



Inspection Report

Mr. John Sample

Property Address:
Highway 17
Myrtle Beach, South Carolina 29575



Front View



Side View



Subject Viewed from Drone

Pro Inspection Services, Inc.

**Emerson Treffer, CPI
43 Aberdeen Way
Pawleys Island, South Carolina 29585
843-421-1718**

SC #49424

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Date: 7/20/2022	Time:	Report ID: Sample Commercial Office Building
Property: Highway 17 Myrtle Beach, South Carolina 29575	Customer: Mr. John Sample	Real Estate Professional:

SAMPLE COMMERCIAL INSPECTION REPORT

PROFSSIONAL OFFICE BUILDING

LOCATED AT

HIGHWAY 17

MYRTLE BEACH, SOUTH CAROLINA 29575

PREPARED FOR MR. JOHN SAMPLE

EFFECTIVE DATE: JULY 7, 2022

Dear Mr.Sample:

In accordance with your request, I submit the attached Commercial Inspection Report of the above captioned property for the purpose of investigating its overall condition on the "Date of Inspection" of the professional office building which is located on Highway 17 in Myrtle Beach and is recorded in the land records of Horry County.

The subject is a well constructed upscale office building which has been well maintained. This building has a good location and ingress and egress is good. There is also ample on-site parking. The Trane heat pumps are all older units (manufactured 2012 and 2013) and we recommend servicing these units as soon as possible. They produced adequate heating and cooling; however, obtaining replacement parts may be an issue. We recommend that these units be monitored over time and replaced as needed.

The accompanying report contains the results of our inspection and related data concerning the subject property and its condition. The scope of my work was described in our engagement letter. The inspection of the subject was rendered independently of any legal or regulatory requirements applicable to this project including zoning, utilities, proposed uses, etc. No effort has been made to quantify the possible effect on this property from severe energy shortages or from present or future federal, state, or local legislation, including any environmental or economic matters (or interpretations thereof).

It is hereby certified that to the best of my knowledge and belief the facts and data contained herein are correct, the property herein described has been inspected, and I have no interest, present or prospective herein.

The Commercial Inspection Report has been prepared to comply with my understanding of the requirements of Internachi and the State of South Carolina. This commercial inspection report and the conclusions herein are intended solely for your information. Neither the report nor its contents may be referred to or quoted in any registration statement, prospectus, or other agreement or document without my prior written consent.

No warranty of the property inspected is given or implied or expressed, and no liability is assumed for structural, electrical, or mechanical elements of the property. No test for radon gas or other environmental hazards has been provided.

The inspector is not trained or skilled in environmental assessments, studies, or related site surveys which might provide environmental engineers or related investigators with concern that potentially toxic or other such hazardous materials or conditions might be present. This is beyond my expertise and scope of the inspection.

Furthermore, unless otherwise noted, the inspector was not supplied with, nor made aware of, any list of defective systems or components, or other studies performed on the property which would indicate or suggest the presence of water leaks, damaged components or structural member failure of the subject building.

Should you have any questions, or if I can be of further assistance, please do not hesitate to contact this office.

Respectfully submitted,

B. Emerson Treffer, CPI

Certified Professional Inspector

South Carolina License #49424

COMMERICAL INSPECTION REPORT SUMMARY

This summary is intended to highlight the structural and mechanical condition of the inspected building on the day of the inspection and to list any needed or recommended repairs. Please note the building inspection is a snapshot of the structure at a moment in time to reflect its general overall condition and is subject to change at any point after the inspection.

This report should be read in its entirety to give the reader full comprehension of the buildings overall condition at the time of the inspection.

As a result, I strongly recommend you review the entire report to learn about all repair needs identified from the inspection. Also, if you remember a repair need that was identified in the inspection, but does not appear in the report, please let me know and I will be happy to update the report accordingly. All items have been inspected per the Standards of Practice for InterNachi and ASHI unless otherwise noted.

Any cost estimates or cost ranges listed are intended as general costs only; actual repair costs could vary significantly - client is advised to obtain written repair estimates from licensed and qualified contractors prior to closing of real estate transaction.

The repairs or items of concern in the summary are generally grouped into five parts:

1. **Major Repairs.** Correction likely involves a significant expense, potentially \$1,000 or more to repair or replace. These corrections normally involve a substantial repair in terms of scope and importance or, a piece of equipment or component that is at the end of its service life and needs to be replaced in the near future. Generally, if a major item needs immediate attention, it will be noted in the report.
2. **Moderate Repairs.** Correction likely involves a moderate expense, potentially less than \$1,000 to repair or replace. These corrections normally involve a more substantial repair in terms of scope or importance or, a piece of equipment or component that is at the end of its service life and needs to be replaced in the near future. Generally, if a moderate item needs immediate attention, it will be noted in the report.
3. **Minor Repairs.** Correction likely involves only a minor expense, potentially less than \$300 to repair or replace. In most cases, these items are needed to ensure the building works as it should for normal living activities. As a result, some minor corrections may be needed before closing or within a few months after move-in. Generally, if a minor item needs immediate attention, it will be noted in the report.
4. **Maintenance, Safety & Energy.** Correction likely involves a minor or minimal expense and are not urgent - they can be completed after you're moved in, when you have a chance. That said, safety or fire hazards which should be

addressed as soon as possible will be noted as a 'Minor Repair' instead. Recommendations outlined below will help the owner to properly maintain the building long-term which ensures a safe working environment. Additionally there may be a variety of opportunities to make updates or repairs to your building which could potentially save significant energy and thereby, reduce your utility bills. Some of these items may have a significant expense, but may also provide substantial energy and cost savings as well. Recommend consulting with the appropriate contractor for more information.

5. Monitor. I recommend that you monitor the HVAC systems for possible problems and plan to replace them over time when needed.

General Comments

This is not a new building and the commercial inspector considers this while completing the inspection. Since this is not a new building, this building is not expected to meet new code standards as set forth by the county. While this inspection makes every effort to point out safety issues, it does not inspect for code violations. This inspection will look for items that are not functioning as intended.

The inspector does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspections.

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement

Smoke Detector: It is recommended that smoke detectors be maintained and tested regularly.

Safety Recommendation: We recommend that each fire extinguisher be inspected annually.

Heat Pump Recommendation: We recommend a maintenance service plan for each heat pump and that filters are changed every three months unless the building is equipped with a high end HVAC air filtration systems.

Heat Pump Operation: A heat pump not only heats your building during the winter, it also cools it during the summer. It does not burn fuel to produce heat nor does the electricity it consumes go through an element. The heat pump functions on the same principle as refrigerators and air conditioners: A liquid absorbs heat as it turns into a gas and releases heat as it returns to a liquid state.

During the summer, the heat pump operates as a standard central air conditioner: It removes heat from the house and vents it to the outside. A liquid refrigerant is pumped through an evaporator coil of tubing. The liquid expands as it moves through the coil, changing to its gaseous state as it absorbs heat from the air surrounding the coil.

During the winter, the heat pump reverses this process, extracting heat from the cold air outside and releasing it inside the house. The heat pump is very efficient when the outside temperature is around 45 degrees Fahrenheit to

50 degrees Fahrenheit, but it becomes less efficient as the temperature drops. When the outside air temperature is very low, an auxiliary electric heater must be used to supplement the heat pump's output. Two the three heat pumps were not operating at the time of the inspection and further information on the heat pumps is described in this inspection report.

No warranties are expressed or implied for any of the components, systems, or structural members of this dwelling. Components can fail at any time and we are only reporting what we have observed on the date of the inspection. Older HVAC systems will not have the same capability as a new system as designs change. Our testing of the HVAC is to observe the air flow and the presence of adequate heating and cooling temperatures within the dwelling. We will inspect the air handler and the outside unit as well. We will not disassemble any HVAC unit or its components as this is beyond the scope of the inspection. Recommendations may be made for HVAC issues observed in the attic and outside.

Suggested Safety Item: It would be a good idea to install a carbon monoxide detectors. You can purchase units that plugs into the wall with a battery backup.

Termite Bond: Given the amount of moisture present in this climate, a termite protection plan with a repair bond is strongly recommended. Keeping water away from the foundation is important as is the proper grading of the site so water from downspout, etc. is carried away from the dwelling.

Drain Lines: We do not inspect the internal condition of drain lines, sewer lines, or water lines. We will check each sink, shower, and washer drain while performing our normal inspection to determine if the drains are operable. If the water drains quickly we will consider the drain operational. A drain that is slow to remove water will be considered as a repair item. There may be hidden obstructions, etc. in the drain lines and inspection of this is beyond our scope of training and the scope of a home inspection. Drain lines may become clogged after an inspection due to a buildup of hair, personal products, and other matter. A plumber or general contractor should be consulted.

Attic Inspection: The inspection of the attic maybe limited due to the architectural design of the roof and it's supporting structural components and the amount of insulation present. The inspector will inspect as much of the attic as possible. Some attics have little or no walkways and this also limits the inspection. Some attics have a scuttle and little or no area in which to walk. Thus, our inspection of the attic is determined by the design of the roof and the availability of a walkway, etc. It is noted that the interior ceilings often will reveal the presence of a water leak via a water stain, sagging drywall, or color changes, distorted drywall tape, broken or bulging drywall seams, etc.

Water Shut Off Valve: You should know where your main shut off valve is located in your home and turn it off when on vacation or when leaving for an extended period of time. If your home does not have a turn off valve then it is highly recommended that an easily accessible turn off valve be installed. We have observed numerous situations where the owner(s) left the home and a hot water heater leak or a leak under the sink caused extensive water damage.

Photographs: This firm will typically take 300 to 400+/- photographs of a home during the inspection process. We do not normally include all of these photographs due to the file size. However, we can provide copies of these photos as needed at a later date. We include enough photographs to give the reader a good idea of what is being discussed. Any repairs observed will be well documented and additional photos as needed will be included in our normal reporting process. If needed, we may refer our client to an additional inspection by a civil engineer (P.E). This typically involves structural issues and or construction defects,etc.

Furniture, Rugs, Carpeting, Large Household Items: The State of South Carolina regulations for inspections does not require inspectors to move furniture, take down wall pictures, remove large rugs, or remove carpeting, etc. Our inspection is of what can be readily inspected without moving any furniture, wall pictures, large household items, etc. As part of our standard inspection process, we inspect and photograph all rooms and ceilings and floors. We are not responsible for what we cannot readily see and or observe. Most commercial properties will have desks and other office equipment and we do not move these. In addition, retail stores normally will have inventory located along the walls and on the floor (display area) and we do not move inventory nor move displays and or cabinets, etc. In both cases electrical outlets will be hidden and we cannot report on an item that could not be normally observed by your inspector.

Cosmetic Issues: When we observe peeling paint or slight damage to the walls, or typical settlement, etc. we will note this as a cosmetic issue. Our main concern is with the overall condition of the structure / home and its operating systems and any safety issues. For example, we often see damage to walls due to a lack of a door stop and unless the drywall is excessively damaged we will report this as an cosmetic issue.

