SLS Home Inspections, LLC

Commercial Inspection Report



3 Diversatech Dr, Manteno, IL 60950
Inspection prepared for: Kimberly Crothers
Real Estate Agent: Dondi Maricle - Berkshire Hathaway Home Services

Date of Inspection: 4/6/2023 Time: 8:00 AM
Age of Home: 1915 Size: 16000
Order ID: 4531

Inspector: Scott L. Seaton Jr.
61 Briarcliff Lane, Bourbonnais, 60914
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INTRODUCTION
We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your emailed report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

PURPOSE AND SCOPE
This Inspection Report is supplemental to the Property Disclosure Statement.

This document was prepared as a report of all visual defects noted at the time and date of the inspection. It is not necessarily an all-inclusive summary, as additional testing or inspection information/processes and analysis may be pending. It is subject to all terms and conditions specified in the Inspection Agreement.

It should be noted that a standard pre-purchase inspection is a visual assessment of the condition of the structure at the time of inspection and is subject to day-to-day changes. The inspection and inspection report are offered as an opinion only, of items observed on the day of the inspection. Although every reasonable effort is made to discover and correctly interpret indications of previous or ongoing defects that may be present, it must be understood that no guarantee is expressed nor implied nor responsibility assumed by the inspector or inspection company for the actual condition of the building or property being examined.

This firm endeavors to perform all inspections in substantial compliance with the International Standards of Practice for Inspecting Commercial Properties (www.nachi.org/comsop). The scope of the inspection is outlined in the Inspection Agreement, agreed to and signed by the Client. Our inspectors inspect the readily accessible and installed components and systems of a property as follows: This report contains observations of those systems and components that are, in the professional opinion of the inspector authoring this report, significantly deficient in the areas of safety or function. When systems or components designated for inspection in the Standards are present but are not inspected, the reason the item was not inspected may be reported as well.

This report summarizes our inspection conducted on this date at the above address.

EXCLUSIONS AND LIMITATIONS

The inspection is supplemental to the Property Disclosure Statement. It is the responsibility of the Client to obtain any and all disclosure forms relative to this real estate transaction. The client should understand that this report is the assessment of a Property Inspection Consultant, not a professional engineer, and that, despite all efforts, there is no way we can provide any guaranty that the foundation, structure, and structural elements of the unit are sound. We suggest that if the client is at all uncomfortable with this condition or our assessment, a professional engineer be consulted to independently evaluate the condition, prior to making a final purchase decision.

This inspection is limited to any structure, exterior, landscape, roof, plumbing, electrical, heating, foundation, bathrooms, kitchen, bedrooms, hallway, and attic sections of the structure as requested, where sections are clearly accessible, and where components are clearly visible. Inspection of these

components is limited, and is also affected by the conditions apparent at the time of the inspection, and which may, in the sole opinion of the inspector, be hazardous to examine for reasons of personal or property safety. This inspection will exclude insulation ratings, hazardous materials, retaining walls, hidden defects, buried tanks of any type, areas not accessible or viewable, and all items as described in Sections 4 and 10 of the Inspection Agreement. As all buildings contain some level of mold, inspecting for the presence of mold on surfaces and in the air is not a part of the actual inspection, but is a value added service to help you, the client, minimize the risks and liabilities associated with Indoor Air Quality.

The International Standards of Practice for Inspecting Commercial Properties are applicable to all commercial properties. They are not technically exhaustive and do not identify concealed conditions or latent defects. Inspectors are not required to determine the condition of any system or component that is not readily accessible; the remaining service life of any system or component; determination of correct sizing of any system or component; the strength, adequacy, effectiveness or efficiency of any system or component; causes of any condition or deficiency; methods, materials or cost of corrections; future conditions including but not limited to failure of systems and components; the suitability of the property for any specialized use; compliance with regulatory codes, regulations, laws or ordinances; the market value of the property or its marketability; the advisability of the purchase of the property; the presence of potentially hazardous plants or animals including but not limited to wood destroying organisms or diseases harmful to humans; mold; mildew; the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances; the operating costs of any systems or components and the acoustical properties of any systems or components.

Inspectors are not required to operate any system or component that is shut down or otherwise inoperable; any system or component which does not respond to normal operating controls or any shut off valves or switches. Inspectors are not required to offer or perform any act or service contrary to law; offer or perform engineering services or work in any trade or professional service. We do not offer or provide warranties or guarantees of any kind or for any purpose. Inspectors are not required to inspect, evaluate, or comment on any and all underground items including, but not limited to, septic or underground storage tanks or other underground indications of their presence, whether abandoned or active; systems or components that are not installed; decorative items; systems or components that are in areas not entered in accordance with the International Standards of Practice for Inspecting Commercial Properties; detached structures; common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

Inspectors are not required to enter into or onto any area or surface, or perform any procedure or operation which will, in the sole opinion of the inspector, likely be dangerous to the inspector or others or damage the property, its systems or components; nor are they required to move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice or debris or dismantle any system or component, or venture into confined spaces. Our inspectors are not required to enter crawlspaces or attics that are not readily accessible nor any area which has less than 36” clearance or a permanently installed walkway or which will, in the sole opinion of the inspector, likely to be dangerous, inaccessible, or partially inaccessible to the inspector or other persons, or where entry could possibly cause damage to the property or its systems or components. Inspector wants the Client to know that he is not a licensed Professional Engineer or Architect, and does not engage in the unlicensed practice of either discipline. Opinions contained herein are just that.

A WORD ABOUT RODENTS, VERMIN, AND PESTS

Vermin and other pests are part of the natural habitat, but they often invade buildings. Rats and mice have collapsible rib cages and can squeeze through even the tiniest crevices. And it is not uncommon for them to establish colonies within basements, crawlspaces, attics, closets, and even the space inside walls, where they can breed and become a health-hazard. Therefore, it would be prudent to have an exterminator evaluate the structures to ensure that it is rodent-proof, and to

periodically monitor those areas that are not readily accessible.

A WORD ABOUT CONTRACTORS AND 20-20 HINDSIGHT

A common source of dissatisfaction with inspectors sometimes comes as a result of off-the cuff comments made by contractors (made after-the-fact), which often differ from ours. Don't be surprised when someone says that something needed to be replaced when we said it needed to be repaired, replaced, upgraded, or monitored. Having something replaced may make more money for the contractor than just doing a repair. Contractors sometimes say, "I can't believe you had this building inspected and they didn't find this problem." There may be several reasons for these apparent oversights:

Conditions during inspection - It is difficult for clients to remember the circumstances in the subject property at the time of the inspection. Clients seldom remember that there was storage everywhere, making things inaccessible, or that the air conditioning could not be turned on because it was 60° outside. Contractors do not know what the circumstances were when the inspection was performed.

The wisdom of hindsight - When a problem occurs, it is very easy to have 20/20 hindsight. Anybody can say that the roof is leaking when it is raining outside and the roof is leaking. In the midst of a hot, dry, or windy condition, it is virtually impossible to determine if the roof will leak the next time it rains. Predicting problems is not an exact science and is not part of the inspection process. We are only documenting the condition of the property at the time of the inspection.

A destructive or invasive examination - The inspection process is non-destructive, and is generally noninvasive. It is performed in this manner because, at the time we inspected the subject property, the Client did not own, rent, or lease it. A Client cannot authorize the disassembly or destruction of what does not belong to them. Now, if we spent half an hour under a sink, twisting valves and pulling on piping, or an hour disassembling a furnace, we may indeed find additional problems. Of course, we could possibly CAUSE some problems in the process. And, therein lies the quandary. We want to set your expectations as to what an inspection is, and what it not.

We are generalists - We are not acting as specialists in any specific trade. The heating and cooling contractor may indeed have more heating expertise than we do. This is because heating and cooling is all he's expected to know. Inspectors are expected to know heating and cooling, plumbing, electricity, foundations, carpentry, roofing, appliances, etc. That's why we're generalists. We're looking at the forest, not the individual trees.

Report Summary

6.5.1 Roof		
Page 7 Item: 1	Roof Covering	• missing shingles
Page 9 Item: 7	Vents, Flashings, Skylights, Chimney and other Roof Penetrations	• irregular flashings
6.5.2 Exterior		
Page 11 Item: 1	Siding, Flashing and Trim	• Missing/Deteriorated mortar observed, suggest tuckpointing as necessary. • Areas of minor damage noted. Recommend repair to prevent further damage.
6.5.4 Basement, Foundation and Crawlspace		
Page 18 Item: 6	Present or Clear Indications Of Active Water Penetration Observed	• Efflorescence observed; this is a mineral deposit left behind from exterior water infiltration. • Water stains, bulging walls, or other damage was observed that is an indication of leaks or possible concealed leaks. Client is advised to obtain further review by a licensed contractor prior to closing to determine the cause of this condition for repairs as needed.
6.5.5 Heating and Ventilation		
Page 21 Item: 3	Heating Systems Operation	• Several Heating systems were not operable at the time of inspection. Recommend contacting a licensed heating contractor for repair options.
6.5.11 Doors, Windows and Interior		
Page 46 Item: 7	Damaged Windows	• Several windows are damaged or show evidence of broken seals. Recommend repair and replacement.

6.5.1 Roof

I. The inspector should inspect from ground level, or eaves or roof top (if a roof top access door exists):
A. The roof covering.
B. For presence of exposed membrane.
C. Slopes
D. For evidence of significant ponding.
E. The gutters
F. The downspouts.
G. The vents, flashings, skylights, chimney and other roof penetrations.
H. The general structure of the roof from the readily accessible panels, doors or stairs.
I. For the need for repairs.

As with all areas of the building, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties. Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof (see www.gaf.com for roof info). Always ask the seller about the age and history of the roof. On any building that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We certainly recommend this for any roof over 5 years of age. Metal roofs in snow areas often do not have gutters and downspouts, as there is a concern that snow or ice cascading off the roof may tear gutters from the building. Likewise, be advised that such cascading may cause personal injury or even death. If this building has a metal roof, consult with qualified roofers or contractors regarding the advisability of installing a damming feature which may limit the size and amount of snow / ice sliding from the roof.

It is impossible to determine the integrity of a roof, absent of performing an invasive inspection, and absent of obvious defects noted, especially if inspection had not taken place during or immediately after a sustained rainfall. Inspector makes no warranty as to the remaining life of this roof or related components.

Be advised that there are many different roof types, which we evaluate wherever and whenever possible. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof; only water-resistant.

However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service.

Even water stains on ceilings or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do.

