action: Repair

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

14.



Location: Exterior Rear **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](#)

15.



Location: Exterior Rear **System:** Exterior **Condition:** Exterior fence is deteriorated

Explanation: The fence displays conditions of deterioration and is in need of repair.

Impact Consequences: The primary function of the fence is privacy. The secondary function is to prevent children and pets from leaving the safe area of the back yard.

Recommended Action: Repair or replace

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

16.



Location: Lower Dining Deck **System:** Exterior **Condition:** Exterior window frame and or sill is rotted

Explanation: Deterioration of the window frame and or sill is noted with rot observed.

Impact Consequences: Wood rot is an indication of deterioration of wood components of the window that have been exposed to the effects of water and weather. Failure to correct this condition increases the risk of water infiltration and damage to structural components and interior finishes. Replacing the window unit should be considered.

Recommended Action: Repair consider replacing

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

17.



Location: Lower Dining Deck **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](#)

18.



Location: Lower 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](#)

19.



Location: Lower Dining Deck **System:** Exterior **Condition:** Exterior deck railing is damaged

Explanation: Damage to the railing is noted.

Impact Consequences: The primary function of deck railings is to protect people from falling and being injured. Damaged railings are prone to deterioration and failure and may not be capable of meeting its primary function of preventing injury. Failure to correct railing deficiencies is a safety concern and in some cases may have legal consequences where a person is injured as a result of neglecting to provide adequate safety provisions at deck edges.

Recommended Action: Repair

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

20.



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

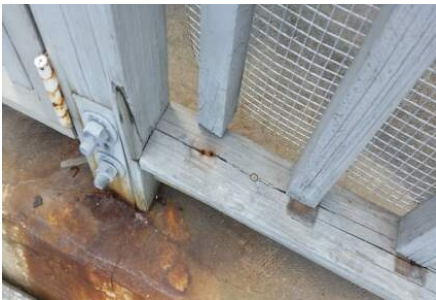
Explanation: Exterior deck railings should be installed and maintained so as to be sufficiently secured to prevent failure or detachment under normal use. Shaky deck railings are an indication that the railings are deteriorating and in need of corrective repairs or replacement.

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](#)

21.



Location: Lower Dining Deck **System:** Exterior **Condition:** Exterior deck railing is damaged

Explanation: Damage to the railing is noted.

Impact Consequences: The primary function of deck railings is to protect people from falling and being injured. Damaged railings are prone to deterioration and failure and may not be capable of meeting its primary function of preventing injury. Failure to correct railing deficiencies is a safety concern and in some cases may have legal consequences where a person is injured as a result of neglecting to provide adequate safety provisions at deck edges.

Recommended Action: Repair

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

22.



Location: Exterior Rear **System:** Exterior **Condition:** Pests Observed On Exterior Of Building

Explanation: A condition promoting pest infestation is observed.

Impact Consequences: Pests observed on the exterior of the building are a possible indicator of pest infestation to the interior of the building. The condition should be reviewed by a licensed pest control company for further evaluation and preventative measures.

Recommended Action: Review

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

23.



Location: Restaurant Entrance **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](#)

24.



Location: Exterior Ice Machine area **System:** Exterior **Condition:** Wood siding is rotted

Explanation: Rot is noted in portions of the exterior wood siding. Wood damaged by rot should be removed and 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 siding. 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](#)

25.



Location: Exterior Ice Machine area **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](#)

26.



Location: Roof **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's 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](#)

27.



Location: Roof **System:** Exterior **Condition:** Wood siding is rotted

Explanation: Rot is noted in portions of the exterior wood siding. Wood damaged by rot should be removed and 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 siding. 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](#)

28.



Location: Roof **System:** Exterior **Condition:** Unsealed Opening From Removed Component

Explanation: A wall penetration from a previously located component is not properly sealed.

Impact Consequences: Seal the wall opening in order to prevent water and pest intrusion

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	Dirt Floor Partial

SYSTEM CHARACTERISTICS:

GRADE LEVEL/SUB-GRADE ELEMENTS	WALL AND FLOOR STRUCTURE
Foundation Walls: Block Wood Frame	Exterior Walls: Block Wood Frame
Basement Floor: NA	Floor Sheathing: Poured Concrete
Crawl Space: Dirt Floor Partial Roof Style: Gable Flat	Beams: Tie Beam Wood Frame
Roof Structure: Trusses	Beam Support: Wood Frame Block
	Columns:

Roof Sheathing:
Plywood

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 Condition: Acceptable; Repairs Required. In assessing the various aspects of the structural elements of this home, conditions are noted where repairs are required. Assuming the noted conditions are repaired, the overall condition would be acceptable, with periodic monitoring and preventative maintenance activities performed.

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 displays settlement

Explanation: The degree and nature of cracks through brick and or mortar is such that settlement of the supporting foundation is indicated.

Impact Consequences: When a portion of the foundation has settled stresses from this action has resulted in cracks and movement in the brick and mortar. A building inspection cannot determine whether the condition is dynamic (e.g. whether further settlement may occur; 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 foundation or bricking will occur). As a minimum this condition should be monitored for change over time. Evaluation by a foundation and or masonry specialist should be considered.

Recommended Action: Monitor; Consult Specialist

[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.

Visible wood structure elements should be checked at least twice a year for indications of deterioration or change. Items to check include visible areas of the floor structure (such as viewed from the basement), and an attic examination for the condition of the roof structure. Checks should include observing for water damage, pest infiltration, and deterioration.

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: Paneling
Wood

Interior Door Styles:
Flat Slab

Ceiling Finishes:
Wood

Interior Stairs:
NA

Floor Finishes:
Wood
Concrete

Cabinetry:
NA

Common Walls:
Wood Frame
Panels

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:

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

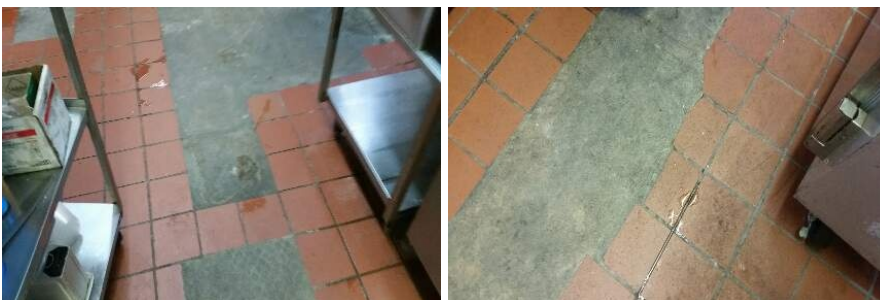
INTERIOR ELEMENTS ASSESSMENT SUMMARY:

Overall Condition: Acceptable; Repairs Required. In assessing the various aspects of the interior elements of this home, conditions are noted where repairs are required. Assuming the noted conditions are repaired, the overall condition would be acceptable, with periodic monitoring and preventative maintenance activities performed.

DEFICIENCY SUMMARY:

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

1.



Location: Kitchen **System:** Interior **Condition:** Missing Floor Covering

Explanation: Floor covering is observed to be missing in the noted location.

Impact Consequences: Missing floor covering is generally a problem which is cosmetic in nature. Floor covering should be installed in order to restore the cosmetic appeal of the room. Areas with missing floor covering should also be reviewed for potential trip hazards.

Recommended Action: Install

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

2.



Location: Kitchen **System:** Interior **Condition:** Flood Light Installation Recommended

Explanation: An emergency flood light is recommended to be placed in the location noted.

Impact Consequences: Emergency flood lighting allows safe passage to the nearest exit. Flood lights should be placed in a manner which illuminates the entire path of travel to each emergency exit.

Recommended Action: Install

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

3.



Location: Walk In Cooler Hallway **System:** Interior **Condition:** Floor cover is damaged

Explanation: Damage is noted in the floor cover due to wear impact abrasion scratches stains etc. that affect the cosmetic appearance of the floor cover.

Impact Consequences: Provided the floor cover is otherwise sound and the condition does not present a trip hazard damage to the floor cover is generally considered as visually detracting. Should the condition present a trip hazard corrective action should be taken to remove the hazard either by a repair at the location of the hazard or by replacing the floor cover. Otherwise the decision to change the floor cover due to damage is generally discretionary based on aesthetic and use factors.

Recommended Action: Repair

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

4.



Location: Walk In Cooler Hallway **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](#)

5.



Location: Walk In Cooler Hallway **System:** Interior **Condition:** Mold Suspected On Interior Surfaces

Explanation: Mold or Fungus is observed to be growing on interior surfaces.

Impact Consequences: The substance should be laboratory tested in order to determine if and what type of mold is present. Laboratory testing should be forwarded to a licensed Mold Remediator in order to determine proper cleaning and remedy.

Recommended Action: Repair

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

6.



Location: Walk In Cooler Hallway **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](#)

7.



Location: Walk In Cooler Hallway **System:** Interior **Condition:** Rot Observed In Wood Elements of Interior Wall

Explanation: Interior walls containing wood elements display evidence of water intrusion and wood rot.

Impact Consequences: Areas with wood rot should be replaced in order to prevent mold growth. Extra care should be utilized when removing in order to determine if hidden structural damage exists as well.

Recommended Action: Repair

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

8.



Location: Accounting Office **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: Accounting Office **System:** Interior **Condition:** Evidence of pest entry.

Explanation: There is indication of pest entry into the interior of the building.

Impact Consequences: Pest infestation can pose health risks to the building occupants. A qualified pest control technician should be consulted for further review.

Routine maintenance and pest control schedules should be followed to prevent further and future infestation.

Recommended Action: Service

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

10.



Location: Office Storage Area **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](#)

11.



Location: Office Storage Area **System:** Interior **Condition:** Evidence of pest entry.

Explanation: There is indication of pest entry into the interior of the building.

Impact Consequences: Pest infestation can pose health risks to the building occupants. A qualified pest control technician should be consulted for further review. Routine maintenance and pest control schedules should be followed to prevent further and future infestation.

Recommended Action: Service

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

12.



Location: Office Storage Area **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](#)

13.



Location: Office Storage Area **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](#)

14.



Location: Office **System:** Interior **Condition:** Floor cover is damaged

Explanation: Damage is noted in the floor cover due to wear impact abrasion scratches stains etc. that affect the cosmetic appearance of the floor cover.

Impact Consequences: Provided the floor cover is otherwise sound and the condition does not present a trip hazard damage to the floor cover is generally considered as visually detracting. Should the condition present a trip hazard corrective action should be taken to remove the hazard either by a repair at the location of the hazard or by replacing the floor cover. Otherwise the decision to change the floor cover due to damage is generally discretionary based on aesthetic and use factors.

Recommended Action: Repair

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

15.