Bushes, Trees, and other Vegetation: The client should maintain a 3 foot clearance between the exterior siding and any plantings.

Landscaping: Cutting back the bushes from the exterior of the building will help protect the exterior.

Sprinkler System(s): This firm does not inspect sprinkler systems. Companies that install and maintain these types of systems should be consulted as needed by the client.

In Attendance:

Inspector, Seller, Agent

Office Building:

Medical Office Building

Approximate age of building:

Over 15 to 20+/- years

Temperature:

Over 50 (F)

Weather:

Clear

Ground/Soil surface condition:

Damp

Rain in last 3 days:

Yes, Rain in prior week

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
<div><div>1. Roof Systems</div><div>The building inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The building inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The building inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.</div></div>			

☒ ☐ ☐ ☐ 1.0 Roofing

Roof Covering: Metal
Viewed roof covering: Drone, Ground, Binoculars

Comments:
The building has a metal roof system. The roof was inspected from the ground and via a drone. The metal roof is properly installed. No signs of water damage were seen in the attic or ceiling.



1.0 Item 1(Picture) Roof Inspected



1.0 Item 2(Picture) Roof Inspected

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
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1.0 Item 3(Picture) Roof Inspected



1.0 Item 4(Picture) Roof Inspected



1.0 Item 5(Picture) Roof Inspected

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1.0 Item 6(Picture) Roof Inspected



1.0 Item 7(Picture) Roof Inspected



1.0 Item 8(Picture) Roof Inspected

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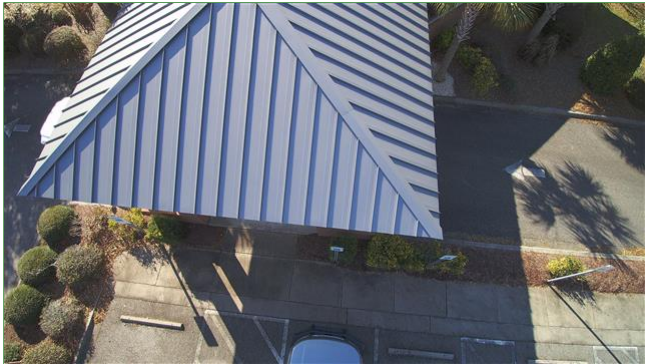
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1.0 Item 9(Picture) Roof Inspected



1.0 Item 10(Picture) Roof Inspected



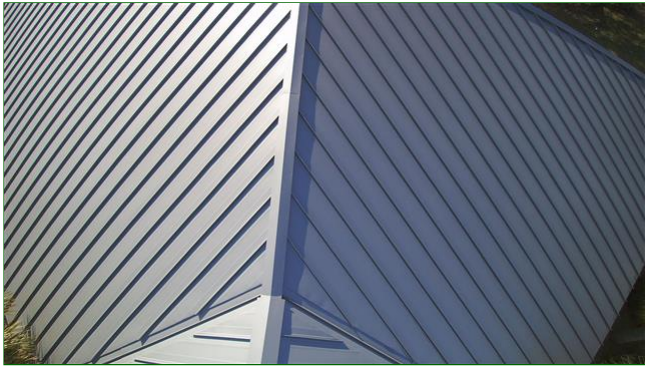
1.0 Item 11(Picture) Roof Inspected from Drone

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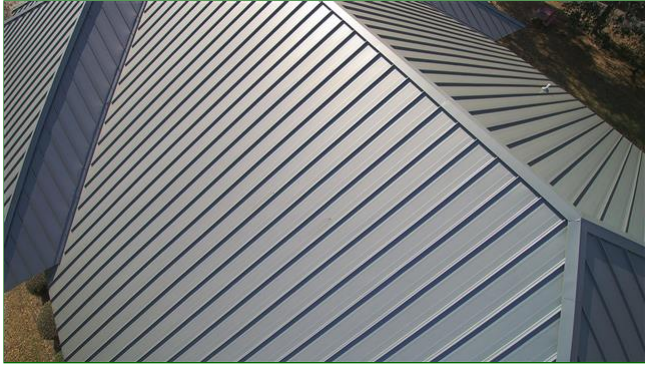
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1.0 Item 12(Picture) Roof Inspected from Drone



1.0 Item 13(Picture) Roof Inspected from Drone



1.0 Item 14(Picture) Roof Inspected from Drone

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1.0 Item 15(Picture) Roof Inspected from Drone



1.0 Item 16(Picture) Roof Inspected from Drone

☒ ☐ ☐ ☐ 1.1 Flashings

Comments:

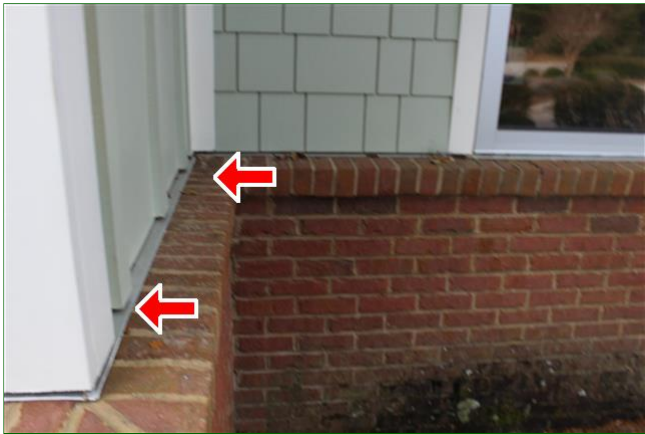
The flashings have been correctly installed and no issues were observed.

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1.1 Item 1(Picture) Flashing



1.1 Item 2(Picture) Flashing

☒ ☐ ☐ ☐ 1.2 Skylights, Chimneys and Roof Penetrations

Comments:

The roof penetrations consist of plumbing vents with boots.

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
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1.2 Item 1(Picture) Plumbing Vent with Boot



1.2 Item 2(Picture) Plumbing Vent with Boot

☒ ☐ ☐ ☐ **1.3 Roof Drainage Systems**

Comments:

There were no gutters or downspouts. The site should remain graded so water moves away from the foundation. There are water collection areas where two roofs meet and the water discharged from the roof is eroding the ground below. It is suggested that splash plates or gravel be installed to reduce the erosion.

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
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1.3 Item 1(Picture) Water Collection Point



1.3 Item 2(Picture) Erosion from Water Collection Point

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
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1.3 Item 3(Picture) Water Collection Point



1.3 Item 4(Picture) Erosion from Water Collection Point

☒ ☐ ☐ ☐ 1.4 Roof Structure and Attic

Roof Structure: Engineered wood trusses, Lateral bracing, Plywood, Sheathing, Wood roof trusses

Roof-Type: Gable

Method used to observe attic: From entry, Walked

Attic info: Pull Down stairs, Storage, Light in attic

Comments:

The supporting members for the roof are well constructed with the proper cross bracing and are adequately supported. No damaged or distorted roof components were observed.

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

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1.4 Item 1(Picture) Attic Inspected



1.4 Item 2(Picture) Attic Inspected



1.4 Item 3(Picture) Attic Inspected

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
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1.4 Item 4(Picture) Attic Inspected



1.4 Item 5(Picture) Attic Inspected

☒ ☐ ☐ ☐ **1.5 Attic Interior and Attic Access**

Comments:

The attic access is via a drop down stairs.



1.5 Item 1(Picture) Drop Down Stairs

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
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☒ ☐ ☐ ☐ 1.6 Ventilation of Attic

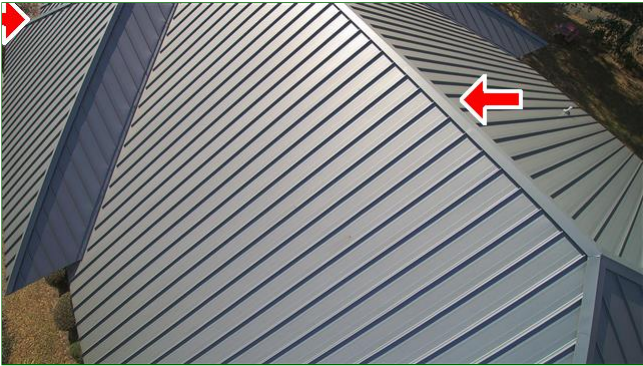
Ventilation: Gable vents, Ridge vents, Soffit Vents

Comments:

The attic has ventilation through the gable vent, ridge vents, and soffits. The ridge vents have caps on their ends.



1.6 Item 1(Picture) Ridge Vents



1.6 Item 2(Picture) Ridge Vents



1.6 Item 3(Picture) Ridge Vents

☒ ☐ ☐ ☐ 1.7 Insulation in Attic

Attic Insulation: Sprayed Foam

Comments:

The foam insulation is adequate for this climate.

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

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1.7 Item 1(Picture) Foam Insulation



1.7 Item 2(Picture) Foam Insulation



1.7 Item 3(Picture) Foam Insulation

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

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1.7 Item 4(Picture) Foam Insulation



1.7 Item 5(Picture) Foam Insulation

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

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1.7 Item 6(Picture) Foam Insulation



1.7 Item 7(Picture) Foam Insulation

☒ ☐ ☐ ☐ **1.8 Visible electric wiring in Attic**

Comments:

There is visible wiring in the attic and is properly run and supported as needed.

The roof of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
<div>2. Exterior</div> <p>The building inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The building inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The building inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The building inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.</p>			

☒ ☐ ☐ ☐ 2.0 Wall Cladding Flashing and Trim

Siding Style: Brick, Shakes

Siding Material: Cement-Fiber, Brick Veneer

Comments:

The exterior consists of cementitious-fiber and brick veneer. We have inspected the property's front, sides, and rear, and the surrounding area. No repair issues were observed.



2.0 Item 1(Picture) Brick and Siding Inspected



2.0 Item 2(Picture) Brick and Siding Inspected

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
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2.0 Item 3(Picture) Brick and Siding Inspected



2.0 Item 4(Picture) Brick and Siding Inspected



2.0 Item 5(Picture) Brick and Siding Inspected

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

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2.0 Item 6(Picture) Brick and Siding Inspected



2.0 Item 7(Picture) Brick and Siding Inspected

☒ ☐ ☐ ☐ 2.1 Doors (Exterior)

Exterior Entry Doors: Commercial Door

Comments:

The exterior doors were inspected and they functioned normally with no repair issues observed. The front door can be opened by pushing a push plate on the inside or outside.

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

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2.1 Item 1(Picture) Doors Inspected



2.1 Item 2(Picture) Door Inspected



2.1 Item 3(Picture) Door Opening Push Plate

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended			
IN	NI	NP	TR



2.1 Item 4(Picture) Door Tested



2.1 Item 5(Picture) Door Opening Mechanism

☒ ☐ ☐ ☐ **2.2 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings**

Appurtenance: Covered Front Entry, Covered Rear Stoop

Comments:

The subject has a covered front entry with a covered drive-thru and a covered rear stoop.