We evaluate every roof conscientiously, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a structure will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your insurance policy, or that you obtain a roof certification from an established local roofing company. Additionally, the condition of a roof can change dramatically after a hard winter, so monitoring is always necessary.

Many composite tile roofs are among the most expensive and durable of all roofs, and can be warranted by the manufacturer to last for twenty-five years or more, but are usually only guaranteed

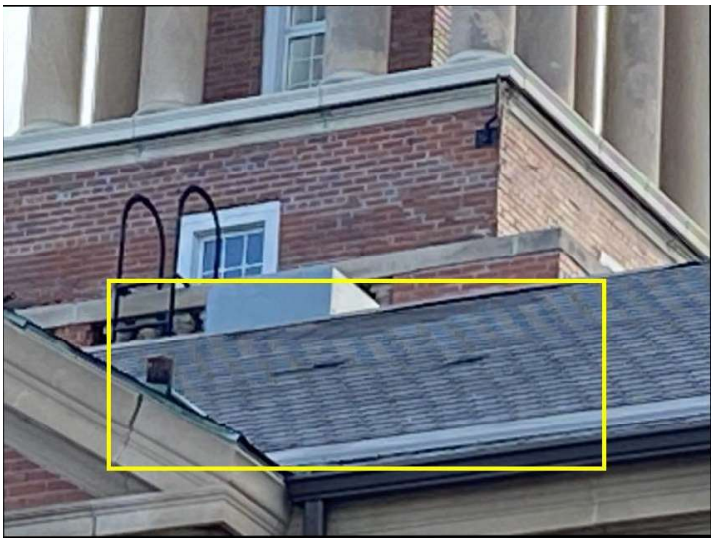
against leaks by the installer from three to five years. Again, industry experts agree that any roof over 3 years of age should be evaluated by a licensed roofing contractor before the close of escrow. Like other pitched roofs, they are not designed to be waterproof, only water resistant, and are dependant on the integrity of the waterproof membrane beneath them, which cannot be seen without removing the tiles, but which can be split by movement, or deteriorated through time. Significantly, although there is leeway in installation specifications, the type and quality of membranes that are installed can vary from one installer to another, and leaks do occur. The majority of leaks result when a roof has not been well maintained or kept clean, and we recommend servicing them annually.

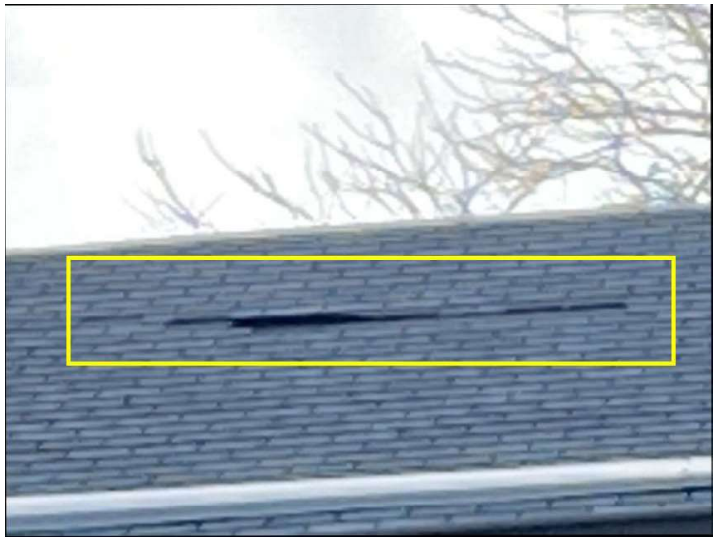
1. Roof Covering

Good	Fair	Poor	N/A	None
	X			

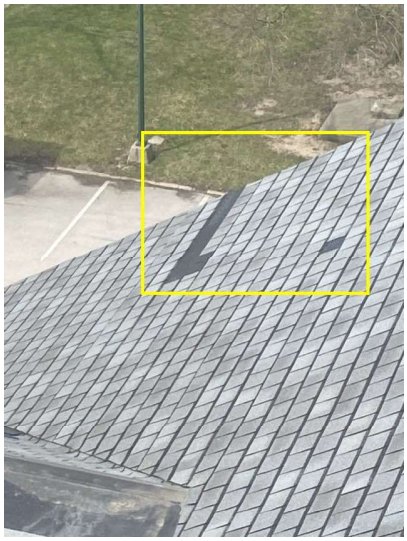
Materials: Gable • Flat • Asphalt shingles • Sheet copper- upper lookout section. • EPDM rubber
Observations:
• lifting
• recommend roofing contractor to repair. Prop manager informed us there is a quote from Langlois roofing in progress for the roof repair.
• missing shingles

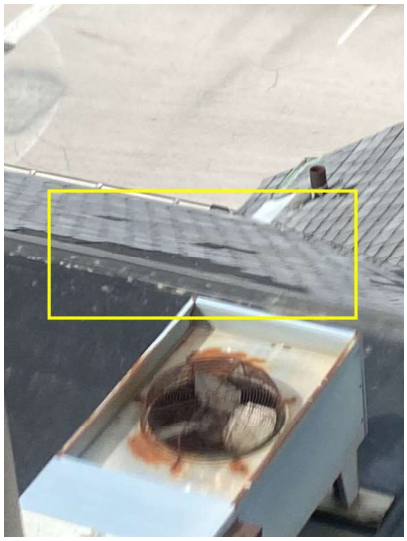












2. Presence of Exposed Membrane

Good	Fair	Poor	N/A	None

3. Slopes

Good	Fair	Poor	N/A	None

Observations:
• The roof appears to have areas of sloped surface leading to the roof drains.

4. Evidence of Ponding

Good	Fair	Poor	N/A	None

5. Gutters

Good	Fair	Poor	N/A	None
X				

Observations:
• Aluminum
• Loose at several areas, suggest securing as necessary.



6. Downspouts

Good	Fair	Poor	N/A	None
X				

7. Vents, Flashings, Skylights, Chimney and other Roof Penetrations

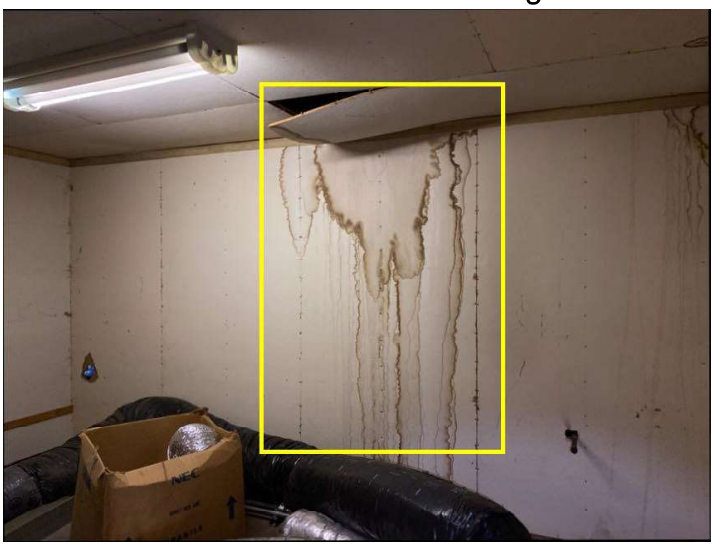
Good	Fair	Poor	N/A	None
X				

Observations:
- Exhaust fan curbs
- Vent pipe stack boots
- Roof top A/C unit Curbs
- irregular flashings

8. General Structure of the Roof

Good	Fair	Poor	N/A	None
X				

Observations:
- Wood rafter construction
- Structural Steel construction
- wood decking







6.5.2 Exterior

I. The inspector should inspect:
A. The siding, flashing and trim.
B. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias.
C. And report as in need of repair any safety issues regarding intermediate balusters, spindles, or rails for steps,
stairways, balconies, and railings.
D. A representative number of windows.
E. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure.
F. The exterior for accessibility barriers.
G. The storm water drainage system.
H. The general topography.
I. The parking areas.
J. The sidewalks.
K. Exterior lighting.
L. The landscaping.
M. And determine that a 3-foot clear space exists around the circumference of fire hydrants.
N. And describe the exterior wall covering.
6.5.3 Wood decks and balconies
I. The inspector should inspect:
A. With naked eye, for deck and balcony members that are noticeably out of level or out of plumb.
B. For visible decay.
C. For paint failure and buckling.
D. For nail pullout (nail pop).
E. For fastener rust, iron stain, and corrosion.
F. And verify that flashing was installed on the deck side of the ledger board.
G. For vertical members (posts) that have exposed end grains.
H. For obvious trip hazards.
I. For non-graspable handrails.
J. Railings for height less than the 36 inch minimum.*
K. Guardrails and infill for openings that exceed the 4 inch maximum.*
L. Open tread stairs for openings that exceed the 4 and 3/8 inch maximum.*
M. Triangular area between guardrails and stairways for openings that exceed the 6 inch maximum.*
N. Built-up and multi-ply beam spans for butt joints.
O. For notches in the middle third of solid-sawn wood spans.
P. For large splits longer than the depths of their solid-sawn wood members.
Q. For building egresses blocked, covered, or hindered by deck construction.
R. For the possibility of wetting from gutters, downspouts, or sprinklers.

Grading and drainage are probably the most significant aspects of a property, simply because of the direct and indirect damage that moisture can have on structures. More damage has probably resulted from moisture and expansive soils than from most natural disasters. Also, there should be gutters and downspouts with splash blocks that discharge away from the building. We have discovered evidence of moisture intrusion inside structures when it was raining that would not have been apparent otherwise. In addition, we recommend that downspouts do not terminate over paved areas such as walks or driveways, as they can contribute to icy slip and fall hazards in winter.

Minor settlement or “hairline” cracks in drives, walks or even foundations are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary.

Note that any siding, but especially composition or hardboard siding must be closely monitored. A classic example is the older style Louisiana Pacific siding, where the failure and deterioration provided grounds for a class action lawsuit. Even modern composition siding and, especially, trim, is particularly vulnerable to moisture damage. All seams be must remain sealed and paint must be applied periodically (especially the lower courses at ground level). It is imperative that continued moisture be kept from it, especially from sprinklers, rain splash back or wet grass. Swelling and

deterioration may otherwise result.

Vegetation too close to the building can contribute to damage through root damage to the foundation, branches abrading the roof and siding, and leaves providing a pathway for moisture and insects into the building.

Although rails are not required around drop-offs less than 30”, consider your own personal needs and those of your family and guests. By today’s standards, spindles at decks and steps should be spaced no more than 4” apart for the safety of children.