Location: Office **System:** Interior **Condition:** Failed Flood Light Test

Explanation: The flood light failed to illuminate upon restricting the power source or using the test button.

Impact Consequences: Flood lights should be installed with a battery backup in case of power loss. Replace the battery or fixture in order to restore its intended function.

Recommended Action: Repair or Replace

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

16.



Location: Office **System:** Interior **Condition:** WET Wall Stain Adjacent to Exterior Wall

Explanation: A stain on an interior wall 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 exterior wall leak.

Impact Consequences: Settlement cracks as well as wall penetrations are usual suspects for exterior wall leaks. The exterior wall in the noted location should be

investigated further by a qualified contractor in order to determine the exact source of the water intrusion as well as proper remedies for prevention of future water leaks. Areas of both active and inactive water staining on interior walls pose a risk of mold growth on the interior surface of the wall. Further investigation by a licensed mold assessor is recommended in order to determine if mold growth within the wall is present.

Recommended Action: Repair

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

17.



Location: Storage Room **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 recurrence 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](#)

18.



Location: Kitchen **System:** Interior **Condition:** Floor is uneven

Explanation: Visible ridges, depressions, or hollows are observed in the floor surface. This condition is typically due to unevenness in the subfloor. Ridges are typically due to a mismatch in height at the edges of subflooring materials. Depressions are typically due to insufficient support at the edges of the subflooring wood members. Hollows are typically due to a local area of damage in the subfloor.

Impact Consequences: Provided the floor surface is otherwise sound and the condition does not present a trip hazard, unevenness in the flooring is generally considered as visually detracting. The condition can most often be corrected when the flooring is changed. Should the condition present a trip hazard, action should be taken to improve the subfloor and covering. Floors that have soft areas at the irregularities or are significantly out of level may be an indication of a structural deficiency that should be investigated and corrected.

Recommended Action: Review; Repair If Required

19.



Location: Kitchen **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](#)

20.



Location: Kitchen **System:** Interior **Condition:** Floor is uneven

Explanation: Visible ridges depressions or hollows are observed in the floor surface. This condition is typically due to unevenness in the subfloor. Ridges are typically due to a mismatch in height at the edges of subflooring materials. Depressions are typically due to insufficient support at the edges of the subflooring wood members. Hollows are typically due to a local area of damage in the subfloor.

Impact Consequences: Provided the floor surface is otherwise sound and the condition does not present a trip hazard unevenness in the flooring is generally considered as visually detracting. The condition can most often be corrected when the flooring is changed. Should the condition present a trip hazard action should be taken to improve the subfloor and covering. Floors that have soft areas at the irregularities or are significantly out of level may be an indication of a structural deficiency that should be investigated and corrected.

Recommended Action: Review; Repair If Required

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

21.



Location: Interior Bar **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](#)

22.



Location: Interior Bar **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](#)

23.



Location: Interior Bar **System:** Interior **Condition:** Damaged trims

Explanation: A trim is noted to be damaged.

Impact Consequences: Trims are typically applied to provide a suitable finished appearance to the room feature. The appearance of this feature has reduced visual appeal where trims are damaged.

Recommended Action: Repair

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

24.



Location: Mens Room **System:** Interior **Condition:** Missing Sanitizer or Soap dispenser

Explanation: A dispenser for soap or sanitizer is not found in an expected location.

Impact Consequences: Install a dispenser in order to provide intended function.

Recommended Action: Install

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

25.



Location: Restaurant Entrance **System:** Interior **Condition:** Failed Flood Light Test

Explanation: The flood light failed to illuminate upon restricting the power source or using the test button.

Impact Consequences: Flood lights should be installed with a battery backup in case of power loss. Replace the battery or fixture in order to restore its intended function.

Recommended Action: Repair or Replace

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

26.



Location: Restaurant Main Dining **System:** Interior **Condition:** Evidence of pest entry.

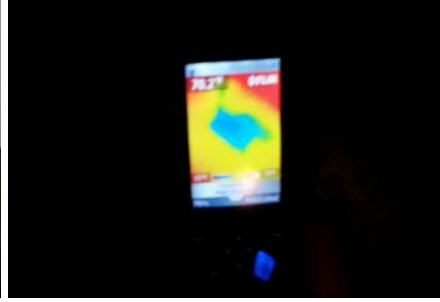
Explanation: There is indication of pest entry into the interior of the building.

Impact Consequences: Pest infestation can pose health risks to the building occupants. A qualified pest control technician should be consulted for further review. Routine maintenance and pest control schedules should be followed to prevent further and future infestation.

Recommended Action: Service

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

27.



Location: Interior Bar **System:** Interior **Condition:** WET Wall Stain Plumbing Component Leak

Explanation: A stain on a wall 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 plumbing distribution or drain pipe leak.

Impact Consequences: The wall area noted should be investigated further by a licensed plumber in order to determine proper remedy and prevention of further water damage from the plumbing component. A health hazard may be present should the leak originate from a plumbing waste drain or if moisture accumulation has provided 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](#)

28.



Location: Restaurant Main Dining **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](#)

29.



Location: Lower Dining Deck **System:** Interior **Condition:** Failed Flood Light Test

Explanation: The flood light failed to illuminate upon restricting the power source or using the test button.

Impact Consequences: Flood lights should be installed with a battery backup in case of power loss. Replace the battery or fixture in order to restore its intended function.

Recommended Action: Repair or Replace

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

30.



Location: Lower Dining Deck **System:** Interior **Condition:** Failed Flood Light Test

Explanation: The flood light failed to illuminate upon restricting the power source or using the test button.

Impact Consequences: Flood lights should be installed with a battery backup in case of power loss. Replace the battery or fixture in order to restore its intended function.

Recommended Action: Repair or Replace

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

31.



Location: Lower Dining Deck **System:** Interior **Condition:** Window Pane Trim Missing or Damaged

Explanation: The trim material designed to hold the window pane in place is observed to be missing or damaged.

Impact Consequences: Materials designed to provide an air tight seal as well as stabilize the window pane are required in order to not only provide aesthetic appeal but to maintain the intended function of the window unit. Consult a qualified window specialist for repair or replacement.

Recommended Action: Repair or Replace

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

32.



Location: Upper Dining Deck **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](#)

33.



Location: Exterior Bar **System:** Interior **Condition:** Damaged Closet Doors

Explanation: Closet doors are observed to be damaged

Impact Consequences: Damaged closet doors impair the intended use of the closet. The doors should be repaired to restore the closet to its intended use.

Recommended Action: Repair

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

34.



Location: Exterior Bar **System:** Interior **Condition:** Damaged Closet Doors

Explanation: Closet doors are observed to be damaged

Impact Consequences: Damaged closet doors impair the intended use of the closet. The doors should be repaired to restore the closet to its intended use.

Recommended Action: Repair

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

35.



Location: Upper Dining Deck **System:** Interior **Condition:** Inoperable Exit Sign

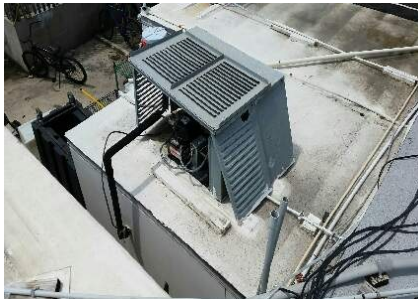
Explanation: Exit sign was not illuminated during Inspection.

Impact Consequences: Exit signs should be illuminated in order to provide building occupants with directions on egress from building in case of emergency. Consult a qualified technician for proper repair.

Recommended Action: Repair

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

36.



Location: Roof **System:** Interior **Condition:** Refrigeration Unit Housing Damaged or Missing

Explanation: The protective housing cover of the refrigeration system is observed to be damaged or missing.

Impact Consequences: Replace the housing cover in order to prevent damage to internal components.

Recommended Action: Replace

[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	Dirt Floor Partial

SYSTEM CHARACTERISTICS:

Insulated Spaces

Attic Insulation:
NA

Mehcanical Ventilation:
Kitchen

Attic Estmated R Value:
NA

Air Make-Up:
None

Attic Vapor Barrier:
NA

Attic Ventilation:
Roof
Soffit

Foundation Wall Insulation:
UnKnown

Foundation Wall R Value:
Undetermined

Foundation Vapor Barrier:
NA

Crawl Space Insulation:

NA

RESTRICTIONS:

At the time of inspection, the following restrictions applied to the examination of this system:
Truss Design Prevents Full Inspection

INSULATION AND VENTILATION ASSESSMENT SUMMARY:

Overall Condition: Acceptable; Monitor Closely. In assessing the various aspects of the insulation and ventilation elements of this home, no major deficiencies were noted, but ongoing monitoring is required to conditions with observed concerns.

DEFICIENCY SUMMARY:

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

1.



Location: Kitchen **System:** Insulation Ventilation **Condition:** Vent Ducting Not Sealed To Exterior

Explanation: Vent ducting penetrating the building envelope is not properly sealed.

Impact Consequences: Seal the ducting penetration in order to prevent water and pest intrusion.

Recommended Action: Repair

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

2.



Location: Roof **System:** Insulation Ventilation **Condition:** Grease Build Up At Vent Outlet

Explanation: The ventilation system output area is observed to have grease build up from commercial cooking equipment exhaust.

Impact Consequences: Clean the area and maintain any fan components in order to prevent blockage and fire hazards.

Recommended Action: Repair

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

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: Electric Forced Air

Energy Source: Electric

Connection Location: Rear

Heating System Details

Manufacturer Comment:

Multiple Units

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

Independant

Manufacturer Comment:

Multiple Units

Age:

10-15

Capacity Comment:

Multiple Units

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:

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 Condition: Acceptable; Monitor Closely. In assessing the various aspects of the heating/cooling systems of this home, no major deficiencies were noted, but ongoing monitoring is required to conditions with observed concerns.

DEFICIENCY SUMMARY:

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

1.



Location: Interior Bar **System:** Heating And Cooling **Condition:** Excess Condensation Dripping From Interior AC Components

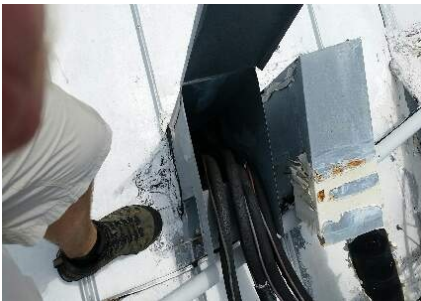
Explanation: Moisture build up from interior AC components is dripping onto adjacent surfaces.

Impact Consequences: Consult a qualified HVAC Contractor for proper repair or preventative measures in order to reduce condensation build up on interior components. Water damage or slip hazards may occur if left unattended.

Recommended Action: Repair

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

2.