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
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2.2 Item 1(Picture) Covered Drive-Thru

☒ ☐ ☐ ☐ 2.3 Eaves, Soffits and Fascias

Comments:

The eaves, soffits with vents, and fascias were inspected and no repair issues were observed.



2.3 Item 1(Picture) Soffits Inspected



2.3 Item 2(Picture) Soffits Inspected

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
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2.3 Item 3(Picture) Soffits Inspected



2.3 Item 4(Picture) Soffits Inspected



2.3 Item 5(Picture) Soffits Inspected

☒ ☐ ☐ ☐ 2.4 Windows

Comments:
The windows are commercial grade. These were inspected and no repair issues were observed.

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
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2.4 Item 1(Picture) Windows Inspected



2.4 Item 2(Picture) Windows Inspected



2.4 Item 3(Picture) Windows Inspected

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
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2.4 Item 4(Picture) Window Inspected



2.4 Item 5(Picture) Windows Inspected



2.4 Item 6(Picture) Windows Inspected

☒ ☐ ☐ ☐ 2.5 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Driveway: Asphalt, Parking lot

Comments:

The parking lot has adequate drainage. The landscaping and trees should be cut back away from the exterior as needed.

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended				
IN	NI	NP	TR	



2.5 Item 1(Picture) Parking



2.5 Item 2(Picture) Street Access



2.5 Item 3(Picture) Highway Access

☒ ☐ ☐ ☐ 2.6 General topography, parking areas and sidewalks

General Topography: Flat and Sloped
Number of parking spaces: Adequate
Public Street / Asphalt: Public Street / Asphalt
Comments:
The topography of this site slopes to the sides of the building.

IN = Inspected	NI = Not Inspected	NP = Not Present	TR = Tradesman Recommended
IN	NI	NP	TR



2.6 Item 1(Picture) Landscaping



2.6 Item 2(Picture) Landscaping



2.6 Item 3(Picture) Parking Area with Drainage

☒ ☐ ☐ ☐ 2.7 Exterior lighting

Comments:
There is limited exterior lighting and is considered average for this location. Per the seller all of the exterior lights are on timers and as such could not be tested.

☒ ☐ ☐ ☐ 2.8 Exterior Outlets

Comments:
The exterior outlets were inspected. No open grounds outlets were observed.

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended				
IN	NI	NP	TR	



2.8 Item 1(Picture) Outlet Tested



2.8 Item 2(Picture) Outlet Tested

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
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2.8 Item 3(Picture) Outlet Tested



2.8 Item 4(Picture) Outlet Tested

☒ ☐ ☐ ☐ 2.9 Hose Bib

Comments:

Water flow test was conducted. The water pressure is adequate.

IN = Inspected	NI = Not Inspected	NP = Not Present	TR = Tradesman Recommended
IN	NI	NP	TR



2.9 Item 1(Picture) Water Pressure Testing



2.9 Item 2(Picture) Water Pressure Testing

The exterior of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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IN	NI	NP	TR
<div><h3>3. Structural Components</h3><p>The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The building inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The building inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The building inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the building inspector or other persons.</p></div>			

☐ ☒ ☐ ☐ **3.0 Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)**

Foundation: Masonry block, Poured Concrete

Comments:

The foundation is a poured concrete slab and cannot be inspected as it is covered with flooring.

☒ ☐ ☐ ☐ **3.1 Walls Structural - Interior**

Wall Structure: Metal studs

Comments:

The walls are plumb and no distortions, bowing, or bending of the interior walls was observed.



3.1 Item 1(Picture) Wall is Plumb



3.1 Item 2(Picture) Wall is Plumb

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
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3.1 Item 3(Picture) Wall is Plumb



3.1 Item 4(Picture) Wall is Plumb

☒ ☐ ☐ ☐ **3.2 Wall Structural - Exterior**

Comments:

The exterior siding and brick veneer are both plumb and no distortions of the these walls was observed.

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
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3.2 Item 1(Picture) Wall is Plumb



3.2 Item 2(Picture) Wall is Plumb



3.2 Item 3(Picture) Wall is Plumb

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
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3.2 Item 4(Picture) Wall is Plumb



3.2 Item 5(Picture) Wall is Plumb



3.2 Item 6(Picture) Wall is Plumb

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
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3.2 Item 7(Picture) Wall is Plumb



3.2 Item 8(Picture) Wall is Plumb



3.2 Item 9(Picture) Wall is Plumb

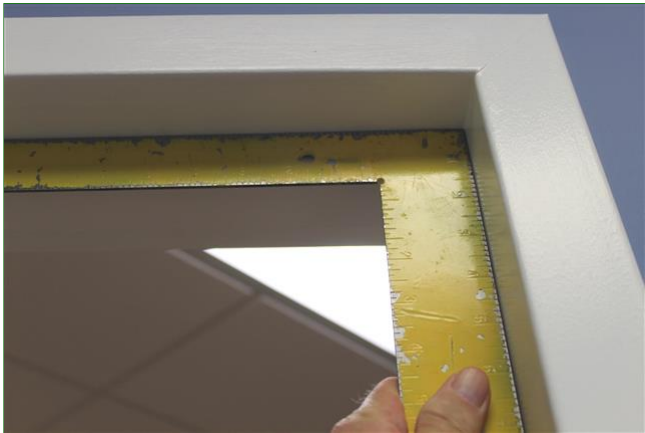
☒ ☐ ☐ ☐ **3.3 Door Frames - Inspection for Being Square**

Comments:

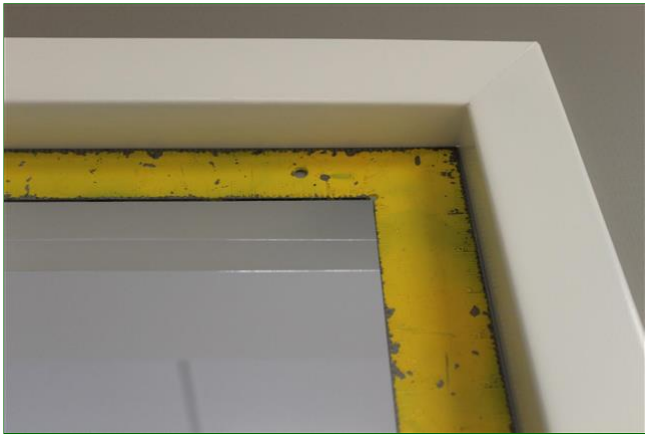
The door frames are square. No door frames were distorted or bending.

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
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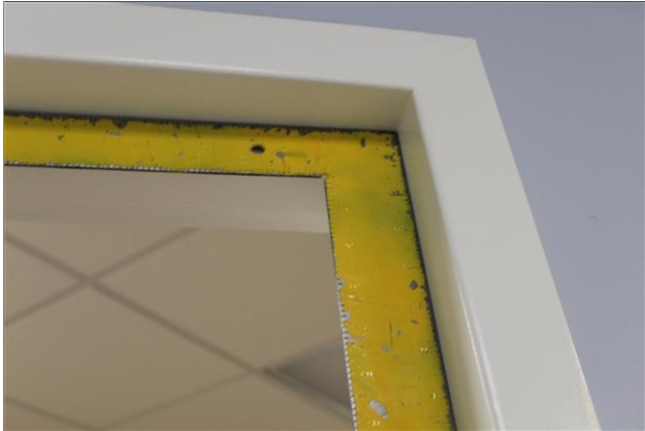
3.3 Item 1(Picture) Door Frame Is Square



3.3 Item 2(Picture) Door Frame Is Square

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
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3.3 Item 3(Picture) Door Frame Is Square



3.3 Item 4(Picture) Door Frame Is Square

☒ ☐ ☐ ☐ **3.4 Interior Doors**

Comments:

The interior doors are commercial grade and were functional and are considered to be in average condition. The door frames are square.

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
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3.4 Item 1(Picture) Interior Door



3.4 Item 2(Picture) Interior Door

☒ ☐ ☐ ☐ 3.5 Floors (Structural)

Poured Concrete Slab: Poured Concrete

Comments:

The floors are covered with vinyl plank and carpeting and are level.

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
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3.5 Item 1(Picture) Floor is Level



3.5 Item 2(Picture) Floor is Level

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended				
IN	NI	NP	TR	



3.5 Item 3(Picture) Floor is Level



3.5 Item 4(Picture) Floor is Level

☒ ☐ ☐ ☐ **3.6 Ceilings (Structural) and Attic Access**

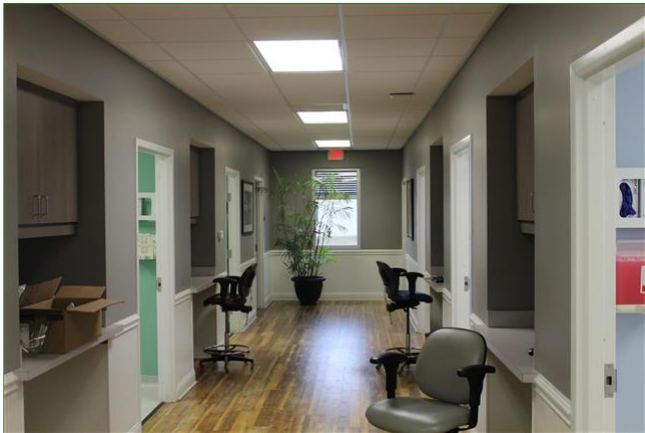
Ceiling Structure: Wood Trusses

Comments:

The some of the ceilings are painted drywall and some are drop ceilings and are in good condition. No bowing or torn joint tape was observed.

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

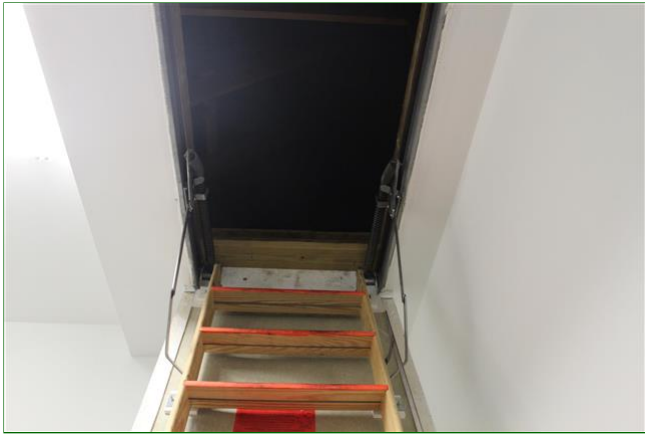
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3.6 Item 1(Picture) Drop Ceiling



3.6 Item 2(Picture) Drop Ceiling



3.6 Item 3(Picture) Drywall Ceiling

☐ ☒ ☐ ☐ **3.7 Insulation Under Floor System**

Comments:

If there is insulation under the slab it cannot be inspected.

☐ ☒ ☐ ☐ **3.8 Vapor Retarders (Concrete Slab)**

Comments:

If there is a vapor barrier under the slab it cannot be inspected.

