

Sample commercial com sample

FOUNDATION - STRUCTURE - EXTERIOR

The following opinion is based on an inspection of the visible portion of the foundation and exterior. This report is not intended as a termite clearance. We recommend you obtain the services of a licensed pest control operator to determine the presence of any termite infestation.

FOUNDATIONS:

Floor Joists:	Monolithic. Floor is a concrete slab. Galvanized bolts are in good condition.
Evidence of Settlement:	Floor is constructed without subflooring.
Grading:	Minor cracks noted- not significant at this point in time. Anticipate flooding during times of heavy rain. Poor, A drip line has formed from water falling off the edge of the roof. Depressions or low areas are noted - They present a tripping hazards, particularly when they occur next to paved or regularly used areas. Fill depressions to reduce liability.

EXTERIOR WALLS:

Predominant materials:	Masonry.
Overall Condition:	Fair.
Evidence of Cracking:	Minor settlement cracking is noted -
Other Inspector Comments:	Masonry needs repointing South side - approximately 1/3 of total mortar needs replaced.

WINDOWS:

Predominant Type:	Wood Double Hung.
Overall Condition:	Poor. Some slider windows are difficult to operate and would benefit from cleaning and lubrication.
Type and Condition of Sills	Wood. Sill cracks are noted in some areas - Exposed reinforcing rods or rusting is present. Some window sills have been repaired in the past. Wood sills have some minor rot due to water penetration.

DOORS:

Front Entry Doors:	Fair condition. Minor rot is noted at the lower portion of the doorframe -
Rear Entry Doors:	Fair condition.
Overhead/Sliding Doors:	Good condition. Door is still serviceable at this time. You should anticipate the need to replace it sometime in the future however.

TRIM:

STOREFRONT FACADE:	Sidewalk Comments: front Fair overall condition-
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GROUNDS & PARKING:

Parking Areas:	Asphalt, Concrete curbs are in good overall condition. Appearance of parking area would be improved by seal-coating. Fair.
Other Paved Areas:	Asphalt.
Condition:	Fair.
Landscaping:	Trees are contacting the building - Consider trimming or tree removal to improve appearance. Poor.

FENCING/STAIRS:

Stairs:	Several balusters are rotted and in need of wood replacement. Minor rot is noted at stringer facing boards where they meet the ground. Handrailing is not attached sufficiently. A safety hazard exists.
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FRONT ENTRY:

Some loose tile are noted at the floor.

SHED AREAS:

Viewing was restricted by stored items.

Approximate Year of Construction:

1895.

ROOFING SYSTEM

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This inspection is made on the basis of what is visible and accessible on the day of the inspection and is not a warranty of the roof system or how long it will be watertight in the future. For an accurate cost on what repairs or replacement cost will be, a licensed and insured roofing contractor should be called. All roof coverings require periodic maintenance and should be visually inspected once a year. Buyers are encouraged to ask sellers about the presence of any roof leaks.

GENERAL COMMENTS:

Roof Structure:	Needs replacment. Ponding noted. Shallow sloped flat roof. Poor overall condition.
Roof Covering:	Flat tar and gravel.
Overall Condition:	Poor, primarily due to the age of the the roof covering or underlayment and its limited anticipated remaining economic service life. This type of roofing material has a typical service life of 12-15 years. Roof has migration of gravel off its surface, with some areas of felts now exposed to accelerated weathering. Some seams are loosening and in need of maintenance. While no active leakage is noted, this roof is at the point in its life where leakage can be expected to occur over the next few years. Roof covering is approaching the end of its life expectancy.

FLASHINGS:

Parapet Wall Flashings:	The potential for rainwater entry exists. Asphalt cement has previously been applied to some parapet wall flashings. No signs of active leakage are noted at any of these areas but they should be monitored in the future for signs of recurring leakage. Ongoing maintenance will be needed.
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ROOF PERIMETER:

Storefront Facade Roof:	Fair overall condition-
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ATTIC & CHASES:

Accessible for inspection?	Viewing at the underside of the roof was done by lifting ceiling panels in various areas. Not every area under the roof could be observed. Evidence of prior rodent activity was noted. You may want to have treatment carried out by a licensed exterminator.
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INSULATION:

Predominant Type and Esti	Not determined.
Side-Wall Insulation	Not determined.

GUTTERS & DOWNSPOUTS:

Type and Condition:	Steel. Fair overall condition.
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Swamp cooler.

not operable.