Location: Roof **System:** Heating And Cooling **Condition:** Refrigerant Line Penetrations Not Sealed

Explanation: The exterior building penetrations for air conditioning refrigerant lines is not properly sealed.

Impact Consequences: Consult a licensed HVAC Contractor for proper installation of the air conditioning refrigerant lines. Improper sealing of building envelope penetrations may promote water and pest infiltration.

Recommended Action: Repair

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

3.



Location: Roof **System:** Heating And Cooling **Condition:** Refrigerant Line Penetrations Not Sealed

Explanation: The exterior building penetrations for air conditioning refrigerant lines is not properly sealed.

Impact Consequences: Consult a licensed HVAC Contractor for proper installation of the air conditioning refrigerant lines. Improper sealing of building envelope penetrations may promote water and pest infiltration.

Recommended Action: Repair

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

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:

Front

Rear

Hose Bib Types:

Standard

Distribution System:

Locations Served: Kitchen

Restrooms

Distribution Material: Copper

Plastic

Drainage and Venting System

Sanitary Drain Connection:Sanitary

Sanitary Drain Material:Plastic

Fixture Drain Materials:PVC

Drain Types:Floor

Trap

Condensate

Water Heaters(s)

Make	Model#	Serial#	Type	Fuel	Shut-off	Age	Size	Venting	Location
Ruud			Tank	Electricity	At Heater Disconnect	10-15	40	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 Condition: Acceptable; Repairs Required. In assessing the various aspects of the plumbing system of this home, conditions are noted where repairs are required. Assuming the noted conditions are repaired, the overall condition would be acceptable, with periodic monitoring and preventative maintenance activities performed.

DEFICIENCY SUMMARY:

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

1.



Location: Walk In Cooler Hallway **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](#)

2.



Location: Storage Room **System:** Plumbing **Condition:** Water heater is leaking

Explanation: Water leakage of any amount is an indicator of current or developing problems with the water tank. Old water tanks generally rust at the bottom and minor leaks from perforation are a precursor to ultimate rupture failure of the tank.

Impact Consequences: Leaks of any degree require immediate investigation and corrective action. Leaks at connections or release valves may require immediate repair. Damaged or old tanks displaying water leakage will likely require replacement. Consult with a licensed plumbing contractor for further recommendations.

Recommended Action: Repair or Replace

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

3.



Location: Storage Room **System:** Plumbing **Condition:** Drainage system has unsealed openings

Explanation: An opening in the drainage system is observed to not be sealed or is improperly sealed.

Impact Consequences: Unsealed openings may permit waste water leakage or flooding. Unsealed openings may result in sewer gases entering the building. The presence of sewer gas should be considered as a risk to health and if in sufficient density may present the risk of explosion. All unsealed openings in the drainage system should be sealed.

Recommended Action: Repair

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

4.



Location: Kitchen **System:** Plumbing **Condition:** Faucet leaks

Explanation: A leak is observed at the taps during operation. Typical observations include leaks at the faucet body handles or spout.

Impact Consequences: Leaks at the handle spout or body of the faucet is an indication of a defective seal or component. Repair is often possible; replacement of the faucet may be required.

Recommended Action: Repair

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

5.



Location: Kitchen **System:** Plumbing **Condition:** Missing Shut Off Valve

Explanation: Shut off valve to fixture is not present.

Impact Consequences: A shut off valve is not installed for the noted plumbing fixture. Shut off valves are intended to allow the occupant to terminate the water source at the fixture in case of emergency. Consult a licensed plumber for proper installation of a shut off valve for the fixture.

Recommended Action: Install

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

6.



Location: Mens Room **System:** Plumbing **Condition:** Sink is not secured to wall

Explanation: A sink is observed to be not securely attached at the wall.

Impact Consequences: A sink that is not securely attached and if not repaired may become detached from the wall. Costly repairs could result.

Recommended Action: Repair

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

7.



Location: Womens Room **System:** Plumbing **Condition:** Sink is not secured to wall

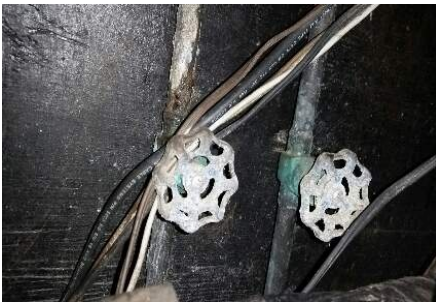
Explanation: A sink is observed to be not securely attached at the wall.

Impact Consequences: A sink that is not securely attached and if not repaired may become detached from the wall. Costly repairs could result.

Recommended Action: Repair

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

8.



Location: Exterior Bar **System:** Plumbing **Condition:** Obsolete Shut Off Valve

Explanation: The shut off valve is one observed to be an obsolete type due to high risk of malfunction or damage.

Impact Consequences: The shut off valve is provided in order to assist in restricting water service to the building or fixture. Obsolete shut off valves with known issues of malfunctioning or becoming easily damaged when operated should be replaced with more reliable fixtures. The Inspector did not perform a test of this shut off valve due to the high risk of damaging the valve. It is recommended to have a licensed plumber evaluate the shut off valve in order to consider replacing with a more reliable fixture.

Recommended Action: Consult

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

9.



Location: Restaurant Entrance **System:** Plumbing **Condition:** Obsolete Shut Off Valve

Explanation: The shut off valve is one observed to be an obsolete type due to high risk of malfunction or damage.

Impact Consequences: The shut off valve is provided in order to assist in restricting water service to the building or fixture. Obsolete shut off valves with known issues of malfunctioning or becoming easily damaged when operated should be replaced with more reliable fixtures. The Inspector did not perform a test of this shut off valve due to the high risk of damaging the valve. It is recommended to have a licensed plumber evaluate the shut off valve in order to consider replacing with a more reliable fixture.

Recommended Action: Consult

[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:

Rear

Electrical Service Size:

400 Amperes

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:

Rear

Main Disconnect Size:

400 Amperes

Main Disconnect Type:

Circuit Breaker Disconnect

System Ground Location:

At grounding stake/pad

Distribution Wiring

Wire Type: Copper

Grounded

Electrical Outlets:

Outlets Type(s):3-Prong

GFI Protected Outlet Locations:

Bathrooms

Main Panel

Panel Location:
And Multiple Interior
LocationsRear

Panel Size:
200A CB

Circuit Protection:
Circuit Breakers

Sub Panels

Panel Location:
And Multiple Interior
LocationsRear

Panel Size:
200A CB

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 Condition: Acceptable; Repairs Required. In assessing the various aspects of the electrical system of this home, conditions are noted where repairs are required. Assuming the noted conditions are repaired, the overall condition would be acceptable, with periodic monitoring and preventative maintenance activities performed.

DEFICIENCY SUMMARY:

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

1.



Location: Kitchen **System:** Electrical **Condition:** Damaged electrical switch cover

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

Impact Consequences: A switch with a missing or damaged cover is subject to damage and deterioration if its 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](#)

2.



Location: Walk In Cooler Hallway **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](#)

3.



Location: Walk In Cooler Hallway **System:** Electrical **Condition:** The panel cover has uncovered openings

Explanation: There should be no uncovered openings at the cover of the service panel to prevent accidental contact with live electrical components in the box.

Impact Consequences: This condition presents a risk of electrical shock and is a safety concern. Panel cover plugs can be purchased at an electrical supply and many hardware stores and should be installed to prevent accidental contact with live parts of the panel.

Recommended Action: Repair

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

4.



Location: Walk In Cooler Hallway **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](#)

5.



Location: Walk In Cooler Hallway **System:** Electrical **Condition:** Damaged Panel Cover

Explanation: Panel cover is observed to be damaged.

Impact Consequences: The panel cover should latch securely when closed. The panel cover should have no gaps when closed as well. Damaged panel covers can pose a safety hazard to the occupants. Consult a licensed electrician for proper repair or installation of electrical distribution panels.

Recommended Action: Repair

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

6.



Location: Walk In Cooler Hallway **System:** Electrical **Condition:** Electrical switch is damaged

Explanation: An electrical switch is observed to be damaged. The usual cause is due to impact or other form of mechanical action to fracture the insulation body of the switch.

Impact Consequences: An electrical switch that has been damaged may not operate as intended and may also have damage to its lever internal contacts or

external screws. Switches displaying any form of exterior damage should be replaced.

Recommended Action: Replace

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

7.



Location: Walk In Cooler Hallway **System:** Electrical **Condition:** Electrical fixture is loose

Explanation: Light fixtures are required to be secured from or attached to a junction box. The observed fixture is not observed to be installed in a manner to assure a safe installation as well as meeting the manufacturer intent for installation.

Impact Consequences: Fixtures that have not been adequately secured present the risk of stress to the fixture and wiring. Such conditions should be considered as safety and fire risks.

Recommended Action: Repair

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

8.



Location: Office Storage Area **System:** Electrical **Condition:** The panel cover has uncovered openings

Explanation: There should be no uncovered openings at the cover of the service panel to prevent accidental contact with live electrical components in the box.

Impact Consequences: This condition presents a risk of electrical shock and is a safety concern. Panel cover plugs can be purchased at an electrical supply and many hardware stores and should be installed to prevent accidental contact with live parts of the panel.

Recommended Action: Repair

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

9.



Location: Office Storage Area **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](#)

10.



Location: Office Storage Area **System:** Electrical **Condition:** Damaged Panel Cover

Explanation: Panel cover is observed to be damaged.

Impact Consequences: The panel cover should latch securely when closed. The panel cover should have no gaps when closed as well. Damaged panel covers can pose a safety hazard to the occupants. Consult a licensed electrician for proper repair or installation of electrical distribution panels.

Recommended Action: Repair

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

11.



Location: Office **System:** Electrical **Condition:** Detector [smoke fire or CO] is missing

Explanation: A smoke fire or carbon monoxide detector is observed to missing at its present location.

Impact Consequences: The absence of a smoke and or fire and or CO detector at a location circumvents the intent of providing the building occupants of an alert condition. As the detector is a safety device it is crucial that this device be installed in accordance with the manufacturer instructions. Immediate action should be taken to correct this condition to assure correct operation of this safety device.

Recommended Action: Install

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

12.



Location: Storage Room **System:** Electrical **Condition:** The panel cover has uncovered openings

Explanation: There should be no uncovered openings at the cover of the service panel to prevent accidental contact with live electrical components in the box.

Impact Consequences: This condition presents a risk of electrical shock and is a safety concern. Panel cover plugs can be purchased at an electrical supply and many hardware stores and should be installed to prevent accidental contact with live parts of the panel.

Recommended Action: Repair

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

13.



Location: Storage Room **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](#)

14.



Location: Kitchen **System:** Electrical **Condition:** An outlet has a damaged or missing receptacle cover

Explanation: Electrical outlets installed require protection from water entry contaminants and to prevent injury.