Report Identification: Highway 17

The structure of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
<div><h3>4. HVAC Heat, Ventilation, Air Conditioning</h3><p>The building inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to building; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The building inspector shall describe: Energy source; and Heating equipment and distribution type. The building inspector shall operate the systems using normal operating controls. The building inspector shall open readily openable access panels provided by the manufacturer or installer for routine buildingowner maintenance. The building inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.</p></div>			

☒ ☐ ☐ ☐ **4.0 HVAC Equipment**

Heat Type: Heat Pump Forced Air (also provides cool air)

Energy Source: Electric

Number of Heat Systems (excluding wood): Five

Heat System Brand: DAIKIN, TRANE

Comments:

The Trane heat pumps were operational at the time of the inspection. We suggest that heat pumps be serviced on a regular basis.

The Trane heat pumps are all older units (manufactured 2012 and 2013) and we recommend servicing these units as soon as possible. They produced adequate heating and cooling; however, obtaining replacement parts may be an issue. We recommend that these units be monitored over time and replaced as needed.

Heat Pump Manufacture: Daikin RXB09AXVJU

Heat Pump Manufacture: Trane - 13071RTSS4F -2/2013

Heat Pump Manufacture:Trane - 12304ANW4F - 2/2013

Heat Pump Manufacture: Trane - 1305192M4F - 2/2013

Heat Pump Manufacture:Trane - 13071P2M4F - 2/2013

Heat Pump Manufacture:Trane - 13071RRC45 - 7/2012

A heat pump consists of two main components: an indoor air handler and an outdoor unit similar to a central air conditioner, but referred to as a heat pump. The outdoor unit contains a compressor that circulates refrigerant that absorbs and releases heat as it travels between the indoor and outdoor units.

A heat pump is a mechanical-compression cycle refrigeration system that can be reversed to either heat or cool a controlled space. Think of a heat pump as a heat transporter constantly moving warm air from one place to another, to where it's needed or not needed, depending on the season. Even in air that seems too cold, heat energy is present. When it's cold outside, a heat pump extracts what outside heat

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is available and transfers it inside. When it's warm outside, it reverses directions and acts like an air conditioner, removing heat from your building.

Note that heat pumps are best for moderate climates, and a supplemental heating source may be needed for lower temperatures.



4.0 Item 1(Picture) Condenser



4.0 Item 2(Picture) Condenser



4.0 Item 3(Picture) Condenser

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

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4.0 Item 4(Picture) Condenser



4.0 Item 5(Picture) Split Unit



4.0 Item 6(Picture) Condensers

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

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4.0 Item 7(Picture) Condenser and Split Unit



4.0 Item 8(Picture) Split Unit in Utility Room



4.0 Item 9(Picture) Air Handler

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended				
IN	NI	NP	TR	



4.0 Item 10(Picture) Air Handler



4.0 Item 11(Picture) Air Handler



4.0 Item 12(Picture) Air Handler

☒ ☐ ☐ ☐ **4.1 Disconnect for HVAC**

Comments:
The disconnects were inspected. See photos.

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended				
IN	NI	NP	TR	



4.1 Item 1(Picture) Disconnects



4.1 Item 2(Picture) Disconnects

☒ ☐ ☐ ☐ **4.2 HVAC Manufacturer's Lable and Heat Pump Life Expectancy**

Comments:
Good service and regularly changing air filters can extend the life of a heat pump. We strongly recommend bi-annual servicing. We do not recommend changing brands if one part of the system fails. In other words if a condenser fails and you have a Goodman air handler the new compressor should be a Goodman. Mixing brands on heat pump system does not optimize your investment. A smart thermostat is also recommended.

Heat pumps can last 10 to 20 years, depending on usage frequency, though 15 is average. Functionally, heat pumps are similar to air conditioners, but because they can provide both heating and cooling, they are typically used longer each year. Heat pumps in coastal areas will also fail prematurely, with typical life spans of seven to 12 years.

Ductless mini-splits – Like heat pumps, ductless mini-splits can provide both heating and cooling, with a typical life span of 10 to 30 years, except in coastal areas which trend around 12-15 years.

There are many things that can reduce the life span of HVAC equipment, including:

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended				
IN	NI	NP	TR	

Poor maintenance practices

Poor initial quality or defective components

Oversizing or undersizing the system

Improper installation procedures

Inordinately high usage or high loads

Improper usage, such as heating or cooling with windows and doors open

Installation in salty or corrosive environments, such as coastal areas

Of these, poor maintenance and over-sizing are the most detrimental. A lack of maintenance can lead to accelerated component wear and a dramatically shorter life span, while over-sizing can cause frequent on-and-off cycling, leading to compressor or blower motor failure. Additionally, air conditioners or heat pumps in coastal areas will also see significantly reduced life spans due to salt corroding the condenser unit. With preventive maintenance plans, HVAC systems will last longer because small issues are caught before they require costly fixes.

☒ ☐ ☐ ☐ **4.3 Normal Operating Controls**

Comments:

The thermostats were operational and the heat pumps responded as needed when called. The split unit has a hand held thermostat.

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

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4.3 Item 1(Picture) Thermostat



4.3 Item 2(Picture) Thermostat

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
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4.3 Item 3(Picture) Thermostat



4.3 Item 4(Picture) Thermostat

☒ ☐ ☐ ☐ **4.4 Automatic Safety Controls**

Comments:

There is a safety switch on the drip pans. The drip pans were dry.

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
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4.4 Item 1(Picture) Safety Switch



4.4 Item 2(Picture) Safety Switch

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
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4.4 Item 3(Picture) Safety Switch



4.4 Item 4(Picture) Safety Switch

- ☒☐☐☐
- 4.5 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)**

Ductwork: Insulated

Filter Type: Disposable

Comments:

The existing ductwork has been properly installed and supported in the attic. The heating ducts have long runs and few turns which optimizes the air flow.

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
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4.5 Item 1(Picture) HVAC Ductwork



4.5 Item 2(Picture) HVAC Ductwork



4.5 Item 3(Picture) HVAC Ductwork

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

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4.5 Item 4(Picture) HVAC Ductwork



4.5 Item 5(Picture) HVAC Ductwork

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended				
IN	NI	NP	TR	



4.5 Item 6(Picture) HVAC Ductwork



4.5 Item 7(Picture) HVAC Ductwork

☒ ☐ ☐ ☐ **4.6 Presence of Installed Heat Source in Each Room**

Comments:
The Trane pump systems were tested in the heating mode and the test results were satisfactory for a commercial building.

Note: The average temperature output of a heat pump is 85°F to 92°F in heating mode without auxiliary heat. Typically, a heat pump will produce a temperature differential of 15-20°F warmer than the current air temperature in heat mode.

The air temperature from a heat pump can vary with the age and condition of your heat pump. However warm air in the output mode from your heat pump will be is determined by several factors, including age, ductwork layout, and the condition of the heat pump. Newer heat pumps with R410a refrigerants can extract more heat from the outside air, which improves output from 105F to 125 of higher. We have seen readings ranging from 129 to 135 F in newer units.

A service plan is the best way to protect your HVAC system and achieve the best heating temperatures.

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
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4.6 Item 1(Picture) Testing - Heating Mode



4.6 Item 2(Picture) Testing - Heating Mode



4.6 Item 3(Picture) Testing - Heating Mode

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
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4.6 Item 4(Picture) Testing - Heating Mode



4.6 Item 5(Picture) Testing - Heating Mode



4.6 Item 6(Picture) Testing - Heating Mode

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
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4.6 Item 7(Picture) Testing - Heating Mode



4.6 Item 8(Picture) Testing - Heating Mode

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended				
IN	NI	NP	TR	



4.6 Item 9(Picture) Testing - Heating Mode



4.6 Item 10(Picture) Testing - Heating Mode

☒ ☐ ☐ ☐ **4.7 Presence of Installation Cooling Source in Each Room**

Cooling Equipment Type: Heat Pump Forced Air (also provides warm air)

Cooling Equipment Energy Source: Electricity

Number of AC Only Units: Five

Central Air Brand: DAIKIN, TRANE

Comments:

The Trane heat pump systems were tested in the cooling mode and test results were acceptable for a commercial building. Typically the heat pump in the cooling mode should have readings from 48F to 57F.

Note: If the heat pump system is operating correctly in the cooling mode, the air exiting the air vents should be about twenty degrees cooler than the regular temperature inside. So, if you're in the cooling mode and the house is 75 degrees, then you would ideally want the air temperature to be about 55 degrees.

A service plan is the best way to protect your HVAC system and achieve the best cooling temperatures.

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
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4.7 Item 1(Picture) Testing - Cooling Mode



4.7 Item 2(Picture) Testing - Cooling Mode



4.7 Item 3(Picture) Testing - Cooling Mode

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
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4.7 Item 4(Picture) Testing - Cooling Mode



4.7 Item 5(Picture) Testing - Cooling Mode



4.7 Item 6(Picture) Testing - Cooling Mode

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
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4.7 Item 7(Picture) Testing - Cooling Mode



4.7 Item 8(Picture) Testing - Cooling Mode

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
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4.7 Item 9(Picture) Testing - Cooling Mode



4.7 Item 10(Picture) Testing - Cooling Mode

☒ ☐ ☐ ☐ **4.8 Presence of Installed Heating and Cooling Source in Each Room**

Comments:

There are heat pumps installed with the compressors located on the exterior of building. The air handlers are located in the interior of the attic.

A heat pump is a mechanical-compression cycle refrigeration system that can be reversed to either heat or cool a controlled space. Think of a heat pump as a heat transporter constantly moving warm air from one place to another, to where it's needed or not needed, depending on the season.

Even in air that seems too cold, heat energy is present. When it's cold outside, a heat pump extracts what outside heat is available and transfers it inside. When it's warm outside, it reverses directions and acts like an air conditioner, removing heat from your building.

A heat pump consists of two main components: an indoor air handler and an outdoor unit similar to a central air conditioner, but referred to as a heat pump. The outdoor unit contains a compressor that circulates refrigerant that absorbs and releases heat as it travels between the indoor and outdoor units.

☒ ☐ ☐ ☐ **4.9 Venting Systems (Restrooms)**

Restroom Exhaust Fans: Fan

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended				
IN	NI	NP	TR	

Comments:

The venting in the bathrooms consist of a fan that operates when the switch is turned on.

☒ ☐ ☐ ☐ **4.10 Insulated Ductwork with Proper Supports**

Comments:

The ductwork in the attic and in the air handler stations are adequate for the intended use of this facility.
The ductwork is adequately supported.