Open window wells should have either grates or, preferably, a weatherproof shield installed over them. This will keep rain and snow from building up inside the well and possibly leaking into the structure, as well as minimizing your liability from children and non-residents falling inside them. An egress ladder should also be installed within the well, especially at below-grade bedrooms.

The client should understand that this is the assessment of an inspector, not a professional engineer, and that, despite all efforts, there is no way we can provide any guaranty that this foundation, and the overall structure and structural elements of the unit is sound. We suggest that if the client is at all uncomfortable with this condition or our assessment, a professional engineer be consulted to independently evaluate the condition, prior to making a final purchase decision. The inspection is supplemental to the Property Disclosure.

At least once a year, the client should carefully inspect the exterior walls, eaves, soffits or fascia, for signs of damage caused by machinery, weather, roof leaks, overfull gutters, trees or ice, and refasten or repair individual boards or panels as necessary. All trim around doors and windows should be carefully examined and then refastened, repaired or re-caulked. The paint should be examined for blisters or peeling that might indicate moisture problems within the walls and the property touched up or repainted as necessary. Finally, the foundation (interior elements and exterior elements) should be examined for signs of cracking, insect intrusion, moisture intrusion, or changes of any type (such as the appearance of cracks, or the widening or lengthening of existing cracks).

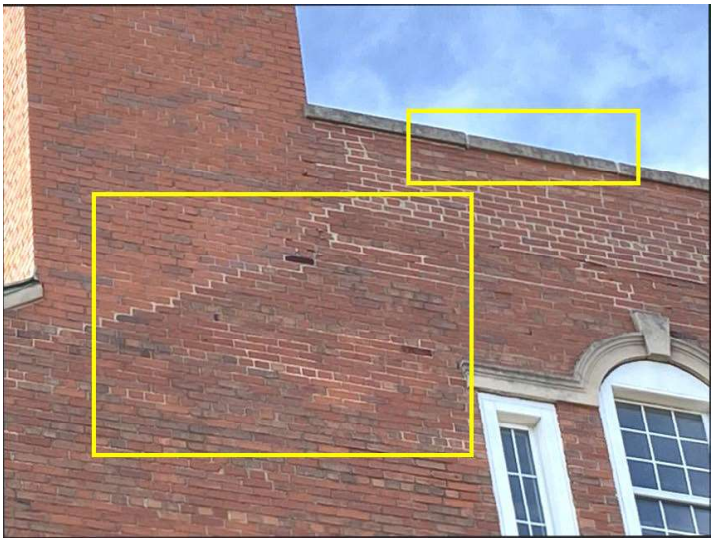
1. Siding, Flashing and Trim

Good	Fair	Poor	N/A	None
	X			

Observations:
- Brick
- Voids/missing mortar observed, suggest tuckpointing as necessary.
- Missing/Deteriorated mortar observed, suggest tuckpointing as necessary.
- Areas of minor damage noted. Recommend repair to prevent further damage.



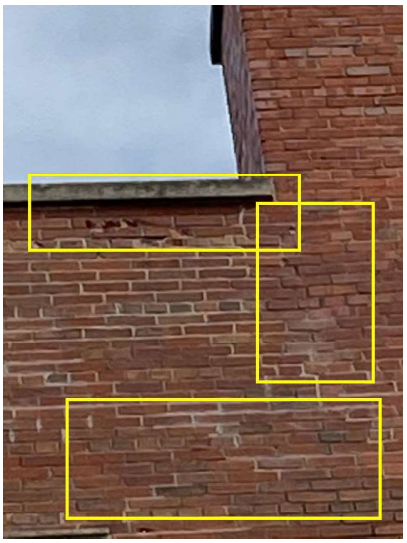












2. Doors, Decks, Stoops, Steps, Stairs, Porches, Railings, Eaves, Soffits and Fascias

Good	Fair	Poor	N/A	None
X				

3. Safety Issues

Good	Fair	Poor	N/A	None
	X			

Observations:
- Recommend contacting a licensed contractor for repair options.
- deteriorated
- damaged steps
- Exposed rebar. Rear steps













4. Windows

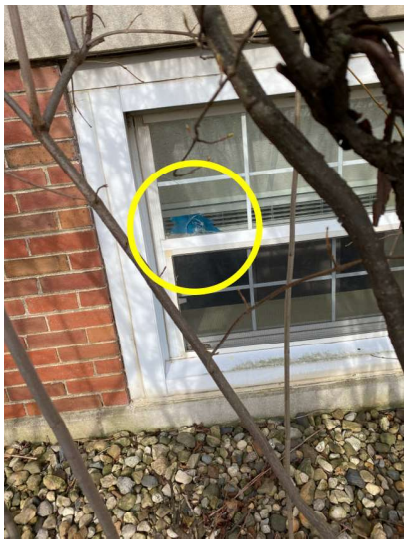
Good	Fair	Poor	N/A	None
	X			

Observations:
- Condensation present
- Damaged, replaced with plywood









5. Vegetation

Good	Fair	Poor	N/A	None
X				

6. Accessibility Barriers

Good	Fair	Poor	N/A	None
X				

7. Storm Water Drainage System

Good	Fair	Poor	N/A	None

8. General Topography

Good	Fair	Poor	N/A	None
		X		

Observations:
• Sections of the ground at the foundation are dug out and collecting water. Recommend all grading slope away from the foundation.



9. Parking Areas

Good	Fair	Poor	N/A	None
X				

10. Sidewalks

Good	Fair	Poor	N/A	None
	X			

11. Lighting

Good	Fair	Poor	N/A	None
			X	

12. Landscaping

Good	Fair	Poor	N/A	None
X				

13. 3 Foot Clearance Exists Around Circumfrence of Fire Hydrants

Good	Fair	Poor	N/A	None

14. Wall Covering

Good	Fair	Poor	N/A	None

6.5.4 Basement, Foundation and Crawlspace

I. The inspector should inspect:
A. The basement.
B. The foundation
C. The crawlspace.
D. The visible structural components.
E. And report on the location of under-floor access openings.
F. And report any present conditions or clear indications of active water penetration observed by the inspector.
G. For wood in contact or near soil.
H. and report any general indications of foundation movement that are observed by the inspector, such as but not limited to Sheetrock cracks, brick cracks, out-of-square door frames or floor slopes.
I. And report on any cutting, notching and boring of framing members which may present a structural or safety concern.

1. Basement

Good	Fair	Poor	N/A	None

Observations:
- Full
- Finished
- Utility basement
- Unfinished

2. Foundation

Good	Fair	Poor	N/A	None
X				

Observations:
- Many slab floors are found to contain cracks when the carpet and padding are removed, including some that contour the edge and can be quite wide. They typically result from shrinkage and usually have little structural significance. However, there is no absolute standard for evaluating cracks, and those that are less than 1/4" and which exhibit no significant vertical or horizontal displacement are generally not regarded as being significant. Although they typically do result from common shrinkage, they can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, adverse soil conditions, and poor drainage, and if they are not sealed they can allow moisture to enter a residence, and particularly if the residence is surcharged by a hill or even a slope, or if downspouts discharge adjacent to the slab. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but (again) this should not deter you from seeking the opinion of any such expert.

3. Crawlspace

Good	Fair	Poor	N/A	None

4. Visible Structural Components

Good	Fair	Poor	N/A	None
X				

Observations:
- Steel support beams present
- Steel support columns observed
- Masonry support columns observed







5. Location Of Under-Floor Access Openings

Good	Fair	Poor	N/A	None

6. Present or Clear Indications Of Active Water Penetration Observed

Good	Fair	Poor	N/A	None

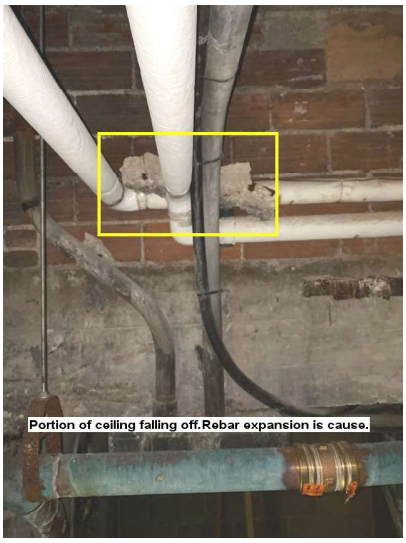
Observations:

• Efflorescence observed; this is a mineral deposit left behind from exterior water infiltration.

• Water stains, bulging walls, or other damage was observed that is an indication of leaks or possible concealed leaks. Client is advised to obtain further review by a licensed contractor prior to closing to determine the cause of this condition for repairs as needed.







7. Wood In Contact Or Near Soil

Good	Fair	Poor	N/A	None

8. General Indications Of Foundation Movement

Good	Fair	Poor	N/A	None

9. Cutting, Notching, And Boring Of Framing Members

Good	Fair	Poor	N/A	None

6.5.5 Heating and Ventilation

I. The inspector should inspect:
A. Multiple gas meter installations, such as a building with multiple tenant spaces, and verify that each meter is clearly and permanently identified with the respective space supplied.
B. The heating systems using normal operating controls and describe the energy source and heating method.
C. And report as in need of repair heating systems which do not operate.
D. And report if the heating systems are deemed inaccessible.
E. And verify that a permanent means of access with permanent ladders and/or catwalks is present for equipment and appliances on roofs higher than 16 feet.
F. And verify the presence of level service platforms for appliances on roofs with a 25 percent slope or greater.
G. And verify that a luminaire and a receptacle outlet are provided at or near the appliance.
H. And verify that the system piping appears to be sloped to permit the system to be drained.
I. For connectors, tubing and piping that might be installed in a way that exposes them to physical damage.
J. Wood framing for cutting, notching and boring that might cause a structural or safety issue.
K. Pipe penetrations in concrete and masonry building elements to verify that they are sleeved.
L. Exposed gas piping for identification by a yellow label marked "Gas" in black letters occurring at intervals of 5 feet or less.
M. And determine if any appliances or equipment with ignition sources are located in public, private, repair or parking garages or fuel-dispensing facilities.
N. And verify that fuel-fired appliances are not located in or obtain combustion air from sleeping rooms, bathrooms, storage closets or surgical rooms.
O. For the presence of exhaust systems in occupied areas where there is a likelihood of excess heat, odors, fumes, spray, gas, noxious gases or smoke.
P. And verify that outdoor air intake openings are located at least 10 feet from any hazardous or noxious contaminant sources such as vents, chimneys, plumbing vents, streets, alleys, parking lots or loading docks.
Q. Outdoor exhaust outlets for the likelihood that they may cause a public nuisance or fire hazard due to smoke, grease, gases, vapors or odors.
R. For the potential of flooding and evidence of past flooding that could cause mold in ductwork or plenums.
S. Condensate drains

1. Gas Meters

Good	Fair	Poor	N/A	None
X				

Observations:
• Gas meter is located on the left side

2. Heating Systems Operating Controls and Energy Source

Good	Fair	Poor	N/A	None

Observations:
• The heating system was operable at the time of inspection using normal operating controls for some units. Most units not operable. Recommend HVAC technician evaluate all units. Will need access to rooftop units.
• Remote thermostat
• Natural Gas
• Electric Heat



3. Heating Systems Operation

Good	Fair	Poor	N/A	None

Observations:

• Several Heating systems were not operable at the time of inspection. Recommend contacting a licensed heating contractor for repair options.