AC compressors X 4.

All need cleaned.

RECENT WEATHER CONDITIONS HAVE BEEN:

Dry.

PLUMBING SYSTEM

It is not within the scope of this report to determine the degree of salinity, quality, or volume of any well water or the operational effectiveness of any water treatment equipment. Contact your local Health Department for these tests. Determination of pinhole leakage at water supply lines in an attic or structure is limited to areas where pipes are visible and accessible. Operation of time clock motors is not verified. From time to time, you will have to replace such items as toilet flappers, faucet washers or cartridges, and P-traps, as these items wear out every few years. Hot water can scald. Be careful!

WATER SOURCE:

Supply Pressure in PSI:	Municipal service. 145.
Main Cutoff Valve Location	At the meter.

INTERIOR SUPPLY LINES:

Predominant Type:	Galvanized Iron.
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Flow:	Poor.
Evidence of past or present I	None.
WASTE/VENTING PROVISIONS:	
Interior Waste Lines: Predomin	Sewer.
Drainage:	Cast Iron and Copper.
Evidence of past or present I	Good.
Venting:	None.
HOT WATER SOURCE:	Adequate.
	Boiler.
FIRE SPRINKLER SYSTEM:	
	Not tested.

ELECTRICAL

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire building should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection.

MAIN SERVICES:

Service Entrances:	Overhead. Cap of weatherhead is rusted through and admitting water into the main electrical panel. Cap is replaceable for a few dollars, but a licensed electrician should make the replacement, as unfused high voltage wires pass through this area.
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MAIN DISCONNECTS:

Incoming Wiring:	1/0 Copper.
Location of Service Disconne	Top of main panel.

SUBPANELS:

Locations & Condition:	Air conditioning equipment, Next to the main electrical panel.
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COMMON AREA CIRCUIT PANELS:

Location:	Utility room.
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COMMON AREA BRANCH CIRCUIT WIRING:

Wire Size vs Indicated Use:	Good.
Predominant Wire Type:	Copper.

SYSTEM GROUNDING:

Condition:	Good.
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EXTERIOR OUTLETS, SWITCHES, FIXTURES:

Outlets: Overall Condition:	Good.
Switches: Overall Condition:	Good.
Fixtures: Overall Condition:	Good.

AIR CONDITIONING & HEATING SYSTEMS

The best preventative maintenance for air conditioners and heaters is regular cleaning or changing of air filters, at least every 60 days. Evaporator cooling coils periodically need cleaning by an air conditioning contractor to insure optimum performance. Operation of time clock motors is not verified. Gas pilot lights are not lit during the inspection.

GENERAL COMMENTS:

GENERAL COMMENTS:	All air conditioning and heating units are package types, mounted on the roof of the building.
CONDENSER:	Amana brand.
SYSTEM SIZE:	3.5 tons.
CONDITION:	Poor.

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AIR HANDLER CONDITION	Poor. Evaporator unit is leaking condensation into an emergency overflow pan positioned below the unit. Further evaluation and repairs are required by a licensed air conditioning contractor. See note #3 below. Evaporator coil is dirty. Air flow and operational efficiency is lower than normal. Evaporator coils deteriorate more quickly when left dirty. Consider having the coils cleaned by a professional. This job is generally one which requires a degree of expertise to perform. Budget \$100 or so to have this maintenance done.
CONDENSER:	Amana brand.
SYSTEM SIZE:	3.5 tons.
CONDITION:	Poor.
AIR HANDLER CONDITION	Fair.
AIR LEAKAGE:	Major cold air leakage is occurring at the evaporator cabinet-
CONDENSER:	Amana brand.
SYSTEM SIZE:	3.5 tons.
CONDITION:	Fair- Primarily due to the age of the unit.
AIR HANDLER CONDITION	Fair.
AIR LEAKAGE:	No significant areas noted.
CONDENSER:	Amana brand.
SYSTEM SIZE:	3.5 tons.
CONDITION:	Good.
AIR HANDLER CONDITION	Fair.
AIR LEAKAGE:	No significant areas noted.
CONDENSER:	Amana brand.
SYSTEM SIZE:	3.5 tons.
CONDITION:	Fair- Primarily due to the age of the unit.
AIR HANDLER CONDITION	Poor.
AIR LEAKAGE:	No significant areas noted.