The heating and cooling system of this building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
<div><h3>5. Plumbing System</h3><p>The building inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The building inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The building inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The building inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.</p></div>			

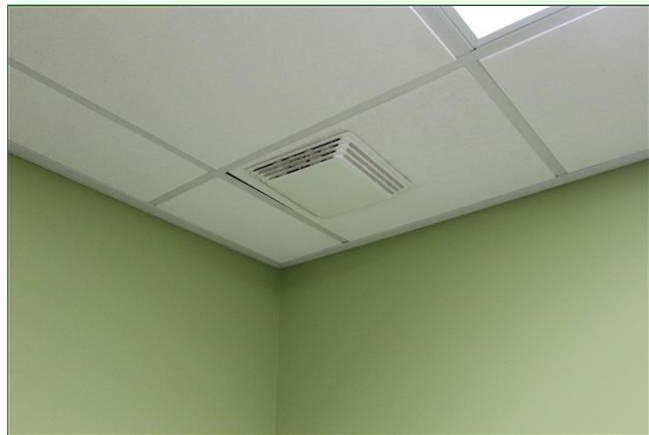
☒ ☐ ☐ ☐ **5.0 Restrooms Exhaust Fans and Ceiling**

Comments:

The restrooms were inspected and tested for water flow and electrical systems. The exhaust fans were operational.



5.0 Item 1(Picture) Exhaust Fan



5.0 Item 2(Picture) Exhaust Fan

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
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5.0 Item 3(Picture) Exhaust Fan



5.0 Item 4(Picture) Exhaust Fan

☒ ☐ ☐ ☐ **5.1 Restroom Walls and Ceiling**

Comments:

The walls and ceilings were inspected and no repairs observed. No water stains were observed on the walls nor ceilings.

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
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5.1 Item 1(Picture) Walls Inspected

IN = Inspected	NI = Not Inspected	NP = Not Present	TR = Tradesman Recommended
IN	NI	NP	TR



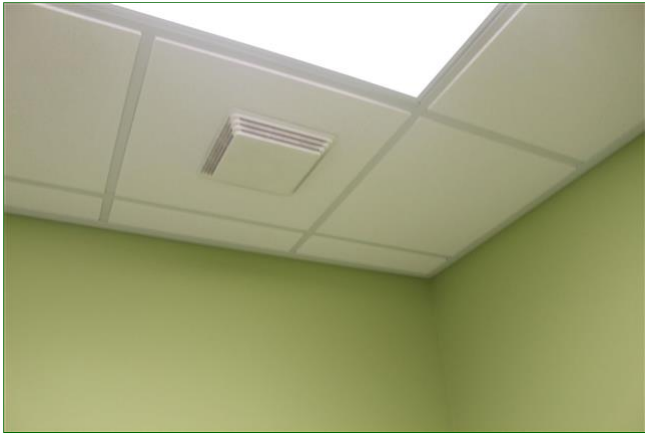
5.1 Item 2(Picture) Walls and Ceiling Inspected

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
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5.1 Item 3(Picture) Walls and Ceiling Inspected



5.1 Item 4(Picture) Walls and Ceiling Inspected

☒ ☐ ☐ ☐ **5.2 Restroom Floors**

Comments:

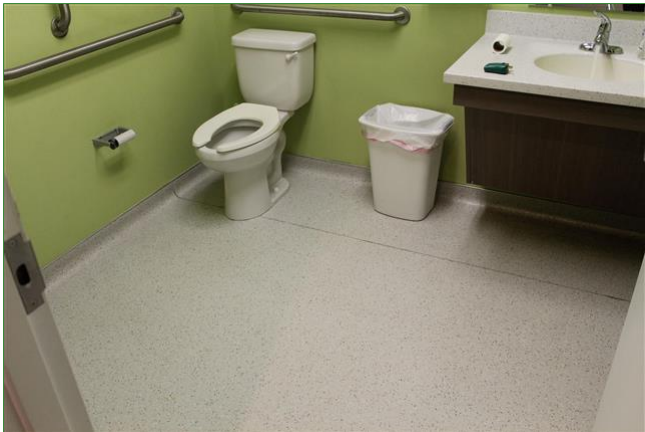
The restroom floors were inspected.

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
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5.2 Item 1(Picture) Flooring



5.2 Item 2(Picture) Flooring



5.2 Item 3(Picture) Flooring

☒ ☐ ☐ ☐ **5.3 Electrical Outlets**

Comments:
The outlets were tested and were operational.

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
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5.3 Item 1(Picture) Outlet Tested



5.3 Item 2(Picture) Outlet Tested



5.3 Item 3(Picture) Outlet Tested

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended			
IN	NI	NP	TR



5.3 Item 4(Picture) Outlet Tested



5.3 Item 5(Picture) Outlet Tested

☒ ☐ ☐ ☐ **5.4 Plumbing Drain, Waste and Vent Systems**

Plumbing Waste: Not Visible

Comments:

The plumbing drains for each sink were tested and they operated correctly.

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
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5.4 Item 1(Picture) Water Flow Test



5.4 Item 2(Picture) Water Flow Test

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
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5.4 Item 3(Picture) Water Flow Test



5.4 Item 4(Picture) Water Flow Test

☒ ☐ ☐ ☐ **5.5 Plumbing Water Supply, Distribution System and Fixtures**

Water Source: Public
Plumbing Water Supply (into building): Not visible
Plumbing Water Distribution (inside building): Not visible
Comments:
Each sink was flow tested and were operational.

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
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5.5 Item 1(Picture) Plumbing Inspected - Prior Water Damage - Area Was Dry



5.5 Item 2(Picture) Plumbing Inspected



5.5 Item 3(Picture) Plumbing Inspected

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
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5.5 Item 4(Picture) Plumbing Inspected



5.5 Item 5(Picture) Plumbing Inspected

☒ ☐ ☐ ☐ **5.6 Hot Water Systems, Controls, Chimneys, Flues and Vents**

Water Heater Power Source: Electric

Water Heater Capacity: Adequate

Water Heater Location: Utility Room

Comments:

Each sink was tested for proper hot water and the temperature was adequate for commercial usage.

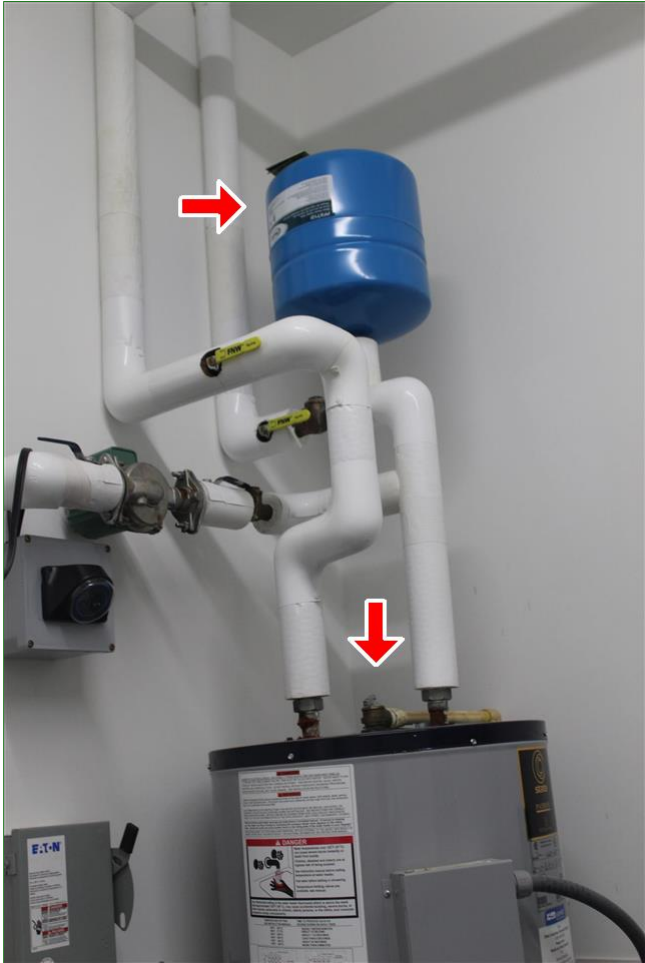
IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

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5.6 Item 1(Picture) Hot Water Tank

IN = Inspected	NI = Not Inspected	NP = Not Present	TR = Tradesman Recommended
IN	NI	NP	TR



5.6 Item 2(Picture) Expansion Tank and TPR Valve

☒ ☐ ☐ ☐ **5.7 Main Water Shut-off Device (Describe location)**

Comments:

The main water shut off valve is located on the side of building near the street.

☒ ☐ ☐ ☐ **5.8 Restroom Water Temperature Testing**

Comments:

Each sink was tested for hot water and the test results were within range for a medical office building. See photos.

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
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5.8 Item 1(Picture) Water Temperature Testing



5.8 Item 2(Picture) Water Temperature Testing



5.8 Item 3(Picture) Water Temperature Testing

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
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5.8 Item 4(Picture) Water Temperature Testing



5.8 Item 5(Picture) Water Temperature Testing

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
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5.8 Item 6(Picture) Water Temperature Testing



5.8 Item 7(Picture) Water Temperature Testing

☒ ☐ ☐ ☐ **5.9 Restroom Sinks and Water Flow Testing**

Comments:

The sinks and toilets were tested and the water flow was adequate.

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
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5.9 Item 1(Picture) Water Flow Test



5.9 Item 2(Picture) Water Flow Test



5.9 Item 3(Picture) Drain Inspected

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
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5.9 Item 4(Picture) Water Flow Test



5.9 Item 5(Picture) Water Flow Test



5.9 Item 6(Picture) Water Flow Test

☐ ☒ ☐ ☐ **5.10 Restroom Plumbing Enclosures**

Comments:
Most of the bathrooms have enclosures around the plumbing and the plumbing cannot be inspected.

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
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5.10 Item 1(Picture) Plumbing Not Inspected



5.10 Item 2(Picture) Plumbing Not Inspected



5.10 Item 3(Picture) Plumbing Not Inspected

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
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☒ ☐ ☐ ☐ **5.11 Water Fountain**

Comments:

The water fountain was inspected and it was operational.



5.11 Item 1(Picture) Water Flow Test and Drain Inspected

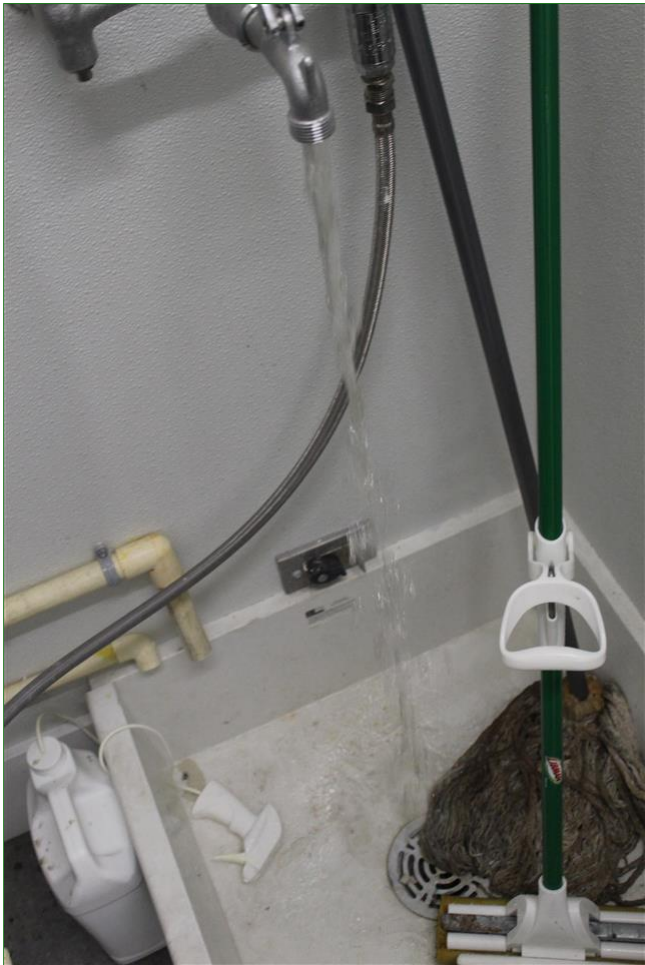
☒ ☐ ☐ ☐ **5.12 Wash Room**

Comments:

The wash room has a mop sink with an emergency eye wash system. Located in the utility room are the hot water tank, air handler for split unit, two electrical panels with 3 phase service.