4. Heating Systems Accessiblility

Good	Fair	Poor	N/A	None
X				

5. Permanent Means Of Roof Access

Good	Fair	Poor	N/A	None

Observations:

• Window to rooftop units is not operable without window removal.

6. Presence of Level Service Platforms

Good	Fair	Poor	N/A	None

7. Luminaire And Receptacle Outlet

Good	Fair	Poor	N/A	None

8. System Piping Drainage

Good	Fair	Poor	N/A	None

9. Connector Damage

Good	Fair	Poor	N/A	None

10. Wood Framing Cutting, Notching, And Boring

Good	Fair	Poor	N/A	None

11. Pipe Penetrations Sleeved

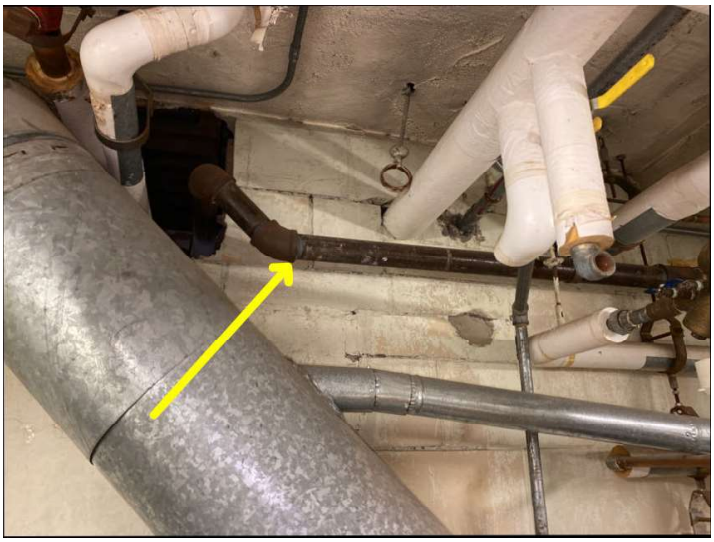
Good	Fair	Poor	N/A	None

12. Gas Piping Marking

Good	Fair	Poor	N/A	None

Observations:
• Overhead gas piping is not identified by marking tape or streamers. Recommend as a safety requirement marking the gas piping with approved gas utility marking tape.





13. Location of Appliances with Ignition Sources are not in Public

Good	Fair	Poor	N/A	None

14. Heating Equipment in or near Sleeping Areas

Good	Fair	Poor	N/A	None

15. Presence of Exhaust Systems in Occupied Areas

Good	Fair	Poor	N/A	None

16. Location of Outdoor Air Intake Openings

Good	Fair	Poor	N/A	None

17. Location of Outdoor Exhaust Outlets

Good	Fair	Poor	N/A	None

18. Presence of past Flooding or Potential for Future Flooding

Good	Fair	Poor	N/A	None

19. Condensate Drains

Good	Fair	Poor	N/A	None

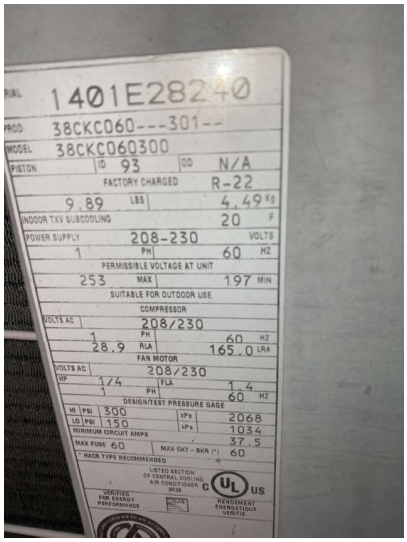
6.5.6 Cooling

I. The inspector should inspect:
A. Multiple air conditioning compressor installations, such as a building with multiple tenant spaces, and verify that each compressor is clearly and permanently identified with the respective space supplied.
B. The central cooling equipment using normal operating controls.
C. And verify that a luminaire and a receptacle outlet are provided at or near the appliance.
D. And verify that a permanent means of access with permanent ladders and/or catwalks is present for equipment and appliances on roofs higher than 16 feet.
E. And verify the presence of level service platforms for appliances on roofs with a 25 percent slope or greater.
F. Wood framing for cutting, notching and boring that might cause a structural or safety issue.
G. Pipe penetrations in concrete and masonry building elements to verify that they are sleeved.
H. Piping support.
I. For connectors, tubing and piping that might be installed in a way that exposes them to physical damage.
J. For the potential of flooding and evidence of past flooding that could cause mold in ductwork or plenums.
K. Condensate drains.

1. Compressor Identification

Good	Fair	Poor	N/A	None



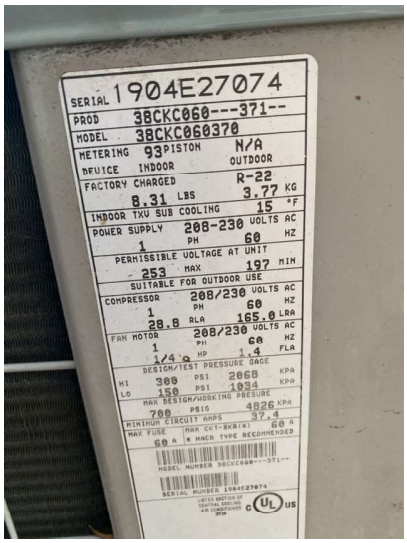


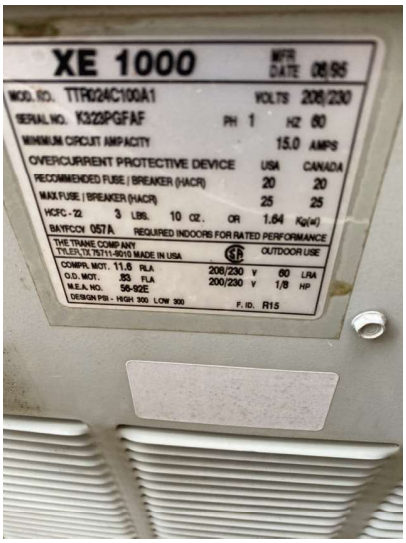


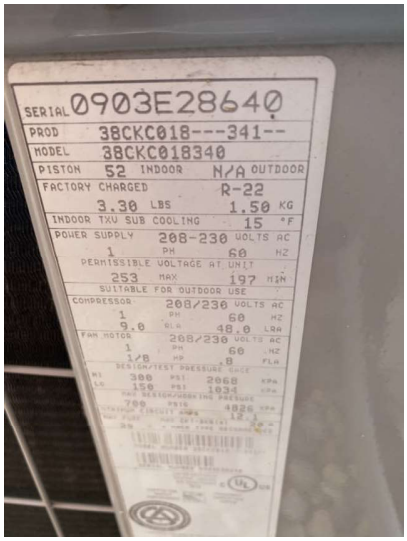


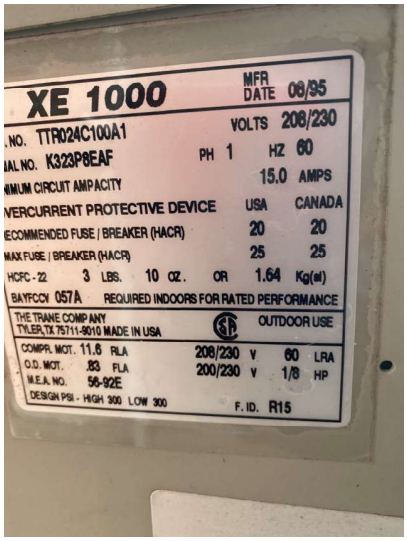

MODEL
SERIAL
VOLTS PHASE HZ
UNIT SUPPLY
OUTDOOR USE
MIN. CKT. AMPACITY
MAX. FUSE SIZE (TIME DELAY)
AMPS
F.L.A.
L.R.A.
FAN MOTOR
COMPRESSOR
VOLTAGE LIMITS AT TERMINALS
MIN.
MAX.
TOTAL SYSTEM CHARGE
(SEE ELEC. BOX COVER)
TEST PRESSURES PSIG

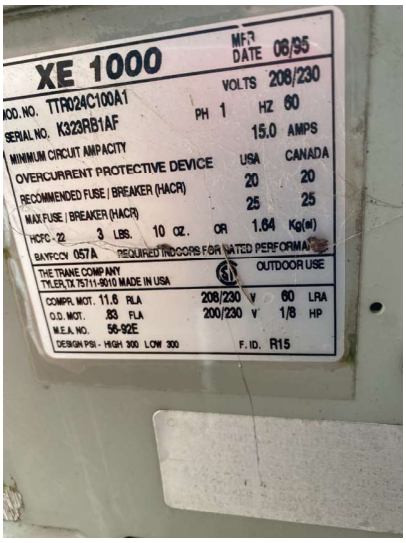

AIR CONDITIONER
MODEL NO. CAC060HCA
MODEL NO. ACC060HCA
SERIAL NO. E041362311
PART NO. 328858-4075
MFR NO. CAC060HCA
MAX FUSE or CKT. BKR (HACR TYPE IN USA) 40 AMPS
RATED VOLTAGE 208/230 PH 3 HZ 60
VOLTAGE: MIN. 197 MAX. 253
MINIMUM CIRCUIT AMPACITY: 25.1
HP PH FLA RLA LRA
COMPRESSOR: --- 3 --- 18.6 128
FAN: 1/3 1 1.9 --- 3.7
OUTDOOR UNIT SHIPPING CHARGED: R-22 126 OZ
TOTAL OPERATING CHARGE:
TO DETERMINE TOTAL OPERATING CHARGE REFER TO TECH SHEET OR INSTALLATION INSTRUCTIONS
DESIGN PRESSURE(PSIG): HIGH 300 LOW 150 FOR OUTDOOR USE
(KPa) HIGH 2068 (KPa) LOW 1034
MAX DESIGN/WORKING PRESSURE: 700 PSIG 4826 KPA
Model Number CAC060HCA
Serial Number E041362311
c UL us
LISTED SECTION OF CONDENSING UNIT 3H39
INTERNATIONAL COMFORT PRODUCTS, LLC
LEWISBURG, TN 37091
CONTROL BOX ACCESS
WARNING
ELECTRICAL SHOCK