Impact Consequences: An outlet with a missing or damaged cover is subject to damage and deterioration. 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](#)

15.



Location: Kitchen **System:** Electrical **Condition:** Unsafe Wiring Installation

Explanation: Distribution wiring is installed in an unsafe manner or location.

Impact Consequences: Electrical wiring installed in an unsafe manner or location may pose a risk of fire or shock hazard. Consult a licensed electrician for proper installation of the observed wiring.

Recommended Action: Repair

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

16.



Location: Kitchen **System:** Electrical **Condition:** The panel cover has uncovered openings

Explanation: There should be no uncovered openings at the cover of the service panel to prevent accidental contact with live electrical components in the box.

Impact Consequences: This condition presents a risk of electrical shock and is a safety concern. Panel cover plugs can be purchased at an electrical supply and many hardware stores and should be installed to prevent accidental contact with live parts of the panel.

Recommended Action: Repair

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

17.



Location: Kitchen **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](#)

18.



Location: Kitchen **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](#)

19.



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

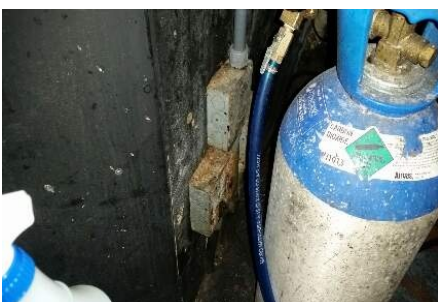
Explanation: The conduit as installed is not properly connected to a panel or junction box.

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](#)

20.



Location: Interior Bar **System:** Electrical **Condition:** Deteriorated Junction Box

Explanation: A junction box is observed to be deteriorated

Impact Consequences: Deteriorated junction boxes should be replaced in order to prevent electrical hazards. Consult a licensed electrical contractor regarding safe installation of junction boxes.

Recommended Action: Replace
[Click here to find out more about this item](#)

21.



Location: Womens Room **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](#)

22.



Location: Restaurant Main Dining **System:** Electrical **Condition:** Unsafe Wiring Installation

Explanation: Distribution wiring is installed in an unsafe manner or location.

Impact Consequences: Electrical wiring installed in an unsafe manner or location may pose a risk of fire or shock hazard. Consult a licensed electrician for proper installation of the observed wiring.

Recommended Action: Repair

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

23.



Location: Restaurant Main Dining **System:** Electrical **Condition:** Wire connections are not performed in boxes

Explanation: Splices are observed wire runs. Splices are not permitted to be applied in locations outside of protective boxes.

Impact Consequences: To assure safe termination of connections and for protection of the wire connections for wire runs are required to occur in protective electrical boxes. This condition is a safety concern and should be immediately rectified. For safety wires that contain splices should be repaired such that conductors are properly joined inside of a suitable electrical box or the wire sections. should be replaced in its entirety.

Recommended Action: Repair

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

24.



Location: Restaurant Main Dining **System:** Electrical **Condition:** Electrical fixture is damaged

Explanation: An electrical fixture is observed to be damaged. The most frequent cause is due to impact.

Impact Consequences: Damaged fixtures should be examined to assure the condition of wires or active electrical components has not been compromised. Action consideration should be to replace the fixture as damaged fixtures are prone to increased risk of fire and shock.

Recommended Action: Replace

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

25.



Location: Restaurant Main Dining **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](#)

26.



Location: Interior Bar **System:** Electrical **Condition:** Electrical switch is damaged

Explanation: An electrical switch is observed to be damaged. The usual cause is due to impact or other form of mechanical action to fracture the insulation body of the switch.

Impact Consequences: An electrical switch that has been damaged may not operate as intended and may also have damage to its lever internal contacts or external screws. Switches displaying any form of exterior damage should be replaced.

Recommended Action: Replace

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

27.



Location: Gift Shop **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](#)

28.



Location: Kitchen **System:** Electrical **Condition:** Receptacle cover plate is missing

Explanation: A protective cover plate is missing from an electrical outlet.

Impact Consequences: A cover plate for receptacles is required to reduce the risk of electrical shock. A suitable cover plate should be immediately installed for safety. Consult licensed electrical contractor for repair.

Recommended Action: Install

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

29.



Location: Lower Dining Deck **System:** Electrical **Condition:** Ground fault protection for an outlet is recommended

Explanation: An electrical outlet is installed in a location that for safety should have ground fault protection.

Impact Consequences: Outlets at outdoor locations and at indoor locations near sinks tubs or showers should have ground fault protection to reduce the risk of fatal shock. Upgrading the outlets to provide ground fault protection to these receptacle locations is recommended.

Recommended Action: Install

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

30.



Location: Lower Dining Deck **System:** Electrical **Condition:** Unsafe installation of a junction box

Explanation: The junction box is observed to be installed in a manner reflecting poor workmanship and if not corrected may result in damage fire or electrical shock.

Impact Consequences: The junction box as installed in the opinion of the inspector reflects poor workmanship and presents a hazard either in the current or future timeframes. Failure to correct may result in damage to the building and danger its occupants. Immediate repair is recommended; an electrician may be required to implement repairs.

Recommended Action: Repair

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

31.



Location: Lower Dining Deck **System:** Electrical **Condition:** Open Knock Outs Of Junction Box

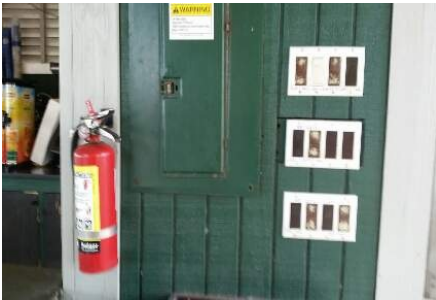
Explanation: The junction box is observed to have missing or open knock outs.

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](#)

32.



Location: Lower Dining Deck **System:** Electrical **Condition:** Damaged Panel Cover

Explanation: Panel cover is observed to be damaged.

Impact Consequences: The panel cover should latch securely when closed. The panel cover should have no gaps when closed as well. Damaged panel covers can pose a safety hazard to the occupants. Consult a licensed electrician for proper repair or installation of electrical distribution panels.

Recommended Action: Repair

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

33.



Location: Lower Dining Deck **System:** Electrical **Condition:** Electrical fixture is damaged

Explanation: An electrical fixture is observed to be damaged. The most frequent cause is due to impact.

Impact Consequences: Damaged fixtures should be examined to assure the condition of wires or active electrical components has not been compromised. Action consideration should be to replace the fixture as damaged fixtures are prone to increased risk of fire and shock.

Recommended Action: Replace

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

34.



Location: Exterior Bar **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](#)

35.



Location: Exterior Bar **System:** Electrical **Condition:** Damaged or Missing Conduit

Explanation: Electrical conduit is observed to be missing or damaged.

Impact Consequences: The primary purpose of the electrical conduit is to protect the installed wiring from physical damage and contamination. Damaged or missing conduit should be replaced to protect the wiring and prevent electrical hazards.

Recommended Action: Repair or Install

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

36.



Location: Exterior Bar **System:** Electrical **Condition:** Receptacle has loose socket contacts

Explanation: Looseness is observed in socket tension when a plug is inserted into an outlet.

Impact Consequences: Insufficient socket tension is an indication that the receptacle is worn or defective. Loose socket pins can result in arcing and present an increased risk of shock or fire. For safety receptacles with loose pins should be immediately replaced.

Recommended Action: Replace

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

37.



Location: Upper Dining Deck **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](#)

38.



Location: Exterior Rear **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](#)

39.



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

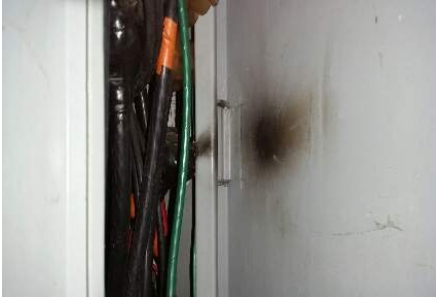
Explanation: A protective cover plate is observed to be damaged or missing from an electrical junction box.

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](#)

40.



Location: Exterior Rear **System:** Electrical **Condition:** The service panel is crowded by wiring

Explanation: The quantity of wiring in the service panel is excessive.

Impact Consequences: Crowded services panels increases the risk of damage to wires and impairs the ability to examine and alter wiring in the panel. Consideration should be given to replacing the panel with one of greater size and capability to manage the service needs of the building.

Recommended Action: Review

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

41.



Location: Exterior Rear **System:** Electrical **Condition:** Damaged Panel Cover

Explanation: Panel cover is observed to be damaged.

Impact Consequences: The panel cover should latch securely when closed. The panel cover should have no gaps when closed as well. Damaged panel covers can pose a safety hazard to the occupants. Consult a licensed electrician for proper repair or installation of electrical distribution panels.

Recommended Action: Repair

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

42.



Location: Exterior Rear **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](#)

43.



Location: Exterior Rear **System:** Electrical **Condition:** Ground fault protection for an outlet is recommended

Explanation: An electrical outlet is installed in a location that for safety should have ground fault protection.

Impact Consequences: Outlets at outdoor locations and at indoor locations near sinks tubs or showers should have ground fault protection to reduce the risk of fatal shock. Upgrading the outlets to provide ground fault protection to these receptacle locations is recommended.

Recommended Action: Install
[Click here to find out more about this item](#)

44.



Location: Exterior Rear **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](#)

45.



Location: Exterior Rear **System:** Electrical **Condition:** Electrical Fixture has a missing or damaged globe or glass

Explanation: A light fixture is observed to be missing its protective or decorative

globe and or glass or the globe or glass is damaged.

Impact Consequences: For interior light fixtures this condition is usually a cosmetic issue. Repair or replace would improve the cosmetic appearance and may improve illumination quality. In exterior locations this condition if not corrected will often result in premature deterioration of the fixture.

Recommended Action: Repair

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

46.



Location: Exterior Rear **System:** Electrical **Condition:** An exterior outlet has a damaged receptacle cover

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](#)

47.



Location: Restaurant Entrance **System:** Electrical **Condition:** Evidence of water at electrical distribution or sub panel.

Explanation: An electrical panel or sub panel displays the presence of current or past water infiltration into the panel or to its exterior

Impact Consequences: Water infiltration into the panel or sub panel can cause rusting and corrosion of the panel its components and the overcurrent devices. Water may lead to short circuiting arcing and possibly fire in the panel. The indication or presence of water in the panel should be immediately investigated and repaired by an electrician. Failure to correct presents the risks of damage or present safety hazards.

Recommended Action: Consult Specialist

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

48.