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
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5.12 Item 1(Picture) Wash Tub

IN = Inspected	NI = Not Inspected	NP = Not Present	TR = Tradesman Recommended
IN	NI	NP	TR



5.12 Item 2(Picture) Hot Water Tank

The plumbing in the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older buildings with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant building waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
<div><h3>6. Electrical System</h3><p>The building inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The building inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The building inspector shall report any observed aluminum branch circuit wiring. The building inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The building inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.</p></div>			

☐☒☐☐

6.0 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Panel Capacity: Adequate, 3 Phase Electrical Service, 2 Electrical Panels located in Utility Area

Panel Type: Circuit breakers, GFCI Breakers

Comments:
The service entrance cable cannot be inspected as it is run underground and then exits into a PVC pipe. The building has a commercial grade electrical main panel on the exterior and commercial grade distribution panels located in the interior of the building.

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
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6.0 Item 1(Picture) Service Entrance Cable

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
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6.0 Item 2(Picture) 3 Phase/4 Wire Electrical Service



6.0 Item 3(Picture) 3 Phase/4 Wire Electrical Service

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
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6.0 Item 4(Picture) 3 Phase/4 Wire Electrical Service

- ☒☐☐☐

6.1 Electrical Outlet Testing

Comments:

The outlets were tested. See Sections #7 (Kitchen) and #8 (Offices).
- ☒☐☐☐

6.2 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Comments:

The interior lights were inspected along with their respective switches. These were operational. The wall receptacles were also tested.
- ☒☐☐☐

6.3 Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage

Branch wire 15 and 20 AMP: Copper

Wiring Methods: Romex

Comments:

The amperage and voltage are adequate for the intended purpose of operating a office building.
- ☒☐☐☐

6.4 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure

Comments:

The receptacles were tested for polarity and proper grounding.
- ☒☐☐☐

6.5 Operation of GFCI (Ground Fault Circuit Interrupters)

Comments:

The GFCI's in the bathrooms were operational.
- ☐☒☐☐

6.6 Alarm System

Comments:

There is an alarm system which was not tested. This system should be tested by a contractor that installs these units.

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended				
IN	NI	NP	TR	



6.6 Item 1(Picture) Alarm System

☒ ☐ ☐ ☐ **6.7 Smoke Detectors**

Comments:

The inspector suggests modern/up-to-date smoke detectors for all offices.

☒ ☐ ☐ ☐ **6.8 Carbon Monoxide Testing**

Comments:

The results for testing for carbon monoxide was "Zero".



6.8 Item 1(Picture) Carbon Monoxide Test

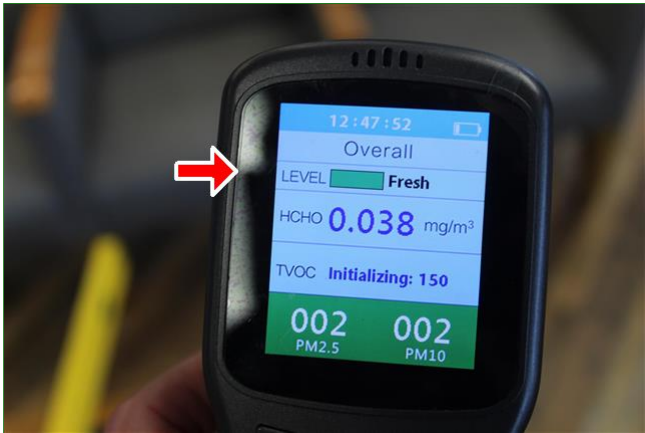
☒ ☐ ☐ ☐ **6.9 Air Quality Testing**

Comments:

A test for air quality was conducted. The test results was a reading of "Fresh Air".

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
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6.9 Item 1(Picture) Air Quality Test

☒ ☐ ☐ ☐ 6.10 Emergency Exit Signs

Comments:

The emergency exit lights were operational at the time of the inspection.



6.10 Item 1(Picture) Exit Sign



6.10 Item 2(Picture) Exit Sign

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

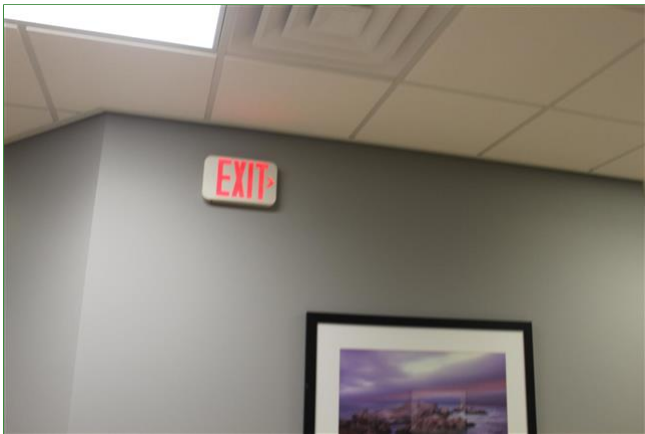
IN	NI	NP	TR
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6.10 Item 3(Picture) Exit Sign



6.10 Item 4(Picture) Exit Sign



6.10 Item 5(Picture) Exit Sign

☐ ☒ ☐ ☐ **6.11 Security System with Cameras**

Comments:
The security system was not tested. A qualified security company should be consulted to test the security system.

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
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6.11 Item 1(Picture) Camera

☒ ☐ ☐ ☐ 6.12 Distribution Panel Inspection

Comments:
No hot spots located on the distribution panel.



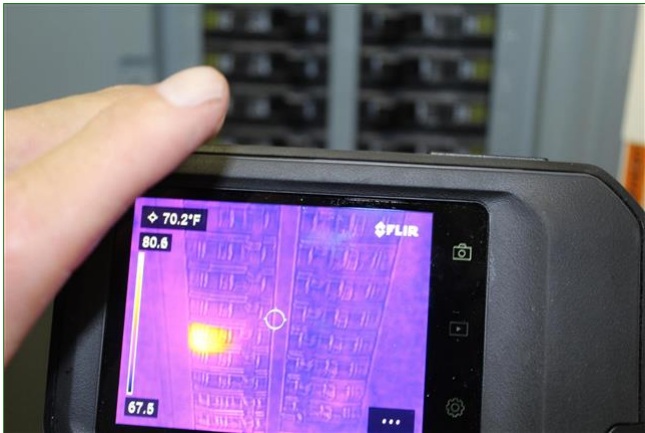
6.12 Item 1(Picture) Testing for Hot Spots



6.12 Item 2(Picture) Testing for Hot Spots

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
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6.12 Item 3(Picture) Testing for Hot Spots



6.12 Item 4(Picture) Testing for Hot Spots

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
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6.12 Item 5(Picture) Testing for Hot Spots



6.12 Item 6(Picture) Testing for Hot Spots

The electrical system of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
<div><h3>7. Kitchen/Cooking Area</h3><p>The building inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The building inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The building inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.</p></div>			

☒ ☐ ☐ ☐ **7.0 Kitchen Ceiling**

Refrigerator: FRIGIDAIRE

Comments:

The kitchen ceiling was in good condition. No water stains observed.



7.0 Item 1(Picture) Kitchen Ceiling

☒ ☐ ☐ ☐ **7.1 Kitchen Windows**

Comments:

The kitchen windows were in good condition. No broken glass panes were observed.



7.1 Item 1(Picture) Windows

☒ ☐ ☐ ☐ **7.2 Kitchen Floor**

Comments:

The kitchen floor was level. No repair issues observed and no tripping hazards were seen.

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
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7.2 Item 1(Picture) Flooring

☒ ☐ ☐ ☐ **7.3 Kitchen Walls**

Comments:

The kitchen walls were inspected. No repair issues observed.



7.3 Item 1(Picture) Walls



7.3 Item 2(Picture) Walls

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
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☒ ☐ ☐ ☐ 7.4 Kitchen Sink

Comments:

The kitchen was operational. A water flow test was conducted. No repair issues observed.



7.4 Item 1(Picture) Water Flow Test



7.4 Item 2(Picture) Plumbing

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
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7.4 Item 3(Picture) Water Temperature Test



7.4 Item 4(Picture) Plumbing

☐ ☐ ☐ ☒ **7.5 Kitchen Cabinets**

Comments:

The kitchen cabinets were in good condition. The top of the back splash is loose due to water damage. A qualified general contractor is recommended.

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
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7.5 Item 1(Picture) Cabinets Inspected



7.5 Item 2(Picture) Cabinets Inspected



7.5 Item 3(Picture) Cabinets Inspected

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
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7.5 Item 4(Picture) Cabinets Inspected



7.5 Item 5(Picture) Cabinets Inspected

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
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7.5 Item 6(Picture) Water Damage - Top of Back Splash



7.5 Item 7(Picture) Water Damage - Top of Back Splash

☒ ☐ ☐ ☐ **7.6 Microwave Cooking Equipment**

Built in Microwave: SHARP

Comments:

The microwave was operational. No repair issues observed.

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended				
IN	NI	NP	TR	



7.6 Item 1(Picture) Microwave



7.6 Item 2(Picture) Microwave Inspected

☒ ☐ ☐ ☐ **7.7 Electric Outlets and Switches**

Comments:
The electric outlets were operational. The kitchen has GFCI outlets. No repair issues observed.

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
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7.7 Item 1(Picture) Outlet Tested



7.7 Item 2(Picture) Outlet Tested



7.7 Item 3(Picture) Outlet Tested

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
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7.7 Item 4(Picture) Outlet Tested



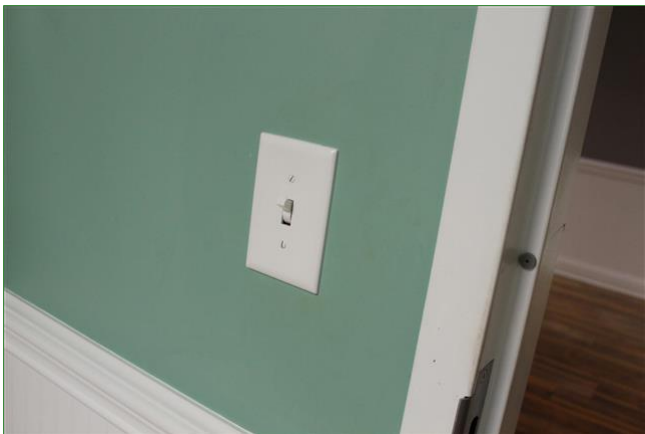
7.7 Item 5(Picture) Outlet Tested

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
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7.7 Item 6(Picture) Outlet Tested



7.7 Item 7(Picture) Switch Inspected

☒ ☐ ☐ ☐ **7.8 Kitchen Door**

Comments:

The kitchen door is a commercial installation and it was functional.