SERIAL 1904E27074
PROD 38CKC060---371--
MODEL 38CKC060370
METERING DEVICE 93PISTON INDOOR N/A OUTDOOR
FACTORY CHARGED 8.31 LBS R-22 3.77 KG
INDOOR TXV SUB COOLING 15 °F
POWER SUPPLY 208-230 VOLTS AC 1 PH 60 HZ
PERMISSIBLE VOLTAGE AT UNIT MAX 253 MIN 197
SUITABLE FOR OUTDOOR USE
COMPRESSOR 208/230 VOLTS AC 1 PH 60 HZ 28.8 RLA 165.0 LRA
FAN MOTOR 208/230 VOLTS AC 1 PH 60 HZ 1/4 HP 1.4 FLA
DESIGN/TEST PRESSURE GAGE
HI 300 PSI 2068 KPA
LO 150 PSI 1034 KPA
MAX DESIGN/WORKING PRESSURE 700 PSIG 4826 KPA
MINIMUM CIRCUIT AMPS 37.4
MAX FUSE 60 A
MAX CKT-BKR(s) 60 A
* HACR TYPE RECOMMENDED
c UL us


XE 1000
MFR DATE 06/95
MOD. NO. TTR024C100A1
VOLTS 208/230
SERIAL NO. K322PGFAF
PH 1 HZ 60
MINIMUM CIRCUIT AMPACITY 15.0 AMPS
OVERCURRENT PROTECTIVE DEVICE USA CANADA
RECOMMENDED FUSE / BREAKER (HACR) 20 20
MAX FUSE / BREAKER (HACR) 25 25
HCFC-22 3 LBS. 10 OZ. OR 1.64 Kg(w)
BAYFCCX 057A REQUIRED INDOORS FOR RATED PERFORMANCE
THE TRANE COMP ANY TYLER,TX 75711-9010 MADE IN USA
OUTDOOR USE
COMPR. MOT. 11.6 RLA 208/230 V 60 LRA
O.D. MOT. .83 FLA 200/230 V 1/8 HP
M.E.A. NO. 56-92E
DESIGN PSI - HIGH 300 LOW 300
F. ID. R15







2. Central cooling equipment using normal operating controls

Good	Fair	Poor	N/A	None

Observations:
• AC units were not all operable. Recommend HVAC for operation and service.

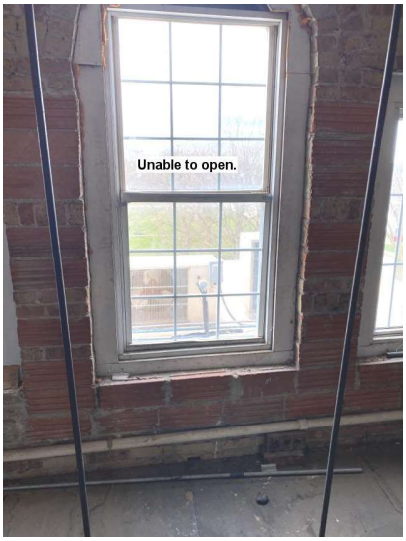
3. Verify that a luminaire and receptacle outlet are at or near the appliance

Good	Fair	Poor	N/A	None

4. Permanent Means Of Access With Permanent Ladders And/Or Catwalks Present For Equipment And Appliances On Roofs Higher Than 16 Feet

Good	Fair	Poor	N/A	None

Observations:
• Access to flat roof was by window in attic. Unable to operate window.



5. Level Service Platforms For Appliance On Roofs With A 25% Slope Or Greater

Good	Fair	Poor	N/A	None

6. Wood Framing Cutting, Notching, And Boring That Might Cause A Structural Or Safety Issue

Good	Fair	Poor	N/A	None

7. Pipe Penetrations In Concrete And Masonry Building Elements Are Sleeved

Good	Fair	Poor	N/A	None

8. Verify adequecy of piping support

Good	Fair	Poor	N/A	None

9. Connectors, Tubing, And Piping Installed In A Way That Exposes Them To Physical Damage

Good	Fair	Poor	N/A	None

10. Verify the potential of flooding or evidence of past flooding that could cause mold in ductwork and plenums

Good	Fair	Poor	N/A	None

11. Verify the installation of Condensate Drains

Good	Fair	Poor	N/A	None

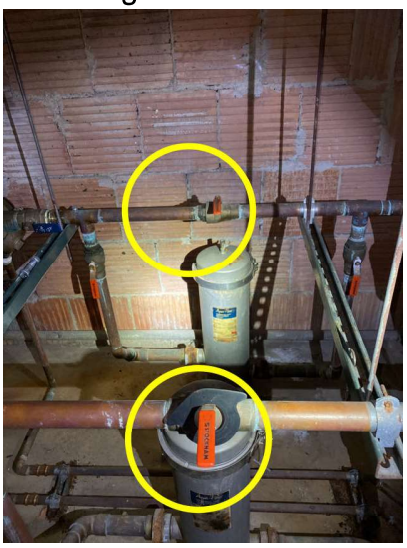
6.5.7 Plumbing

I. The inspector should inspect:
A. And verify the presence of and identify the location of the main water shutoff valve to each building.
B. And verify the presence of a backflow prevention device if, in the inspector's opinion, a cross connection could occur between water distribution system and nonpotable water or private source.
C. The water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves.
D. And flush a representative number of toilets.
E. And run water in a representative number of sinks, tubs, and showers.
F. And verify that hinged shower doors open outward from the shower and have safety glass conformance stickers or indicators.
G. The interior water supply including a representative number of fixtures and faucets.
H. The drain, waste and vent systems, including a representative number of fixtures.
I. And describe any visible fuel storage systems.
J. The drainage sump pumps and test pumps with accessible floats.
K. And describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves.
L. And determine if the water supply is public or private.
M. The water supply by viewing the functional flow in several fixtures operated simultaneously and report any deficiencies as in need of repair.
N. And report as in need of repair deficiencies in installation and identification of hot and cold faucets.
O. And report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs.
P. And report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.
Q .Piping support.

1. Main Shutoff

Good	Fair	Poor	N/A	None
X				

Observations:
• The water was not on at the time of the inspection. No plumbing was tested for operation of leaks at the inspection.
Likely fixture pipes have dried out traps as heavy sewer gas smell present throughout the building.