Location: Roof **System:** Electrical **Condition:** Electrical outlet is damaged

Explanation: An electrical outlet is observed to be damaged. The usual cause is due to impact or other forms of mechanical action to fracture the insulating body of the outlet.

Impact Consequences: An outlet that has been damaged may result in the internal contacts not being secured as required and the risk of short circuiting and arcing is now possible. Damaged outlets should be considered a safety hazard and should be immediately replaced.

Recommended Action: Replace

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

49.



Location: Roof **System:** Electrical **Condition:** Conduit Not Properly Secured

Explanation: The conduit installed in the noted location is not properly secured for damage prevention.

Impact Consequences: Exposed conduit should be properly secured in order to minimize movement and prevent damage.

Recommended Action: Repair

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

50.



Location: Roof **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](#)

OBSERVATIONS & SUGGESTIONS:

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: Lower Dining Deck **System:** Roof **Condition:** Gutter is deteriorated

Explanation: A gutter is observed to be in a deteriorated condition. Repairs are required to restore the gutter to its functional condition.

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 restoring the gutters their intended condition 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](#)

2

Location: Exterior Rear **System:** Roof **Condition:** Gutter is deteriorated

Explanation: A gutter is observed to be in a deteriorated condition. Repairs are required to restore the gutter to its functional condition.

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 restoring the gutters their intended condition 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](#)

3

Location: Exterior Right **System:** Roof **Condition:** Fascia is missing

Explanation: Fascia is observed to be missing. Fascias are normally applied at roof edges to prevent water and pest infiltration.

Impact Consequences: The fascia areas at roof edges are vulnerable to water and pest infiltration if not adequately covered and sealed. Adding and or restoring fascia in this area is recommended.

Recommended Action: Install

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

4

Location: Restaurant Entrance **System:** Roof **Condition:** Gutter is deteriorated

Explanation: A gutter is observed to be in a deteriorated condition. Repairs are required to restore the gutter to its functional condition.

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 restoring the gutters their intended condition 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](#)

5

Location: Exterior Ice Machine area **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](#)

6

Location: Exterior Ice Machine area **System:** Roof **Condition:** Soffit is missing

Explanation: Soffit protection is observed to be missing.

Impact Consequences: The soffit areas at roof edges are vulnerable to water infiltration and pest intrusion if not adequately sealed. Adding and or restoring soffit in this area is recommended.

Recommended Action: Install

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

7

Location: Roof **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](#)

8

Location: Roof **System:** Roof **Condition:** Metal roofing is rusted

Explanation: The metal roof covering is observed to have areas of rust.

Impact Consequences: Areas of rust are an indication that the metal roofing is near or past its useful life expectancy and replacement should be considered as the most effective form of action. Rust often leads to perforation and leaks; surface repairs typically provide only short-term protection.

Recommended Action: Monitor closely; consider replacing

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

9

Location: Roof **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](#)

10

Location: Roof **System:** Roof **Condition:** Gutter is clogged

Explanation: Debris has built up in the gutters such that the free flow of water has been restricted.

Impact Consequences: Gutters are a key component in the controlled drainage of run-off water away from the building exterior elements. Water backing up in the gutter may add sufficient weight to the gutter to cause its detachment from the structure. 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 removing debris and assuring that water freely flows and drains from the gutter.

Recommended Action: Repair

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

11

Location: 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](#)

12

Location: 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](#)

13

Location: Roof **System:** Roof **Condition:** Soft Spots On Roof Surface

Explanation: Sheathing support of the roof covering is observed to be soft when walked upon.

Impact Consequences: This is indicative of possible deterioration of the underlying sheathing or improper support structure. The roof section noted should be investigated by a qualified roofing contractor for proper repairs.

Recommended Action: Repair

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

14

Location: Roof **System:** Roof **Condition:** Asphalt roll roofing displays granule loss

Explanation: Areas of granule loss are noted in the roof shingle surface.

Impact Consequences: The granular surface coating is required to protect the underlying asphalt material from ultraviolet rays from the sun. Whether as a localized or general condition granule loss from the roll roofing surface presents a vulnerability to embrittlement and cracking and will lead to failure to resist water penetration.

Replacing the roof covering should be considered as progressive deterioration will ultimately compromise the ability of the roof surface to protect against water infiltration.

Recommended Action: Monitor closely; consider replacing

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

EXTERIOR

1

Location: Kitchen **System:** Exterior **Condition:** Exterior door is deteriorated

Explanation: The overall condition of an exterior door is observed to be deteriorated such that its operability and performance characteristics are impaired. Exterior door 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 exterior doors 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 door 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](#)

2

Location: Walk In Cooler Hallway **System:** Exterior **Condition:** Exterior door is deteriorated

Explanation: The overall condition of an exterior door is observed to be deteriorated such that its operability and performance characteristics are impaired. Exterior door 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 exterior doors 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 door 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](#)

3

Location: Walk In Cooler Hallway **System:** Exterior **Condition:** Exterior door frame and or sill is rotted

Explanation: Deterioration of the door frame is noted with rot observed.

Impact Consequences: Wood rot is an indication of deterioration of wood components of the door that have been exposed to the effects of water and weather. Failure to correct this condition increases the risk of water infiltration and damage to structural components and interior finishes. Replacing the door unit should be

considered.

Recommended Action: Repair consider replacing

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

4

Location: Walk In Cooler Hallway **System:** Exterior **Condition:** Gaps In Seal of Exterior Door

Explanation: Exterior door displays gaps when fully closed.

Impact Consequences: Exterior doors should provide an air tight seal when fully closed in order to improve climate control efficiency as well as prevent pest entry into the interior spaces. Weatherstripping is often a remedy for gaps found in doors. If weatherstripping does not correct the problem a qualified door contractor should be consulted for a review of the door installation.

Recommended Action: Review

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

5

Location: Tower Bar Stairway **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](#)

6

Location: Tower Bar Stairway **System:** Exterior **Condition:** Exterior wood steps have bouncy tread(s)

Explanation: One or more of the step treads is noted to move or bounce when walked upon. This condition is indicative of insufficient support under the treads.

Impact Consequences: Noticeable sag or bounce noted in stairs treads when traversed is an indication that there is insufficient support under the treads. This condition may be due to too great a span between stair stringers or the treads are not longer adequately secured at the stringers. Stair treads that are loose or bouncy are more susceptible to damage and failure and present an increased risk of injury from falls and trips. Stairs should be maintained with attention to preventing injuries.

Recommended Action: Repair

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

7

Location: Tower Bar Stairway **System:** Exterior **Condition:** Exterior wood steps have loose tread(s)

Explanation: One or more of the step treads is noted to be loose. Loose treads present a risk of injury to people traversing the stairs.

Impact Consequences: Stair treads that are loose or damaged present risk of injury due to falls and trips. Stairs should be maintained with attention to preventing injuries.

Recommended Action: Repair

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

8

Location: Upper Dining Deck **System:** Exterior **Condition:** Exterior wood steps have bouncy tread(s)

Explanation: One or more of the step treads is noted to move or bounce when walked upon. This condition is indicative of insufficient support under the treads.

Impact Consequences: Noticeable sag or bounce noted in stairs treads when traversed is an indication that there is insufficient support under the treads. This condition may be due to too great a span between stair stringers or the treads are not longer adequately secured at the stringers. Stair treads that are loose or bouncy are more susceptible to damage and failure and present an increased risk of injury from falls and trips. Stairs should be maintained with attention to preventing injuries.

Recommended Action: Repair

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

9

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

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

Impact Consequences: The primary function of stair 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

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

10

Location: Exterior Rear **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](#)

11

Location: Exterior Rear **System:** Exterior **Condition:** Exterior fence is deteriorated

Explanation: The fence displays conditions of deterioration and is in need of repair.

Impact Consequences: The primary function of the fence is privacy. The secondary function is to prevent children and pets from leaving the safe area of the back yard.

Recommended Action: Repair or replace

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

12

Location: Exterior Rear **System:** Exterior **Condition:** Water pools on walkway

Explanation: The surface condition is such that there are dips in the walkway surface that may result in water pooling on the walkway.

Impact Consequences: Locations in the walkway where water is permitted to pool will result in surface deterioration of the walkway over time. These areas tend to crack

thereby permitting water infiltration through the walkway surface which compounds the deteriorating effects. Low areas on the walkway can result in ice patches in the winter which pose a slip and fall hazard.

Recommended Action: Repair

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

13

Location: Exterior Rear **System:** Exterior **Condition:** Washed Out Area Of Grading

Explanation: A section of grading is not level to a point at which it may pose a safety hazard.

Impact Consequences: The area of grading noted should be leveled off in order to prevent trip or fall hazards as well as promote drainage away from any nearby elements that may be impacted by excess water runoff.

Recommended Action: Repair

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

14

Location: Exterior Rear **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](#)

15

Location: Exterior Rear **System:** Exterior **Condition:** Exterior fence is deteriorated

Explanation: The fence displays conditions of deterioration and is in need of repair.

Impact Consequences: The primary function of the fence is privacy. The secondary function is to prevent children and pets from leaving the safe area of the back yard.

Recommended Action: Repair or replace

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

16

Location: Lower Dining Deck **System:** Exterior **Condition:** Exterior window frame and or sill is rotted

Explanation: Deterioration of the window frame and or sill is noted with rot observed.

Impact Consequences: Wood rot is an indication of deterioration of wood components of the window that have been exposed to the effects of water and weather. Failure to correct this condition increases the risk of water infiltration and damage to structural components and interior finishes. Replacing the window unit should be considered.

Recommended Action: Repair consider replacing

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

17

Location: Lower Dining Deck **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](#)

18

Location: Lower 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](#)

19

Location: Lower Dining Deck **System:** Exterior **Condition:** Exterior deck railing is damaged

Explanation: Damage to the railing is noted.

Impact Consequences: The primary function of deck railings is to protect people from falling and being injured. Damaged railings are prone to deterioration and failure and may not be capable of meeting its primary function of preventing injury. Failure to correct railing deficiencies is a safety concern and in some cases may have legal consequences where a person is injured as a result of neglecting to provide adequate safety provisions at deck edges.

Recommended Action: Repair

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

20

Location: Lower 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](#)

21

Location: Lower Dining Deck **System:** Exterior **Condition:** Exterior deck railing is damaged

Explanation: Damage to the railing is noted.

Impact Consequences: The primary function of deck railings is to protect people from falling and being injured. Damaged railings are prone to deterioration and failure and may not be capable of meeting its primary function of preventing injury. Failure to correct railing deficiencies is a safety concern and in some cases may have legal consequences where a person is injured as a result of neglecting to provide adequate safety provisions at deck edges.

Recommended Action: Repair

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

22

Location: Exterior Rear **System:** Exterior **Condition:** Pests Observed On Exterior Of Building

Explanation: A condition promoting pest infestation is observed.