Unit Interiors

Most small cracks at interior walls & ceilings are minor and should be considered as cosmetic flaws. Repair includes patching and caulking, then painting. Where practical, your inspector will use a moisture meter to determine the status of visible stained areas. No effort is made to move furniture or other stored items which are sometimes present and restrict viewing at interior areas. Carpeting, wall coverings, curtains, drapes and other tenant supplied items are not inspected.

Reception area.

INTERIOR SPACES:	Fair overall condition.
BATH SINKS:	Sink is leaking, with replacement needed. Budget \$100-200 to have a licensed plumber install another, depending on make and model chosen.
Water Supply:	Faucet is loosely mounted at the sink.
Drainage:	Drainage is a bit slower than normal.
TOILETS:	Good overall.
ELECTRICAL PANEL:	Good overall.
Circuit Breaker Sizing:	A 20 amp circuit breaker is served by a #14 copper wire rated for use with 15 amps of service only. Circuit breaker should be changed out to match the rating of connected wiring. Fair, This work should be performed the next time your electrician is called out for any other work.
Wire Type:	Copper.
Wire Sizing:	Good overall.
OBSERVED ELECTRICAL H	Handyman wiring is noted in the following locations: Unit 3.
Grounding:	Good where applicable.
Outlets:	Good overall. Several outlets are loose and in need of tightening.
Switches:	Good overall.
Fixtures:	Fair.

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	GFI Circuitry:	Good overall.
	Smoke Alarms:	Smoke alarms without test buttons were not tested.
	A/C OPERATION:	14-16 degrees F. Considered acceptable, Fair- Unit is older.
	Air Leakage?	Minor cold air leakage is occurring at the evaporator cabinet-
	Condensate Stains:	Yes- Minor old stains are noted near the evaporator unit. All were dry. No present condensation problem is suspected.
	Heating System:	Gas.
	Ductwork:	Insulated Metal Ducts, Ductwork is older, now taped with some replacement branch ducts noted.
	Air Flow:	Fair throughout.
	Intake Filter:	Several filter locations are provided. Filter(s) are Disposable types. Poor- Filter needs replacement.
	A/C Controls:	Fair-Older.
Unit 1.	INTERIOR SPACES:	No access was available at this unit, due to vacancy, tenant absence, or lack of a key.
Unit 2.	INTERIOR SPACES:	Good overall condition.
	BATH SINKS:	Good overall condition.
	Water Supply:	Good overall.
	Drainage:	Drainage is a bit slower than normal.
	TOILETS:	Good overall.
	ELECTRICAL PANEL:	Good overall.
	Circuit Breaker Sizing:	Good overall.
	Wire Type:	Copper.
	Wire Sizing:	Good overall.
	Grounding:	Good overall.
	Outlets:	Good overall.
	Switches:	Good overall.
	Fixtures:	Good overall.
	GFI Circuitry:	Good overall.
	Smoke Alarms:	Smoke alarms without test buttons were not tested.
	A/C OPERATION:	Good cooling reported. No tenant complaints. 20-22 degrees F. Slightly excessive cooling.
	Air Leakage?	No significant areas noted.
	Condensate Stains:	No significant staining was seen.
	Heating System:	Gas. Good overall condition.
	Ductwork:	Insulated Metal Ducts.
	Air Flow:	Good overall.
	Intake Filter:	Good overall condition.
	A/C Controls:	Good. Thermostat properly activated the system in the heating and cooling modes.
Unit 3.	INTERIOR SPACES:	Good overall condition.
	BATH SINKS:	Good overall condition.
	Water Supply:	Good overall.
	Drainage:	Drainage is a bit slower than normal.
	TOILETS:	Good overall.
	ELECTRICAL PANEL:	Good overall.
	Wire Type:	Copper.
	Wire Sizing:	Good overall.
	Grounding:	Good overall.
	Outlets:	Good overall.
	Switches:	Good overall.
	Fixtures:	Good overall.
	GFI Circuitry:	Good overall.

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Smoke Alarms:

Air Leakage?

Condensate Stains:

Heating System:

Ductwork:

Air Flow:

Intake Filter:

A/C Controls:

Smoke alarms without test buttons were not tested.

No significant areas noted.

Yes- Minor old stains are noted near the evaporator unit. All were dry. No present condensation problem is suspected.

Gas. Good overall condition.

Insulated Metal Ducts.

Good overall.

Filter(s) are Disposable types. Good overall condition.

Good. Thermostat properly activated the system in the heating and cooling modes.