2. Backflow Preventer

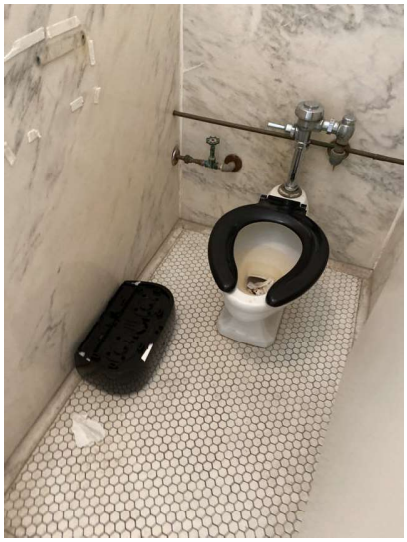
Good	Fair	Poor	N/A	None
			X	

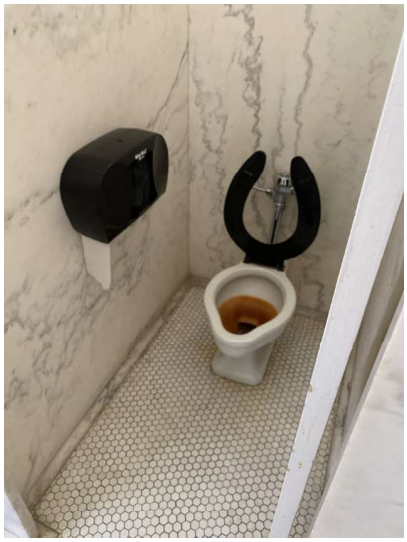
3. Water Heating Equipment

Good	Fair	Poor	N/A	None
			X	

4. Toilets

Good	Fair	Poor	N/A	None
		X		











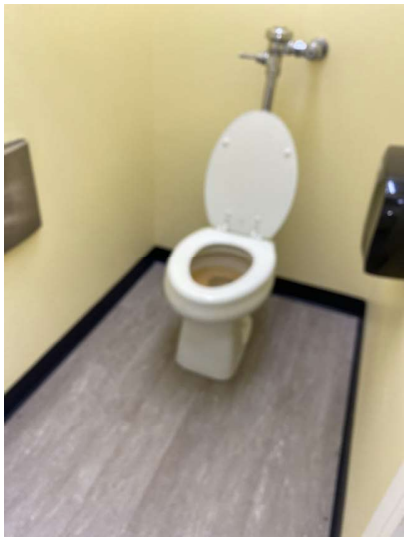








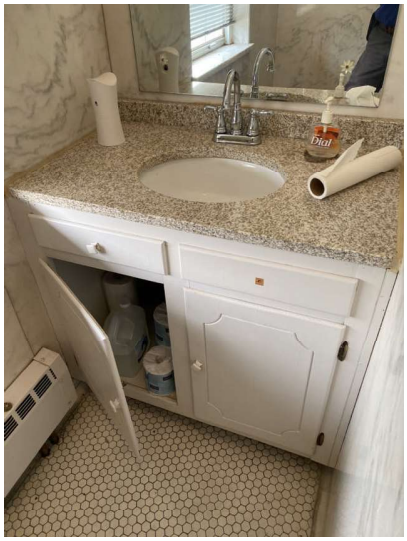






5. Sinks, Tubs, Showers

Good	Fair	Poor	N/A	None
		X		









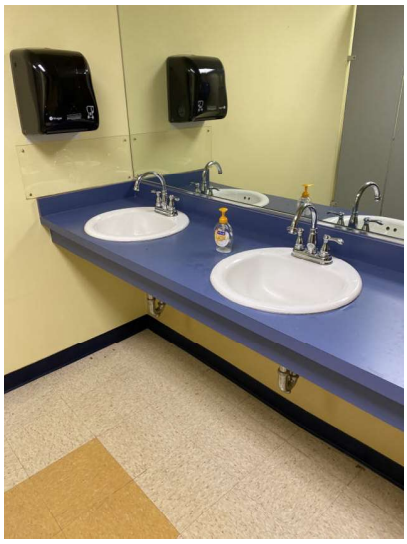






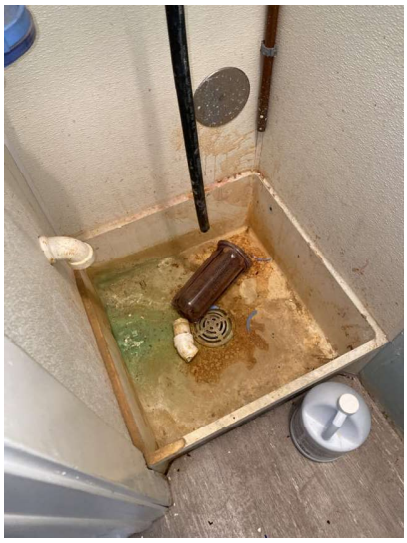
















6. Shower Doors

Good	Fair	Poor	N/A	None

7. Water Supply

Good	Fair	Poor	N/A	None
			X	

8. Drain, Waste, Vent

Good	Fair	Poor	N/A	None
			X	



9. Fuel Storage

Good	Fair	Poor	N/A	None

10. Sump Pumps

Good	Fair	Poor	N/A	None

11. Water Supply Shut-Offs

Good	Fair	Poor	N/A	None

12. Public or Private Water

Good	Fair	Poor	N/A	None

Observations:
• Public water source

13. Flow

Good	Fair	Poor	N/A	None
			X	

14. Hot and Cold Identification

Good	Fair	Poor	N/A	None
		X		

15. Drain Stops

Good	Fair	Poor	N/A	None

16. Commodes

Good	Fair	Poor	N/A	None

17. Verify adequecy of piping support

Good	Fair	Poor	N/A	None
X				

6.5.8 Electrical

I. The inspector should inspect:
A. The service drop/lateral.
B. The meter socket enclosures.
C. The service entrance conductors and report on any noted conductor insulation or cable sheath deterioration.
D. The means for disconnecting the service main.
E. The service entrance equipment and report on any noted physical damage, overheating, or corrosion.
F. And determine the rating of the service amperage.
G. Panelboards and overcurrent devices and report on any noted physical damage, overheating, corrosion, or lack of accessibility or working space (minimum 30 inches wide, 36 inches deep, 78 inches high in front of panel) that would hamper safe operation, maintenance or inspection.
H. And report on any unused circuit breaker panel openings that are not filled.
I. And report on absent or poor labeling.
J. The service grounding and bonding.
K. A representative number of switches, receptacles, lighting fixtures and AFCI protected receptacles. Although a visual inspection, the removal of faceplates or other covers or luminaires (fixtures) to identify suspected hazards is permitted.
L. And report on any noted missing or damaged faceplates or box covers.
M. And report on any noted open junction boxes or open wiring splices.
N. And report on any noted switches and receptacles that are painted.
O. And test a representative sample of Ground Fault Circuit Interrupter (GFCI) devices and GFCI circuit breakers observed and deemed to be GFCI's during the inspection using a GFCI tester.
P. And report the presence of solid conductor aluminum branch circuit wiring if readily visible.
Q. And report on any tested GFCI receptacles in which power was not present, polarity is incorrect, the cover is not in place, the ground fault circuit interrupter devices are not installed properly or do not operate properly, any evidence of arcing or excessive heat, or where the receptacle is not grounded or is not secured to the wall.
R. And report the absence of smoke detectors.
S. And report on the presence of flexible cords being improperly used as substitutes for the fixed wiring of a structure or running through walls, ceilings, floors, doorways, windows, or under carpets.

1. Service Drop/Lateral

Good	Fair	Poor	N/A	None
X				

2. Meter Enclosures

Good	Fair	Poor	N/A	None
X				

3. Service Conductors

Good	Fair	Poor	N/A	None

Observations:
• Service conductors are encased in rigid conduit

4. Main Disconnect

Good	Fair	Poor	N/A	None

Observations:
• Main disconnect is located in the electric utility closet



5. Service Entrance Equipment

Good	Fair	Poor	N/A	None
X				

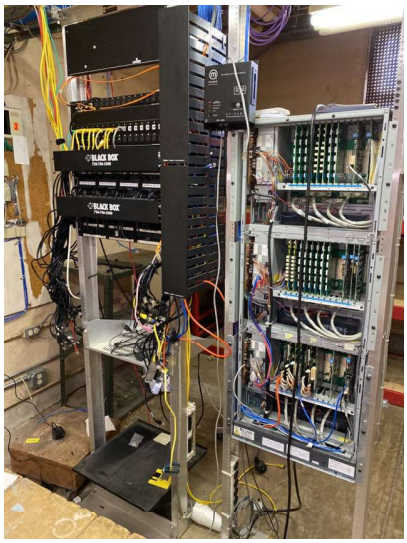
6. Amperage Rating

Good	Fair	Poor	N/A	None

Observations:
• 800 amp

7. Panelboards

Good	Fair	Poor	N/A	None
X				





8. Panel Openings

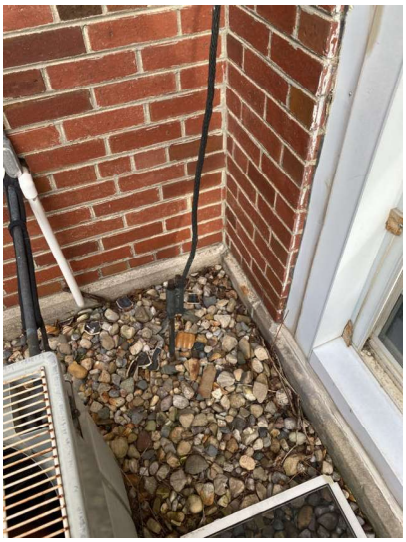
Good	Fair	Poor	N/A	None
X				

9. Labeling

Good	Fair	Poor	N/A	None

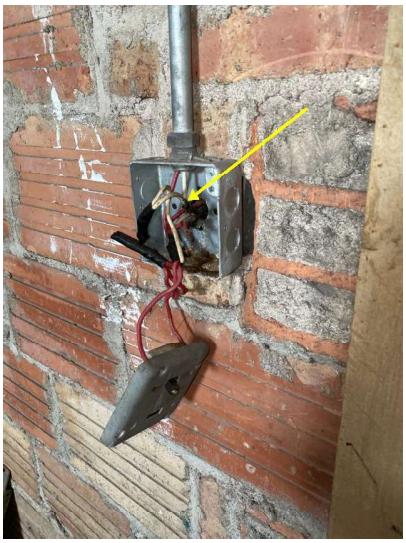
10. Grounding

Good	Fair	Poor	N/A	None
			X	



11. Switches and Lights

Good	Fair	Poor	N/A	None
	X			



12. Missing Covers

Good	Fair	Poor	N/A	None

13. Open Splices

Good	Fair	Poor	N/A	None

14. Painted Outlets

Good	Fair	Poor	N/A	None

15. GFCI

Good	Fair	Poor	N/A	None
X				

16. Aluminum Branch Circuits

Good	Fair	Poor	N/A	None

17. Inoperable GFCI

Good	Fair	Poor	N/A	None

18. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

19. Flexible Cords

Good	Fair	Poor	N/A	None
		X		

Observations:
• Extension cords are being used in several locations in the attic. This is a fire hazard.
Recommend permanent wiring receptacles be installed.

6.5.10 Attic Ventilation and Insulation

I. The inspector should inspect:
A. The insulation in unfinished spaces.
B. The ventilation of attic spaces.
C. Mechanical ventilation systems.
D. And report on the general absence or lack of insulation.

1. Unfinished spaces

Good	Fair	Poor	N/A	None
X				

Observations:
• Attic insulation- blown fiberglass

2. Ventilation of attic

Good	Fair	Poor	N/A	None
		X		

3. Mechanical Ventilation Systems

Good	Fair	Poor	N/A	None
			X	

4. Absence of Insulation

Good	Fair	Poor	N/A	None

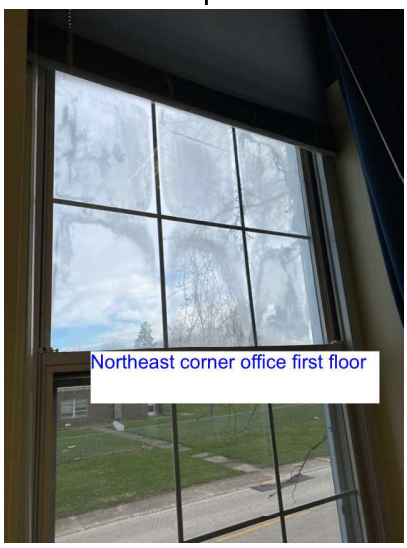
6.5.11 Doors, Windows and Interior

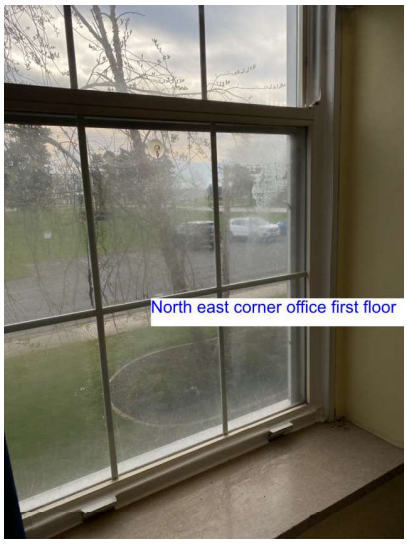
6.5.11 Doors, windows and interior
I. The inspector should:
A. Open and close a representative number of doors and windows.
B. Inspect the walls, ceilings, steps, stairways, and railings.
C. Inspect garage doors and garage door openers.
D. Inspect interior steps, stairs, and railings.
E. Inspect all loading docks.
F. Ride all elevators and escalators.
G. And report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

1. Doors and Windows

Good	Fair	Poor	N/A	None
	X			

Observations:
• Upstairs main office glass door is broken. Recommend immediate replacement before someone gets injured.