Impact Consequences: Pests observed on the exterior of the building are a possible indicator of pest infestation to the interior of the building. The condition should be reviewed by a licensed pest control company for further evaluation and preventative measures.

Recommended Action: Review

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

23

Location: Restaurant Entrance **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](#)

24

Location: Exterior Ice Machine area **System:** Exterior **Condition:** Wood siding is rotted

Explanation: Rot is noted in portions of the exterior wood siding. Wood damaged by rot should be removed and 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 siding. 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](#)

25

Location: Exterior Ice Machine area **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](#)

26

Location: Roof **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's 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](#)

27

Location: Roof **System:** Exterior **Condition:** Wood siding is rotted

Explanation: Rot is noted in portions of the exterior wood siding. Wood damaged by rot should be removed and 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 siding. 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](#)

28

Location: Roof **System:** Exterior **Condition:** Unsealed Opening From Removed Component

Explanation: A wall penetration from a previously located component is not properly sealed.

Impact Consequences: Seal the wall opening in order to prevent water and pest intrusion

Recommended Action: Repair

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

STRUCTURE

1

Location: Exterior Rear **System:** Structure **Condition:** Exterior masonry wall displays settlement

Explanation: The degree and nature of cracks through brick and or mortar is such that settlement of the supporting foundation is indicated.

Impact Consequences: When a portion of the foundation has settled stresses from this action has resulted in cracks and movement in the brick and mortar. A building inspection cannot determine whether the condition is dynamic (e.g. whether further settlement may occur; 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 foundation or bricking will occur). As a minimum this condition should be monitored for change over time. Evaluation by a foundation and or masonry specialist should be considered.

Recommended Action: Monitor; Consult Specialist

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

INTERIOR

1.

Location: Kitchen **System:** Interior **Condition:** Missing Floor Covering

Explanation: Floor covering is observed to be missing in the noted location.

Impact Consequences: Missing floor covering is generally a problem which is cosmetic in nature. Floor covering should be installed in order to restore the cosmetic appeal of the room. Areas with missing floor covering should also be reviewed for potential trip hazards.

Recommended Action: Install

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

2.

Location: Kitchen **System:** Interior **Condition:** Flood Light Installation

Recommended

Explanation: An emergency flood light is recommended to be placed in the location noted.

Impact Consequences: Emergency flood lighting allows safe passage to the nearest exit. Flood lights should be placed in a manner which illuminates the entire path of travel to each emergency exit.

Recommended Action: Install

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

3.

Location: Walk In Cooler Hallway **System:** Interior **Condition:** Floor cover is damaged

Explanation: Damage is noted in the floor cover due to wear impact abrasion scratches stains etc. that affect the cosmetic appearance of the floor cover.

Impact Consequences: Provided the floor cover is otherwise sound and the condition does not present a trip hazard damage to the floor cover is generally considered as visually detracting. Should the condition present a trip hazard corrective action should be taken to remove the hazard either by a repair at the location of the hazard or by replacing the floor cover. Otherwise the decision to change the floor cover due to damage is generally discretionary based on aesthetic and use factors.

Recommended Action: Repair

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

4.

Location: Walk In Cooler Hallway **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](#)

5.

Location: Walk In Cooler Hallway **System:** Interior **Condition:** Mold Suspected On Interior Surfaces

Explanation: Mold or Fungus is observed to be growing on interior surfaces.

Impact Consequences: The substance should be laboratory tested in order to determine if and what type of mold is present. Laboratory testing should be forwarded to a licensed Mold Remediator in order to determine proper cleaning and remedy.

Recommended Action: Repair

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

6.

Location: Walk In Cooler Hallway **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](#)

7.

Location: Walk In Cooler Hallway **System:** Interior **Condition:** Rot Observed In Wood Elements of Interior Wall

Explanation: Interior walls containing wood elements display evidence of water intrusion and wood rot.

Impact Consequences: Areas with wood rot should be replaced in order to prevent mold growth. Extra care should be utilized when removing in order to determine if hidden structural damage exists as well.

Recommended Action: Repair

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

8.

Location: Accounting Office **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: Accounting Office **System:** Interior **Condition:** Evidence of pest entry.

Explanation: There is indication of pest entry into the interior of the building.

Impact Consequences: Pest infestation can pose health risks to the building occupants. A qualified pest control technician should be consulted for further review. Routine maintenance and pest control schedules should be followed to prevent further and future infestation.

Recommended Action: Service

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

10.

Location: Office Storage Area **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](#)

11.

Location: Office Storage Area **System:** Interior **Condition:** Evidence of pest entry.

Explanation: There is indication of pest entry into the interior of the building.

Impact Consequences: Pest infestation can pose health risks to the building occupants. A qualified pest control technician should be consulted for further review. Routine maintenance and pest control schedules should be followed to prevent further and future infestation.

Recommended Action: Service

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

12.

Location: Office Storage Area **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](#)

13.

Location: Office Storage Area **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](#)

14.

Location: Office **System:** Interior **Condition:** Floor cover is damaged

Explanation: Damage is noted in the floor cover due to wear impact abrasion scratches stains etc. that affect the cosmetic appearance of the floor cover.

Impact Consequences: Provided the floor cover is otherwise sound and the condition does not present a trip hazard damage to the floor cover is generally considered as visually detracting. Should the condition present a trip hazard corrective action should be taken to remove the hazard either by a repair at the location of the hazard or by replacing the floor cover. Otherwise the decision to change the floor cover due to damage is generally discretionary based on aesthetic and use factors.

Recommended Action: Repair

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

15.

Location: Office **System:** Interior **Condition:** Failed Flood Light Test

Explanation: The flood light failed to illuminate upon restricting the power source or using the test button.

Impact Consequences: Flood lights should be installed with a battery backup in case of power loss. Replace the battery or fixture in order to restore its intended function.

Recommended Action: Repair or Replace

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

16.

Location: Office **System:** Interior **Condition:** WET Wall Stain Adjacent to Exterior Wall

Explanation: A stain on an interior wall 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 exterior wall leak.

Impact Consequences: Settlement cracks as well as wall penetrations are usual suspects for exterior wall leaks. The exterior wall in the noted location should be investigated further by a qualified contractor in order to determine the exact source of the water intrusion as well as proper remedies for prevention of future water leaks. Areas of both active and inactive water staining on interior walls pose a risk of mold growth on the interior surface of the wall. Further investigation by a licensed mold

assessor is recommended in order to determine if mold growth within the wall is present.

Recommended Action: Repair

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

17.

Location: Storage Room **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](#)

18.

Location: Kitchen **System:** Interior **Condition:** Floor is uneven

Explanation: Visible ridges depressions or hollows are observed in the floor surface. This condition is typically due to unevenness in the subfloor. Ridges are typically due to a mismatch in height at the edges of subflooring materials. Depressions are typically due to insufficient support at the edges of the subflooring wood members. Hollows are typically due to a local area of damage in the subfloor.

Impact Consequences: Provided the floor surface is otherwise sound and the condition does not present a trip hazard unevenness in the flooring is generally considered as visually detracting. The condition can most often be corrected when the flooring is changed. Should the condition present a trip hazard action should be taken to improve the subfloor and covering. Floors that have soft areas at the irregularities or are significantly out of level may be an indication of a structural deficiency that should be investigated and corrected.

Recommended Action: Review; Repair If Required

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

19.

Location: Kitchen **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](#)

20.

Location: Kitchen **System:** Interior **Condition:** Floor is uneven

Explanation: Visible ridges depressions or hollows are observed in the floor surface. This condition is typically due to unevenness in the subfloor. Ridges are typically due to a mismatch in height at the edges of subflooring materials. Depressions are typically due to insufficient support at the edges of the subflooring wood members. Hollows are typically due to a local area of damage in the subfloor.

Impact Consequences: Provided the floor surface is otherwise sound and the condition does not present a trip hazard unevenness in the flooring is generally considered as visually detracting. The condition can most often be corrected when the flooring is changed. Should the condition present a trip hazard action should be taken to improve the subfloor and covering. Floors that have soft areas at the irregularities or are significantly out of level may be an indication of a structural deficiency that should be investigated and corrected.

Recommended Action: Review; Repair If Required

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

21.

Location: Interior Bar **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](#)

22.

Location: Interior Bar **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](#)

23.

Location: Interior Bar **System:** Interior **Condition:** Damaged trims

Explanation: A trim is noted to damaged.

Impact Consequences: Trims are typically applied to provide a suitable finished appearance to the room feature. The appearance of this feature has reduced visual appeal where trims are damaged.

Recommended Action: Repair

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

24.

Location: Mens Room **System:** Interior **Condition:** Missing Sanitizer or Soap dispenser

Explanation: A dispenser for soap or sanitizer is not found in an expected location.

Impact Consequences: Install a dispenser in order to provide intended function.

Recommended Action: Install

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

25.

Location: Restaurant Entrance **System:** Interior **Condition:** Failed Flood Light Test

Explanation: The flood light failed to illuminate upon restricting the power source or using the test button.

Impact Consequences: Flood lights should be installed with a battery backup in case of power loss. Replace the battery or fixture in order to restore its intended function.

Recommended Action: Repair or Replace

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

26.

Location: Restaurant Main Dining **System:** Interior **Condition:** Evidence of pest entry.

Explanation: There is indication of pest entry into the interior of the building.

Impact Consequences: Pest infestation can pose health risks to the building occupants. A qualified pest control technician should be consulted for further review. Routine maintenance and pest control schedules should be followed to prevent further and future infestation.

Recommended Action: Service

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

27.

Location: Interior Bar **System:** Interior **Condition:** WET Wall Stain Plumbing Component Leak

Explanation: A stain on a wall 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 plumbing distribution or drain pipe leak.

Impact Consequences: The wall area noted should be investigated further by a licensed plumber in order to determine proper remedy and prevention of further water damage from the plumbing component. A health hazard may be present should the leak originate from a plumbing waste drain or if moisture accumulation has provided 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](#)

28.

Location: Restaurant Main Dining **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](#)

29.

Location: Lower Dining Deck **System:** Interior **Condition:** Failed Flood Light Test

Explanation: The flood light failed to illuminate upon restricting the power source or using the test button.

Impact Consequences: Flood lights should be installed with a battery backup in case of power loss. Replace the battery or fixture in order to restore its intended function.

Recommended Action: Repair or Replace

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

30.

Location: Lower Dining Deck **System:** Interior **Condition:** Failed Flood Light Test

Explanation: The flood light failed to illuminate upon restricting the power source or using the test button.

Impact Consequences: Flood lights should be installed with a battery backup in case of power loss. Replace the battery or fixture in order to restore its intended function.