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
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7.8 Item 1(Picture) Kitchen Door

☒ ☐ ☐ ☐ **7.9 Refrigerator**

Comments:

The refrigerator was operational. No repair issues observed.

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
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7.9 Item 1(Picture) Freezer Temperature



7.9 Item 2(Picture) Refrigerator Temperature

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
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7.9 Item 3(Picture) Refrigerator

☐ ☐ ☒ ☐ **7.10 Dishwasher**

Comments:

There is no dishwasher.

☐ ☐ ☒ ☐ **7.11 Kitchen Disposal**

Comments:

There is no disposal.

☒ ☐ ☐ ☐ **7.12 Mop Sink**

Comments:

The mop sink was in average condition. No repair issues observed.

The built-in appliances of the building were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
<div><div>8. Offices/Suites/Rooms (use duplicate feature)</div><div>The building inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The building inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The building inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.</div></div>			

☒ ☐ ☐ ☐ 8.0 Construction Details

Comments:

The seller provided the photos of the subject during the construction process. The subject is well constructed and maintenance of the exterior should be minimal given the construction materials used.



8.0 Item 1(Picture) Concrete Slab and Metal Studs



8.0 Item 2(Picture) Concrete Slab and Metal Studs

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
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8.0 Item 3(Picture) Concrete Slab, Metal Studs and Roof Structure



8.0 Item 4(Picture) Roof with Foam Insulation



8.0 Item 5(Picture) Subject with Pillars for Drive-Thru

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
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☒ ☐ ☐ ☐ 8.1 Ceilings

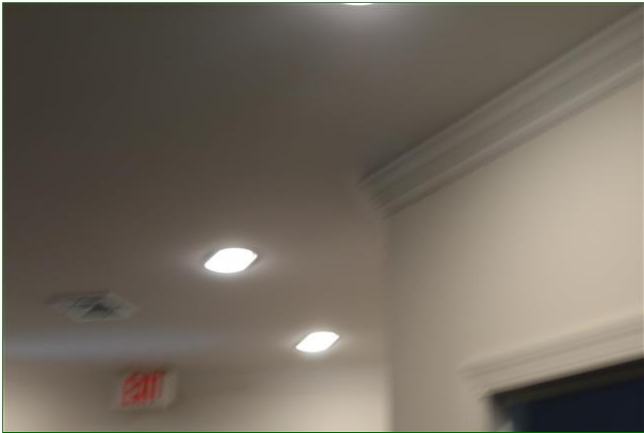
Ceiling Materials: Gypsum Board, Suspended Ceiling Panels

Comments:

The ceilings were comprised of mostly drop down ceiling tiles and limited drywall and are in good condition.

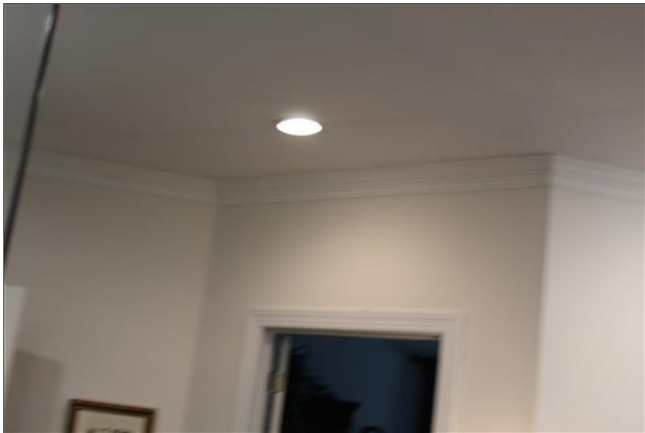


8.1 Item 1(Picture) Ceilings Inspected



8.1 Item 2(Picture) Ceilings Inspected

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended				
IN	NI	NP	TR	



8.1 Item 3(Picture) Ceilings Inspected



8.1 Item 4(Picture) Ceilings Inspected

☒ ☐ ☐ ☐ 8.2 Walls

Wall Material: Gypsum Board, Wood Along Lower Section of Some Walls
Comments:
The walls were comprised of painted drywall. The walls are in average condition.

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
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8.2 Item 1(Picture) Interior Walls



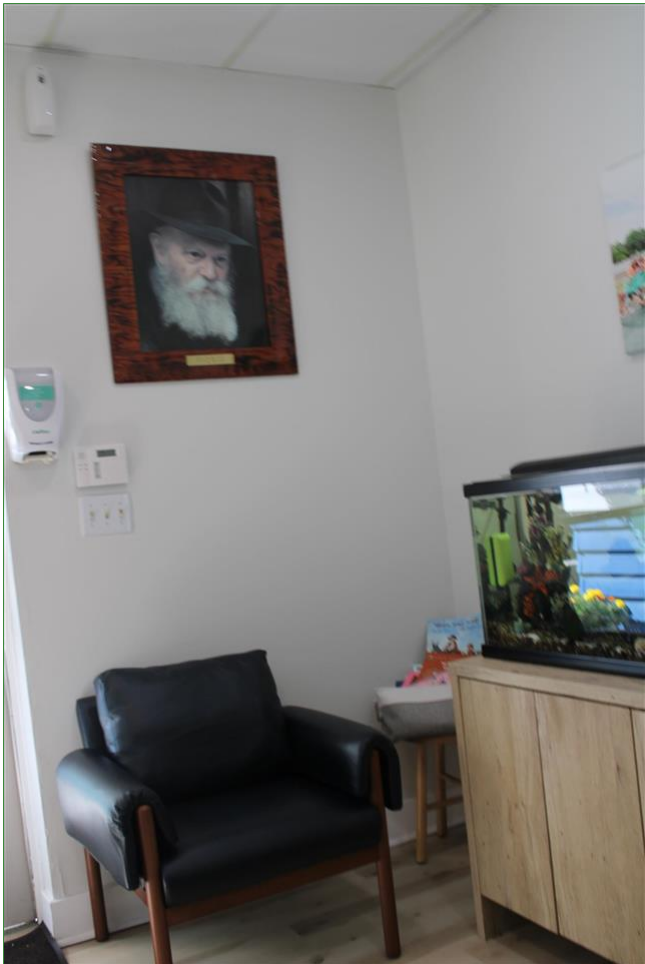
8.2 Item 2(Picture) Interior Walls

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
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8.2 Item 3(Picture) Interior Walls



8.2 Item 4(Picture) Interior Walls

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
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8.2 Item 5(Picture)

☒ ☐ ☐ ☐ **8.3 Floors**

Floor Covering(s): Carpet, Vinyl Plank Board

Comments:

The floors were comprised of vinyl plank board and carpeting.

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

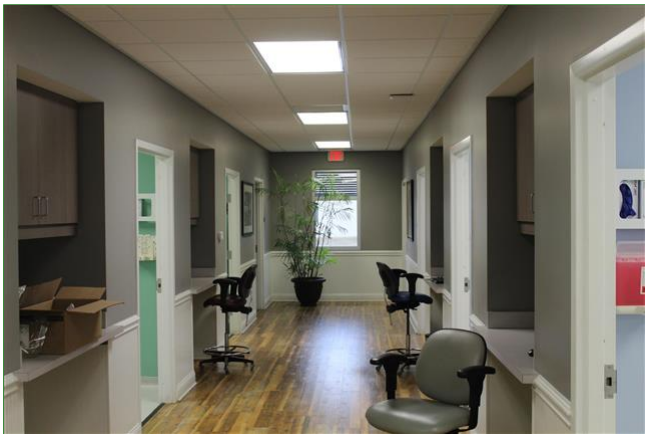
IN	NI	NP	TR
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8.3 Item 1(Picture) Flooring



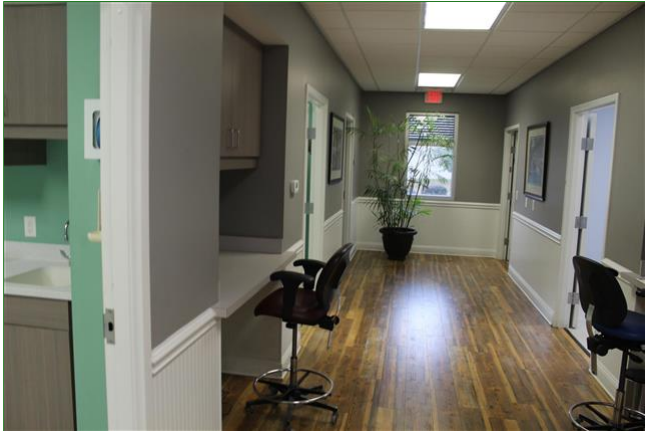
8.3 Item 2(Picture) Flooring



8.3 Item 3(Picture) Flooring

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
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8.3 Item 4(Picture) Flooring



8.3 Item 5(Picture) Flooring



8.3 Item 6(Picture) Flooring

☒ ☐ ☐ ☐ **8.4 Interior Lighting**

Comments:

The interior lighting was inspected and was operational.

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

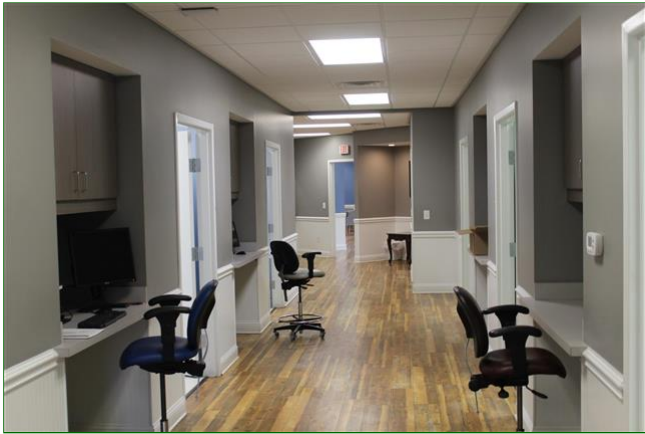
IN	NI	NP	TR
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8.4 Item 1(Picture) Lighting Inspected



8.4 Item 2(Picture) Lighting Inspected



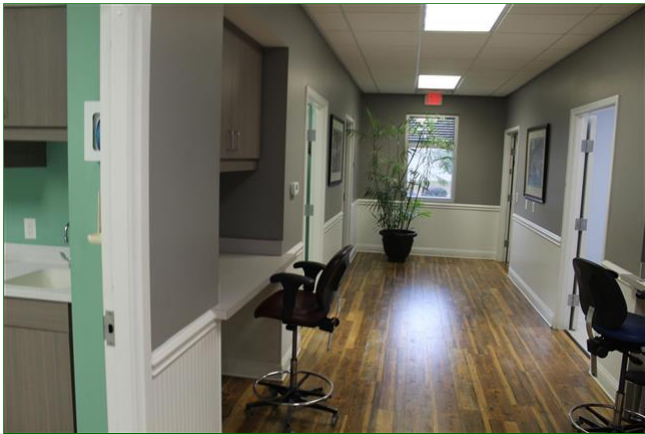
8.4 Item 3(Picture) Lighting Inspected

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
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8.4 Item 4(Picture) Lighting Inspected



8.4 Item 5(Picture) Lighting Inspected



8.4 Item 6(Picture) Lighting Inspected

☒ ☐ ☐ ☐ **8.5 Doors (representative number)**

Interior Doors: Commercial Grade

Comments:

The doors are commercial grade. The doors are in average condition.