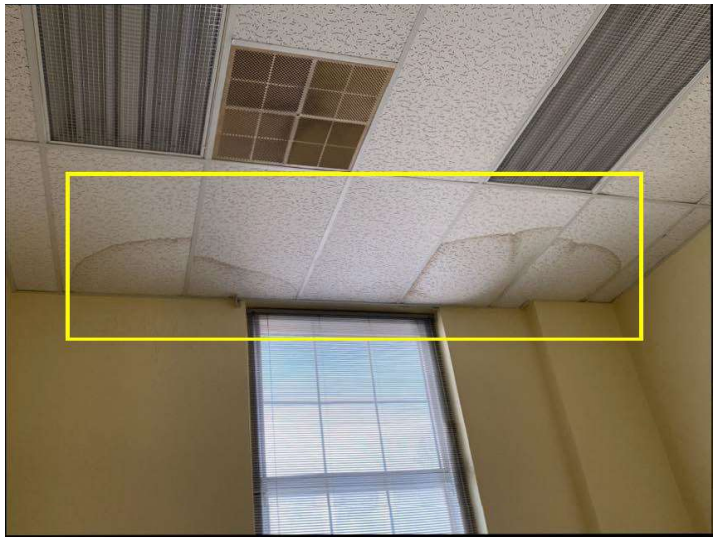




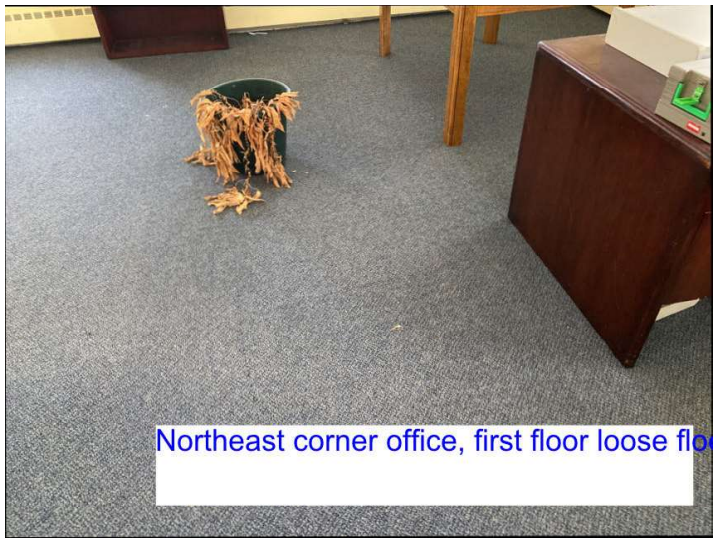


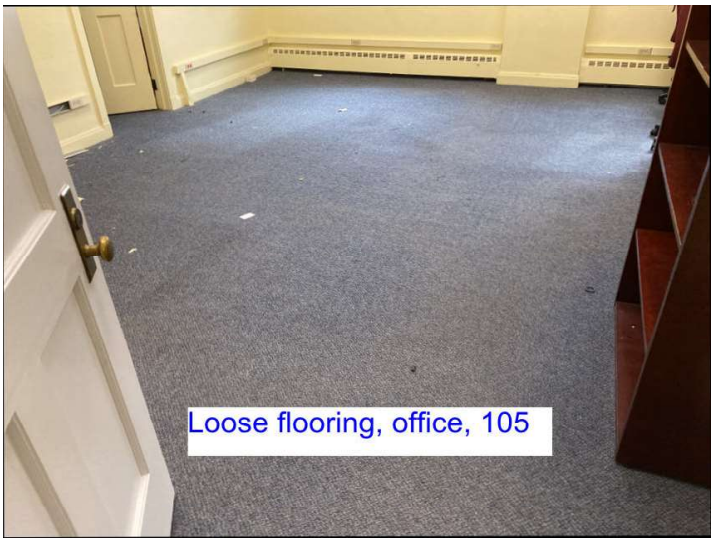
2. Interior

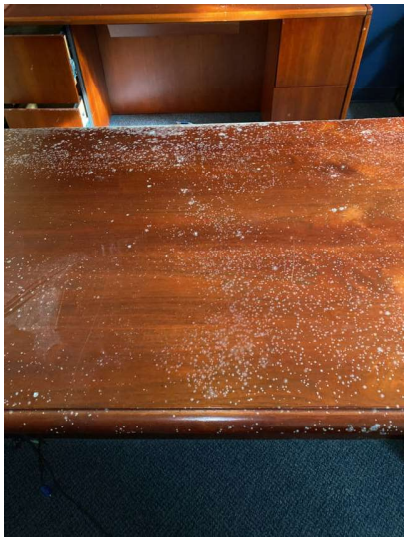
Good	Fair	Poor	N/A	None
		X		







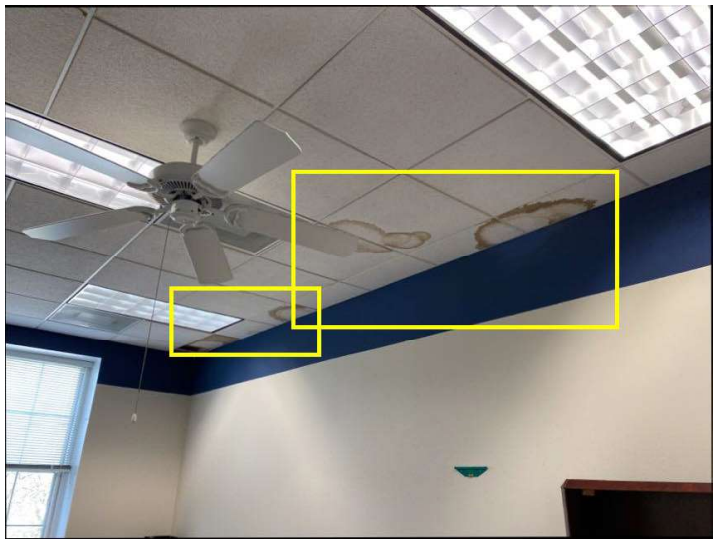






























3. Garage Doors and Openers

Good	Fair	Poor	N/A	None

4. Interior Stairs

Good	Fair	Poor	N/A	None
	X			





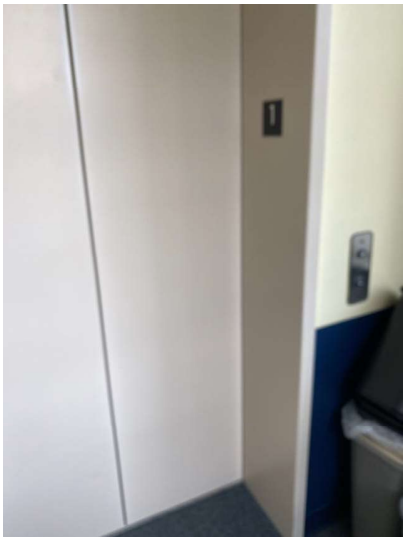
5. Loading Docks

Good	Fair	Poor	N/A	None

6. Elevators and Escalators

Good	Fair	Poor	N/A	None
			X	

Observations:
• Elevator not operating at the time of the inspection. Licensed elevator contractor should be contacted for inspection and service.



7. Damaged Windows

Good	Fair	Poor	N/A	None

Observations:

• Several windows are damaged or show evidence of broken seals. Recommend repair and replacement.

6.5.12 Life Safety

I. The inspector should:
A. Inspect fire access roads and report on any obstructions or overhead wires lower than 13 feet 6 inches.
B. Inspect the address or street number to determine that it is visible from the street with numbers in contrast to their background.
C. Inspect and determine that a 3-foot clear space exists around the circumference of fire hydrants.
D. Verify that hinged shower doors open outward from the shower and have safety glass conformance stickers or indicators.
E. Inspect to determine that the storage of flammable and combustible materials are orderly, separated from heaters by distance or shielding so that ignition cannot occur, and not stored in exits, boiler rooms, mechanical rooms, or electrical equipment rooms.
F. Inspect to determine that a "No Smoking" sign is posted in areas where flammable or combustible material is stored, dispensed, or used.
G. Inspect for the presence of fire alarm systems.
H. Inspect for alarm panel accessibility.
I. Inspect for the presence of portable extinguishers and determine that they are located in conspicuous and readily available locations immediately available for use and not obstructed or obscured from view.
J. Inspect to determine that a portable fire extinguisher exists within a 30 foot travel distance of commercial-type cooking equipment that uses cooking oil or animal fat.
K. Inspect to determine that manual actuation devices for commercial cooking appliances exist near the means of egress from the cooking area, 42-48 inches above the floor, 10-20 feet away, and clearly identifying the hazards protected.
L. Inspect to determine that the maximum travel distance to a fire extinguisher is 75 feet.
M. Inspect for the presence of sprinkler systems and determine if they were ever painted other than at the factory.
N. Inspect for the presence of emergency lighting systems.
O. Inspect for exit signs at all exits and inspect for independent power sources such as batteries.
P. Inspect for the presence of directional signs where exit location is not obvious.
Q. Inspect for the presence of signs over lockable exit doors stating "This Door Must Remain Unlocked During Business Hours."
R. Inspect for penetrations in any walls or ceilings that separate the exit corridors and/or stairwells from the rest of the building.
S. Inspect for fire separation doors that appear to have been blocked or wedged open or that do not automatically close and latch.
T. Inspect exit stairwell handrails.
U. Inspect for exit trip hazards.
V. Inspect for the presence of at least two exits to outside or one exit that has a maximum travel distance of 75 feet.
W. Inspect exit doorways to determine that they are not less than 32 inches in clear width.
X. Inspect to determine that the exit doors were not locked from the inside, chained, bolted, barred, latched or otherwise rendered unusable at the time of the inspection.
Y. Inspect to determine that the exit doors swing open in the direction of egress travel.
Z. Inspect the storage at the time of the inspections to determine if it is potentially obstructing access to fire hydrants, fire extinguishers, alarm panels, or electric panel boards, or if it is obstructing aisles, corridors, stairways or exit doors, or if it is within 18 inches of sprinkler heads or if it is within 3 feet of heat generating appliances or electrical panel boards at the time of the inspection.

1. Fire Access Roads

Good	Fair	Poor	N/A	None

2. Address Number

Good	Fair	Poor	N/A	None
X				

3. 3' Clearance around Hydrants

Good	Fair	Poor	N/A	None

4. Shower Doors

Good	Fair	Poor	N/A	None

5. Flammable Storage

Good	Fair	Poor	N/A	None

6. No Smoking Signage

Good	Fair	Poor	N/A	None

7. Fire Alarm Systems

Good	Fair	Poor	N/A	None
			X	

8. Alarm Panel Accessability

Good	Fair	Poor	N/A	None
X				



9. Fire Extinguishers

Good	Fair	Poor	N/A	None
		X		

Observations:
• Portable Fire Extinguishers: all dated 2019 for last inspection. Need new inspection.