Recommended Action: Repair or Replace

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

31.

Location: Lower Dining Deck **System:** Interior **Condition:** Window Pane Trim Missing or Damaged

Explanation: The trim material designed to hold the window pane in place is observed to be missing or damaged.

Impact Consequences: Materials designed to provide an air tight seal as well as stabilize the window pane are required in order to not only provide aesthetic appeal but to maintain the intended function of the window unit. Consult a qualified window specialist for repair or replacement.

Recommended Action: Repair or Replace

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

32.

Location: Upper Dining Deck **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](#)

33.

Location: Exterior Bar **System:** Interior **Condition:** Damaged Closet Doors

Explanation: Closet doors are observed to be damaged

Impact Consequences: Damaged closet doors impair the intended use of the closet. The doors should be repaired to restore the closet to its intended use.

Recommended Action: Repair

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

34.

Location: Exterior Bar **System:** Interior **Condition:** Damaged Closet Doors

Explanation: Closet doors are observed to be damaged

Impact Consequences: Damaged closet doors impair the intended use of the closet. The doors should be repaired to restore the closet to its intended use.

Recommended Action: Repair

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

35.

Location: Upper Dining Deck **System:** Interior **Condition:** Inoperable Exit Sign

Explanation: Exit sign was not illuminated during Inspection.

Impact Consequences: Exit signs should be illuminated in order to provide building occupants with directions on egress from building in case of emergency. Consult a qualified technician for proper repair.

Recommended Action: Repair

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

36.

Location: Roof **System:** Interior **Condition:** Refrigeration Unit Housing Damaged or Missing

Explanation: The protective housing cover of the refrigeration system is observed to be damaged or missing.

Impact Consequences: Replace the housing cover in order to prevent damage to internal components.

Recommended Action: Replace

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

INSULATION VENTILATION

1.

Location: Kitchen **System:** Insulation Ventilation **Condition:** Vent Ducting Not Sealed To Exterior

Explanation: Vent ducting penetrating the building envelope is not properly sealed.

Impact Consequences: Seal the ducting penetration in order to prevent water and pest intrusion.

Recommended Action: Repair

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

2.

Location: Roof **System:** Insulation Ventilation **Condition:** Grease Build Up At Vent Outlet

Explanation: The ventilation system output area is observed to have grease build up from commercial cooking equipment exhaust.

Impact Consequences: Clean the area and maintain any fan components in order to prevent blockage and fire hazards.

Recommended Action: Repair

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

HEATING AND COOLING

1.

Location: Interior Bar **System:** Heating And Cooling **Condition:** Excess Condensation Dripping From Interior AC Components

Explanation: Moisture build up from interior AC components is dripping onto adjacent surfaces.

Impact Consequences: Consult a qualified HVAC Contractor for proper repair or preventative measures in order to reduces condensation buld up on interior components. Water damage or slip hazards may occur if left unattended.

Recommended Action: Repair

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

2.

Location: Roof **System:** Heating And Cooling **Condition:** Refrigerant Line Penetrations Not Sealed

Explanation: The exterior building penetrations for air conditioning refrigerant lines is not properly sealed.

Impact Consequences: Consult a licensed HVAC Contractor for proper installation of the air conditioning refrigerant lines. Improper sealing of building envelope penetrations may promote water and pest infiltration.

Recommended Action: Repair

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

3.

Location: Roof **System:** Heating And Cooling **Condition:** Refrigerant Line Penetrations Not Sealed

Explanation: The exterior building penetrations for air conditioning refrigerant lines is not properly sealed.

Impact Consequences: Consult a licensed HVAC Contractor for proper installation of the air conditioning refrigerant lines. Improper sealing of building envelope penetrations may promote water and pest infiltration.

Recommended Action: Repair

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

PLUMBING

1.

Location: Walk In Cooler Hallway **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](#)

2.

Location: Storage Room **System:** Plumbing **Condition:** Water heater is leaking

Explanation: Water leakage of any amount is an indicator of current or developing problems with the water tank. Old water tanks generally rust at the bottom and minor leaks from perforation are a precursor to ultimate rupture failure of the tank.

Impact Consequences: Leaks of any degree require immediate investigation and corrective action. Leaks at connections or release valves may require immediate repair. Damaged or old tanks displaying water leakage will likely require replacement. Consult with a licensed plumbing contractor for further recommendations.

Recommended Action: Repair or Replace

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

3.

Location: Storage Room **System:** Plumbing **Condition:** Drainage system has unsealed openings

Explanation: An opening in the drainage system is observed to not be sealed or is improperly sealed.

Impact Consequences: Unsealed openings may permit waste water leakage or flooding. Unsealed openings may result in sewer gases entering the building. The presence of sewer gas should be considered as a risk to health and if in sufficient density may present the risk of explosion. All unsealed openings in the drainage system should be sealed.

Recommended Action: Repair

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

4.

Location: Kitchen **System:** Plumbing **Condition:** Faucet leaks

Explanation: A leak is observed at the taps during operation. Typical observations include leaks at the faucet body handles or spout.

Impact Consequences: Leaks at the handle spout or body of the faucet is an indication of a defective seal or component. Repair is often possible; replacement of the faucet may be required.

Recommended Action: Repair

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

5.

Location: Kitchen **System:** Plumbing **Condition:** Missing Shut Off Valve

Explanation: Shut off valve to fixture is not present.

Impact Consequences: A shut off valve is not installed for the noted plumbing fixture. Shut off valves are intended to allow the occupant to terminate the water source at the fixture in case of emergency. Consult a licensed plumber for proper installation of a shut off valve for the fixture.

Recommended Action: Install

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

6.

Location: Mens Room **System:** Plumbing **Condition:** Sink is not secured to wall

Explanation: A sink is observed to be not securely attached at the wall.

Impact Consequences: A sink that is not securely attached and if not repaired may become detached from the wall. Costly repairs could result.

Recommended Action: Repair

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

7.

Location: Womens Room **System:** Plumbing **Condition:** Sink is not secured to wall

Explanation: A sink is observed to be not securely attached at the wall.

Impact Consequences: A sink that is not securely attached and if not repaired may become detached from the wall. Costly repairs could result.

Recommended Action: Repair

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

8.

Location: Exterior Bar **System:** Plumbing **Condition:** Obsolete Shut Off Valve

Explanation: The shut off valve is one observed to be an obsolete type due to high risk of malfunction or damage.

Impact Consequences: The shut off valve is provided in order to assist in restricting water service to the building or fixture. Obsolete shut off valves with known issues of malfunctioning or becoming easily damaged when operated should be replaced with more reliable fixtures. The Inspector did not perform a test of this shut off valve due to the high risk of damaging the valve. It is recommended to have a licensed plumber evaluate the shut off valve in order to consider replacing with a more reliable fixture.

Recommended Action: Consult

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

9.

Location: Restaurant Entrance **System:** Plumbing **Condition:** Obsolete Shut Off Valve

Explanation: The shut off valve is one observed to be an obsolete type due to high risk of malfunction or damage.

Impact Consequences: The shut off valve is provided in order to assist in restricting water service to the building or fixture. Obsolete shut off valves with known issues of malfunctioning or becoming easily damaged when operated should be replaced with more reliable fixtures. The Inspector did not perform a test of this shut off valve due to the high risk of damaging the valve. It is recommended to have a licensed plumber evaluate the shut off valve in order to consider replacing with a more reliable fixture.

Recommended Action: Consult

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

ELECTRICAL

1.

Location: Kitchen **System:** Electrical **Condition:** Damaged electrical switch cover

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

Impact Consequences: A switch with a missing or damaged cover is subject to damage and deterioration if its 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](#)

2.

Location: Walk In Cooler Hallway **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](#)

3.

Location: Walk In Cooler Hallway **System:** Electrical **Condition:** The panel cover has uncovered openings

Explanation: There should be no uncovered openings at the cover of the service

panel to prevent accidental contact with live electrical components in the box.

Impact Consequences: This condition presents a risk of electrical shock and is a safety concern. Panel cover plugs can be purchased at an electrical supply and many hardware stores and should be installed to prevent accidental contact with live parts of the panel.

Recommended Action: Repair

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

4.

Location: Walk In Cooler Hallway **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](#)

5.

Location: Walk In Cooler Hallway **System:** Electrical **Condition:** Damaged Panel Cover

Explanation: Panel cover is observed to be damaged.

Impact Consequences: The panel cover should latch securely when closed. The panel cover should have no gaps when closed as well. Damaged panel covers can pose a safety hazard to the occupants. Consult a licensed electrician for proper repair or installation of electrical distribution panels.

Recommended Action: Repair

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

6.

Location: Walk In Cooler Hallway **System:** Electrical **Condition:** Electrical switch is damaged

Explanation: An electrical switch is observed to be damaged. The usual cause is due to impact or other form of mechanical action to fracture the insulation body of the switch.

Impact Consequences: An electrical switch that has been damaged may not operate as intended and may also have damage to its lever internal contacts or external screws. Switches displaying any form of exterior damage should be replaced.

Recommended Action: Replace

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

7.

Location: Walk In Cooler Hallway **System:** Electrical **Condition:** Electrical fixture is loose

Explanation: Light fixtures are required to be secured from or attached to a junction box. The observed fixture is not observed to be installed in a manner to assure a safe installation as well as meeting the manufacturer intent for installation.

Impact Consequences: Fixtures that have not been adequately secured present the risk of stress to the fixture and wiring. Such conditions should be considered as safety and fire risks.

Recommended Action: Repair

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

8.

Location: Office Storage Area **System:** Electrical **Condition:** The panel cover has uncovered openings

Explanation: There should be no uncovered openings at the cover of the service panel to prevent accidental contact with live electrical components in the box.

Impact Consequences: This condition presents a risk of electrical shock and is a safety concern. Panel cover plugs can be purchased at an electrical supply and many hardware stores and should be installed to prevent accidental contact with live parts of the panel.

Recommended Action: Repair

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

9.

Location: Office Storage Area **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](#)

10.

Location: Office Storage Area **System:** Electrical **Condition:** Damaged Panel Cover

Explanation: Panel cover is observed to be damaged.

Impact Consequences: The panel cover should latch securely when closed. The panel cover should have no gaps when closed as well. Damaged panel covers can pose a safety hazard to the occupants. Consult a licensed electrician for proper repair or installation of electrical distribution panels.

Recommended Action: Repair

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

11.

Location: Office **System:** Electrical **Condition:** Detector [smoke fire or CO] is missing

Explanation: A smoke fire or carbon monoxide detector is observed to missing at its present location.

Impact Consequences: The absence of a smoke and or fire and or CO detector at a location circumvents the intent of providing the building occupants of an alert condition. As the detector is a safety device it is crucial that this device be installed in accordance with the manufacturer instructions. Immediate action should be taken to correct this condition to assure correct operation of this safety device.