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
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8.5 Item 1(Picture) Door Inspected



8.5 Item 2(Picture) Door Inspected

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
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8.5 Item 3(Picture) Door Inspected

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
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8.5 Item 4(Picture) Door Inspected

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
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8.5 Item 5(Picture) Door Inspected

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
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8.5 Item 6(Picture) Door Inspected

☒ ☐ ☐ ☐ **8.6 Windows (representative number)**

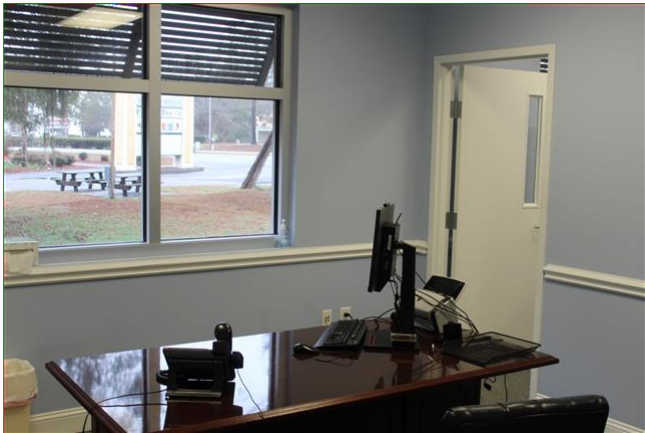
Window Types: Commercial Grade

Comments:

Each commercial window was inspected. The windows are in average condition.

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
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8.6 Item 1(Picture) Windows Inspected



8.6 Item 2(Picture) Windows Inspected



8.6 Item 3(Picture) Window Inspected

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
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8.6 Item 4(Picture) Windows Inspected



8.6 Item 5(Picture) Window Inspected

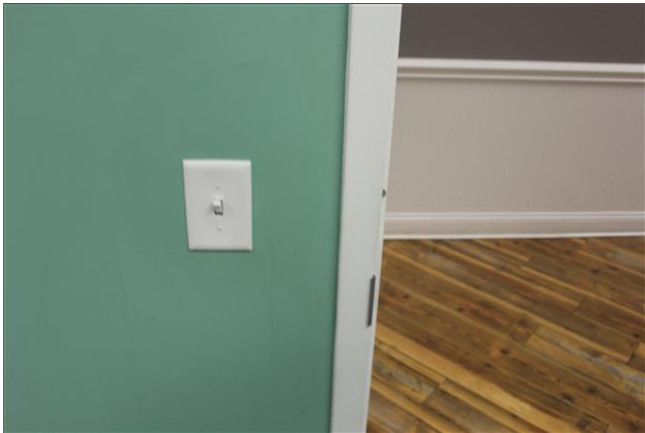
☒ ☐ ☐ ☐ **8.7 Electrical Switches**

Comments:

The switches were inspected and were operational at the time of the inspection.

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
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8.7 Item 1(Picture) Switch Inspected



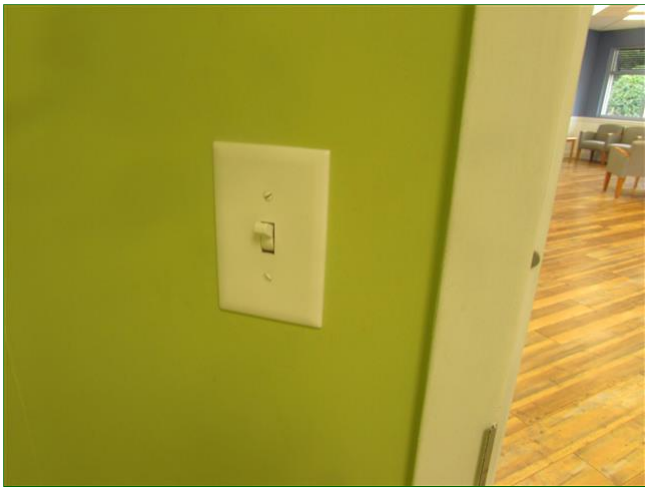
8.7 Item 2(Picture) Switch Inspected

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
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8.7 Item 3(Picture) Switch Inspected



8.7 Item 4(Picture) Switch Inspected

☒ ☐ ☐ ☐ **8.8 Electrical Outlets**

Comments:

The outlets were inspected and were operational. The outlet shown in Photo #4 has the lower outlet blocked and cannot be utilized as is. A qualified electrical contractor is recommended.

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
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8.8 Item 1(Picture) Outlet Tested



8.8 Item 2(Picture) Outlet Tested



8.8 Item 3(Picture) Outlet Tested

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended				
IN	NI	NP	TR	



8.8 Item 4(Picture) Outlet Tested



8.8 Item 5(Picture) Outlet Tested

☒ ☐ ☐ ☐ **8.9 Electrical Voltage Testing**

Comments:
The electrical voltage for a commercial building is adequate. Normal voltage will vary +/- 5 volts from 120 volts.

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
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8.9 Item 1(Picture) Voltage Testing



8.9 Item 2(Picture) Voltage Testing



8.9 Item 3(Picture) Voltage Testing

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
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8.9 Item 4(Picture) Voltage Testing



8.9 Item 5(Picture)

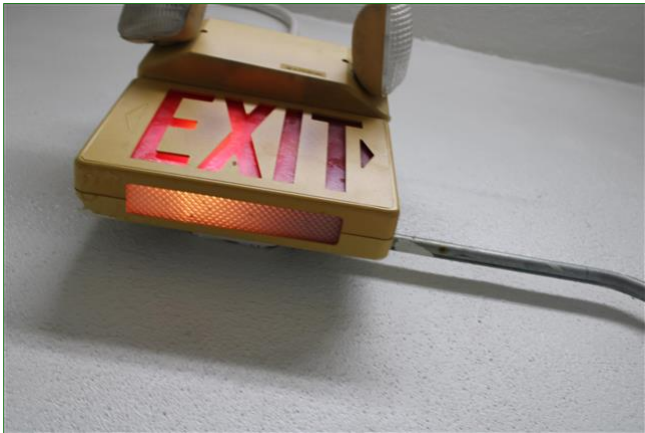
☒ ☐ ☐ ☐ **8.10 Fire Exits**

Comments:

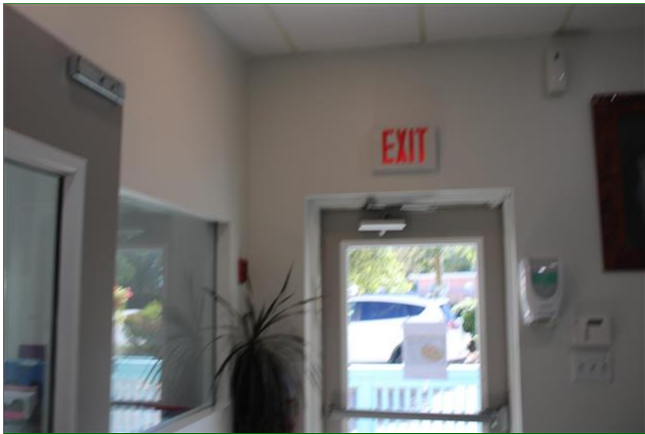
The fire exits were all operational at the time of the inspection.

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
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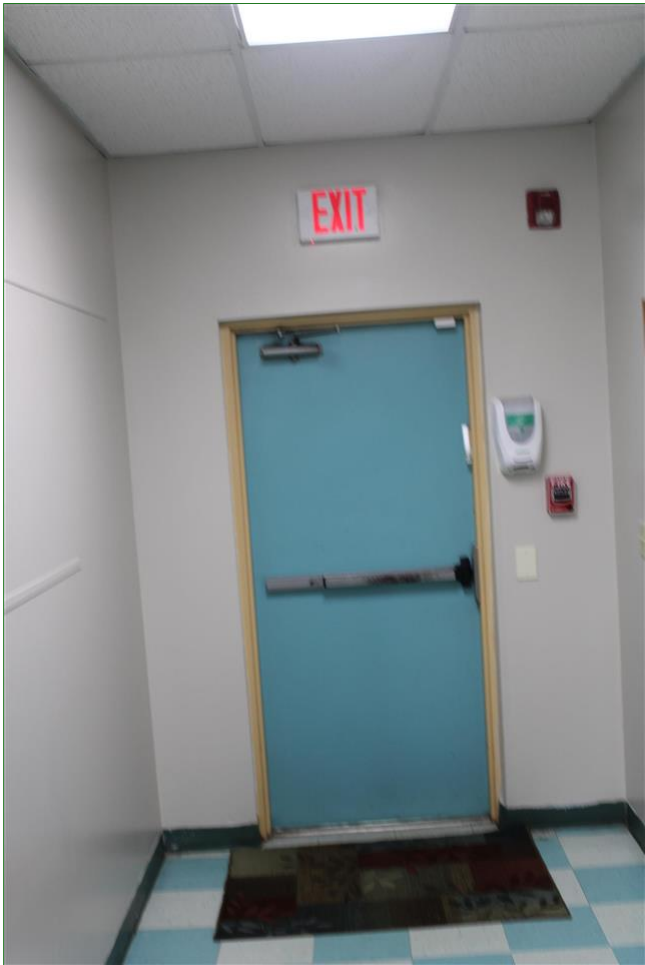
8.10 Item 1(Picture) Fire Exit Operational



8.10 Item 2(Picture) Fire Exit Operational

IN = Inspected NI = Not Inspected NP = Not Present TR = Tradesman Recommended

IN	NI	NP	TR
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8.10 Item 3(Picture) Fire Exit Operational



8.10 Item 4(Picture) Fire Exit Operational

☒ ☐ ☐ ☐ **8.11 Fire Extinguisher**

Comments:

There is a fire extinguisher and it should be checked each year.

Report Identification: Highway 17

The interior of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

General Summary

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the building. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

7. Kitchen/Cooking Area

7.5

Kitchen Cabinets

Tradesman Recommended

The kitchen cabinets were in good condition. The top of the back splash is loose due to water damage. A qualified general contractor is recommended.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the building inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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Pro Inspection Services, Inc.

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