Recommended Action: Install

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

12.

Location: Storage Room **System:** Electrical **Condition:** The panel cover has

uncovered openings

Explanation: There should be no uncovered openings at the cover of the service panel to prevent accidental contact with live electrical components in the box.

Impact Consequences: This condition presents a risk of electrical shock and is a safety concern. Panel cover plugs can be purchased at an electrical supply and many hardware stores and should be installed to prevent accidental contact with live parts of the panel.

Recommended Action: Repair

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

13.

Location: Storage Room **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](#)

14.

Location: Kitchen **System:** Electrical **Condition:** An outlet has a damaged or missing receptacle cover

Explanation: Electrical outlets installed require protection from water entry contaminants and to prevent injury.

Impact Consequences: An outlet with a missing or damaged cover is subject to damage and deterioration. 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](#)

15.

Location: Kitchen **System:** Electrical **Condition:** Unsafe Wiring Installation

Explanation: Distribution wiring is installed in an unsafe manner or location.

Impact Consequences: Electrical wiring installed in an unsafe manner or location may pose a risk of fire or shock hazard. Consult a licensed electrician for proper installation of the observed wiring.

Recommended Action: Repair

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

16.

Location: Kitchen **System:** Electrical **Condition:** The panel cover has uncovered openings

Explanation: There should be no uncovered openings at the cover of the service panel to prevent accidental contact with live electrical components in the box.

Impact Consequences: This condition presents a risk of electrical shock and is a safety concern. Panel cover plugs can be purchased at an electrical supply and many hardware stores and should be installed to prevent accidental contact with live parts of the panel.

Recommended Action: Repair

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

17.

Location: Kitchen **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](#)

18.

Location: Kitchen **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](#)

19.

Location: Kitchen **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](#)

20.

Location: Interior Bar **System:** Electrical **Condition:** Deteriorated Junction Box

Explanation: A junction box is observed to be deteriorated

Impact Consequences: Deteriorated junction boxes should be replaced in order to prevent electrical hazards. Consult a licensed electrical contractor regarding safe installation of junction boxes.

Recommended Action: Replace

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

21.

Location: Womens Room **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](#)

22.

Location: Restaurant Main Dining **System:** Electrical **Condition:** Unsafe Wiring Installation

Explanation: Distribution wiring is installed in an unsafe manner or location.

Impact Consequences: Electrical wiring installed in an unsafe manner or location may pose a risk of fire or shock hazard. Consult a licensed electrician for proper installation of the observed wiring.

Recommended Action: Repair

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

23.

Location: Restaurant Main Dining **System:** Electrical **Condition:** Wire connections are not performed in boxes

Explanation: Splices are observed wire runs. Splices are not permitted to be applied in locations outside of protective boxes.

Impact Consequences: To assure safe termination of connections and for protection of the wire connections for wire runs are required to occur in protective electrical boxes. This condition is a safety concern and should be immediately rectified. For safety wires that contain splices should be repaired such that conductors are properly joined inside of a suitable electrical box or the wire sections. should be replaced in its entirety.

Recommended Action: Repair

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

24.

Location: Restaurant Main Dining **System:** Electrical **Condition:** Electrical fixture is damaged

Explanation: An electrical fixture is observed to be damaged. The most frequent cause is due to impact.

Impact Consequences: Damaged fixtures should be examined to assure the condition of wires or active electrical components has not been compromised. Action consideration should be to replace the fixture as damaged fixtures are prone to increased risk of fire and shock.

Recommended Action: Replace

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

25.

Location: Restaurant Main Dining **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](#)

26.

Location: Interior Bar **System:** Electrical **Condition:** Electrical switch is damaged

Explanation: An electrical switch is observed to be damaged. The usual cause is due to impact or other form of mechanical action to fracture the insulation body of the switch.

Impact Consequences: An electrical switch that has been damaged may not operate as intended and may also have damage to its lever internal contacts or external screws. Switches displaying any form of exterior damage should be replaced.

Recommended Action: Replace

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

27.

Location: Gift Shop **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](#)

28.

Location: Kitchen **System:** Electrical **Condition:** Receptacle cover plate is missing

Explanation: A protective cover plate is missing from an electrical outlet.

Impact Consequences: A cover plate for receptacles is required to reduce the risk of electrical shock. A suitable cover plate should be immediately installed for safety. Consult licensed electrical contractor for repair.

Recommended Action: Install

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

29.

Location: Lower Dining Deck **System:** Electrical **Condition:** Ground fault protection for an outlet is recommended

Explanation: An electrical outlet is installed in a location that for safety should have ground fault protection.

Impact Consequences: Outlets at outdoor locations and at indoor locations near sinks tubs or showers should have ground fault protection to reduce the risk of fatal shock. Upgrading the outlets to provide ground fault protection to these receptacle locations is recommended.

Recommended Action: Install

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

30.

Location: Lower Dining Deck **System:** Electrical **Condition:** Unsafe installation of a junction box

Explanation: The junction box is observed to be installed in a manner reflecting poor workmanship and if not corrected may result in damage fire or electrical shock.

Impact Consequences: The junction box as installed in the opinion of the inspector reflects poor workmanship and presents a hazard either in the current or future timeframes. Failure to correct may result in damage to the building and danger its occupants. Immediate repair is recommended; an electrician may be required to implement repairs.

Recommended Action: Repair

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

31.

Location: Lower Dining Deck **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](#)

32.

Location: Lower Dining Deck **System:** Electrical **Condition:** Damaged Panel Cover

Explanation: Panel cover is observed to be damaged.

Impact Consequences: The panel cover should latch securely when closed. The panel cover should have no gaps when closed as well. Damaged panel covers can pose a safety hazard to the occupants. Consult a licensed electrician for proper repair or installation of electrical distribution panels.

Recommended Action: Repair
[Click here to find out more about this item](#)

33.

Location: Lower Dining Deck **System:** Electrical **Condition:** Electrical fixture is damaged

Explanation: An electrical fixture is observed to be damaged. The most frequent cause is due to impact.

Impact Consequences: Damaged fixtures should be examined to assure the condition of wires or active electrical components has not been compromised. Action consideration should be to replace the fixture as damaged fixtures are prone to increased risk of fire and shock.

Recommended Action: Replace
[Click here to find out more about this item](#)

34.

Location: Exterior Bar **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](#)

35.

Location: Exterior Bar **System:** Electrical **Condition:** Damaged or Missing Conduit

Explanation: Electrical conduit is observed to be missing or damaged.

Impact Consequences: The primary purpose of the electrical conduit is to protect the installed wiring from physical damage and contamination. Damaged or missing conduit should be replaced to protect the wiring and prevent electrical hazards.

Recommended Action: Repair or Install
[Click here to find out more about this item](#)

36.

Location: Exterior Bar **System:** Electrical **Condition:** Receptacle has loose socket contacts

Explanation: Looseness is observed in socket tension when a plug is inserted into an outlet.

Impact Consequences: Insufficient socket tension is an indication that the receptacle is worn or defective. Loose socket pins can result in arcing and present an

increased risk of shock or fire. For safety receptacles with loose pins should be immediately replaced.

Recommended Action: Replace

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

37.

Location: Upper Dining Deck **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](#)

38.

Location: Exterior Rear **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](#)

39.

Location: Exterior Rear **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](#)

40.

Location: Exterior Rear **System:** Electrical **Condition:** The service panel is crowded by wiring

Explanation: The quantity of wiring in the service panel is excessive.

Impact Consequences: Crowded services panels increases the risk of damage to wires and impairs the ability to examine and alter wiring in the panel. Consideration should be given to replacing the panel with one of greater size and capability to manage the service needs of the building.

Recommended Action: Review

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

41.

Location: Exterior Rear **System:** Electrical **Condition:** Damaged Panel Cover

Explanation: Panel cover is observed to be damaged.

Impact Consequences: The panel cover should latch securely when closed. The

panel cover should have no gaps when closed as well. Damaged panel covers can pose a safety hazard to the occupants. Consult a licensed electrician for proper repair or installation of electrical distribution panels.

Recommended Action: Repair

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

42.

Location: Exterior Rear **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](#)

43.

Location: Exterior Rear **System:** Electrical **Condition:** Ground fault protection for an outlet is recommended

Explanation: An electrical outlet is installed in a location that for safety should have ground fault protection.

Impact Consequences: Outlets at outdoor locations and at indoor locations near sinks tubs or showers should have ground fault protection to reduce the risk of fatal shock. Upgrading the outlets to provide ground fault protection to these receptacle locations is recommended.

Recommended Action: Install

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

44.

Location: Exterior Rear **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](#)

45.

Location: Exterior Rear **System:** Electrical **Condition:** Electrical Fixture has a missing or damaged globe or glass

Explanation: A light fixture is observed to be missing its protective or decorative globe and or glass or the globe or glass is damaged.

Impact Consequences: For interior light fixtures this condition is usually a cosmetic issue. Repair or replace would improve the cosmetic appearance and may improve illumination quality. In exterior locations this condition if not corrected will often result in premature deterioration of the fixture.

Recommended Action: Repair

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

46.

Location: Exterior Rear **System:** Electrical **Condition:** An exterior outlet has a

damaged receptacle cover

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](#)

47.

Location: Restaurant Entrance **System:** Electrical **Condition:** Evidence of water at electrical distribution or sub panel.

Explanation: An electrical panel or sub panel displays the presence of current or past water infiltration into the panel or to its exterior

Impact Consequences: Water infiltration into the panel or sub panel can cause rusting and corrosion of the panel its components and the overcurrent devices. Water may lead to short circuiting arcing and possibly fire in the panel. The indication or presence of water in the panel should be immediately investigated and repaired by an electrician. Failure to correct presents the risks of damage or present safety hazards.

Recommended Action: Consult Specialist

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

48.

Location: Roof **System:** Electrical **Condition:** Electrical outlet is damaged

Explanation: An electrical outlet is observed to be damaged. The usual cause is due to impact or other forms of mechanical action to fracture the insulating body of the outlet.

Impact Consequences: An outlet that has been damaged may result in the internal contacts not being secured as required and the risk of short circuiting and arcing is now possible. Damaged outlets should be considered a safety hazard and should be immediately replaced.

Recommended Action: Replace

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

49.

Location: Roof **System:** Electrical **Condition:** Conduit Not Properly Secured

Explanation: The conduit installed in the noted location is not properly secured for damage prevention.

Impact Consequences: Exposed conduit should be properly secured in order to minimize movement and prevent damage.

Recommended Action: Repair

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

50.

Location: Roof **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](#)

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

7/27/2015

**Inspector Education
Services**

Commercial Certification

IES12012001,

Date: 1/20/2012