10. Kitchen Fire Extinguishers

Good	Fair	Poor	N/A	None

11. Manual Actuation Devices

Good	Fair	Poor	N/A	None

12. 75' Max.Travel to Fire Extinguisher

Good	Fair	Poor	N/A	None

13. Fire Sprinklers

Good	Fair	Poor	N/A	None

14. Emergency Lighting

Good	Fair	Poor	N/A	None
X				

15. Battery Backup Systems

Good	Fair	Poor	N/A	None

Observations:
• Exit signs at all exits: independent power sources such as batteries not visible

16. Directional Signage

Good	Fair	Poor	N/A	None
X				

17. Lockable Exit Signage

Good	Fair	Poor	N/A	None

18. Wall Penetrations

Good	Fair	Poor	N/A	None

19. Blocked Firedoors

Good	Fair	Poor	N/A	None

20. Exit Stairwell Handrails

Good	Fair	Poor	N/A	None

21. Exit Trip Hazards

Good	Fair	Poor	N/A	None

22. Exterior Exits

Good	Fair	Poor	N/A	None
X				

23. Exit Width

Good	Fair	Poor	N/A	None
X				

24. Blocked Exit Doors

Good	Fair	Poor	N/A	None
X				

25. Exit Door Swing

Good	Fair	Poor	N/A	None
X				

26. Accessibility of Fire Equipment

Good	Fair	Poor	N/A	None

Photos











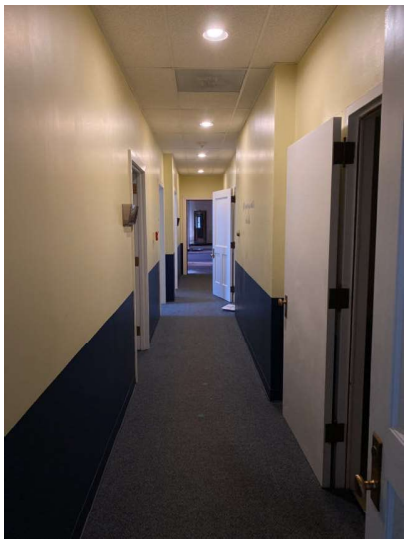


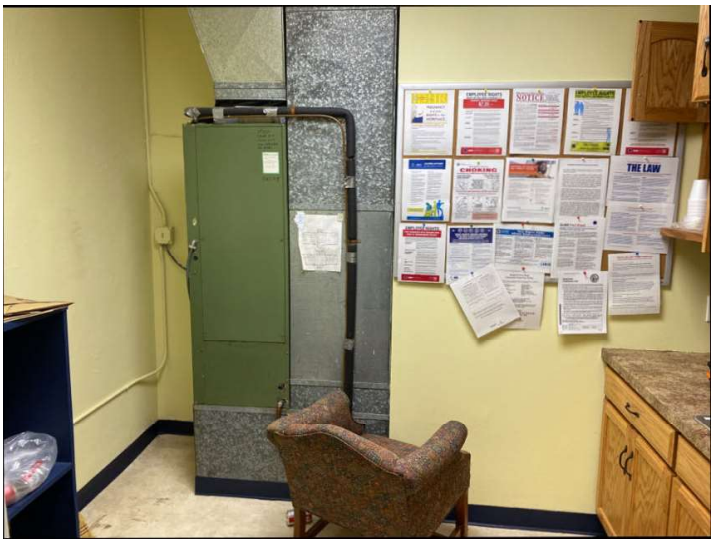











THE LAW





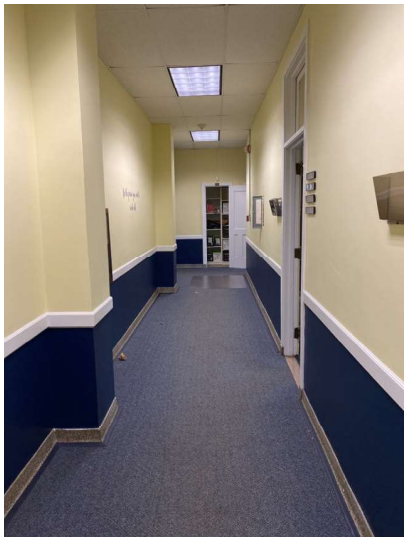






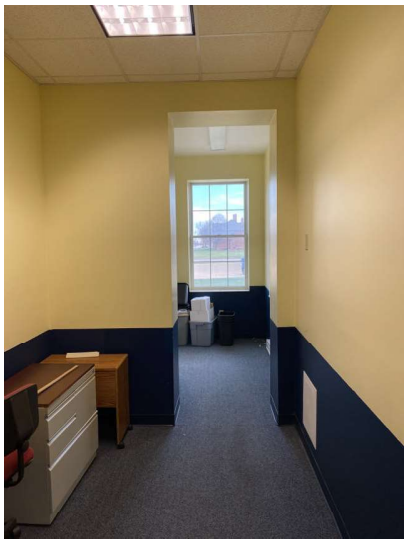














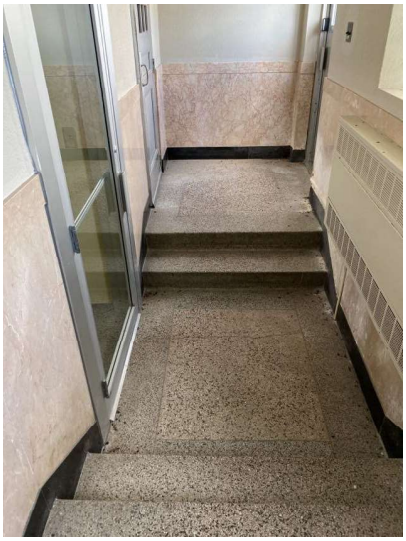


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104

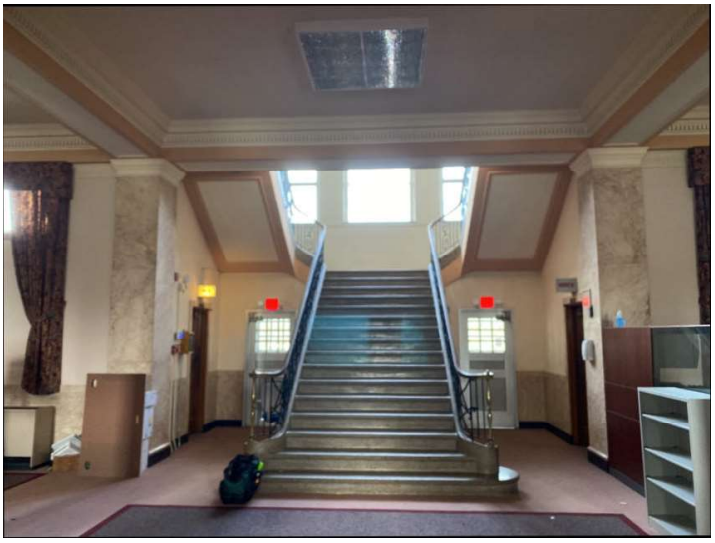






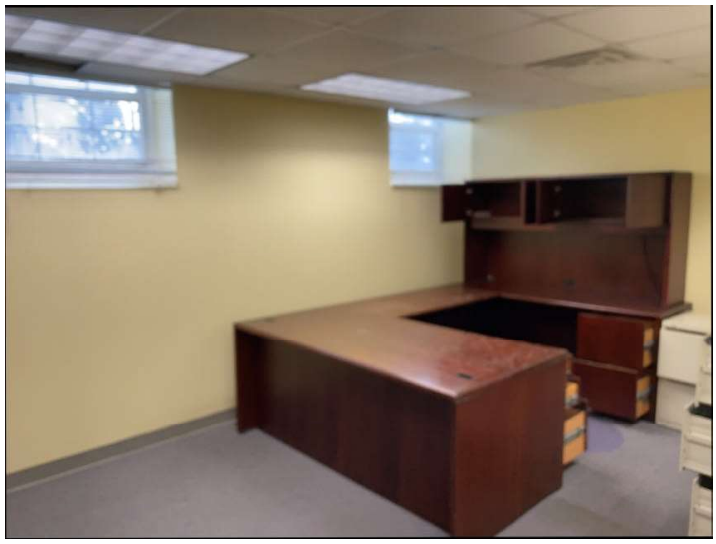
















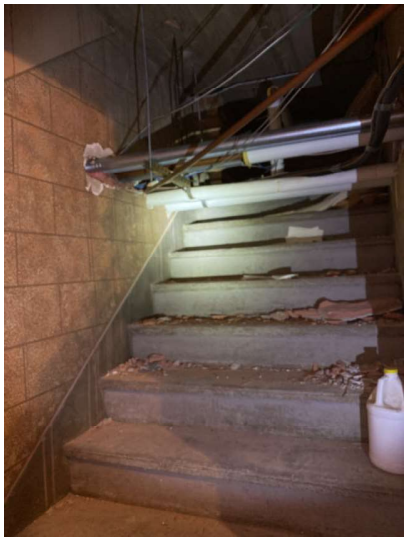




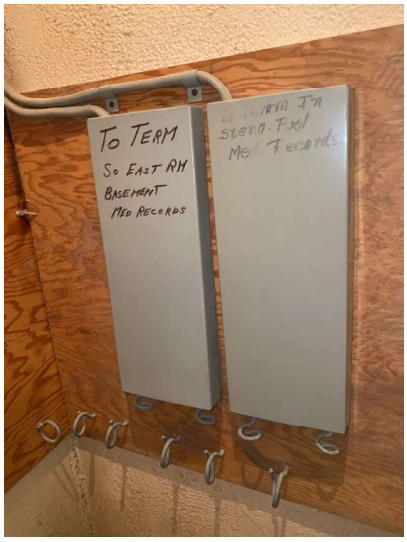











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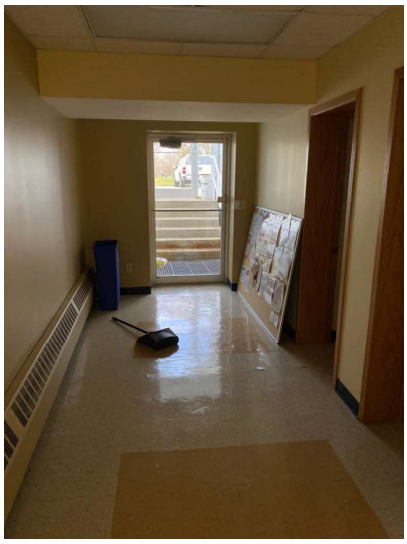


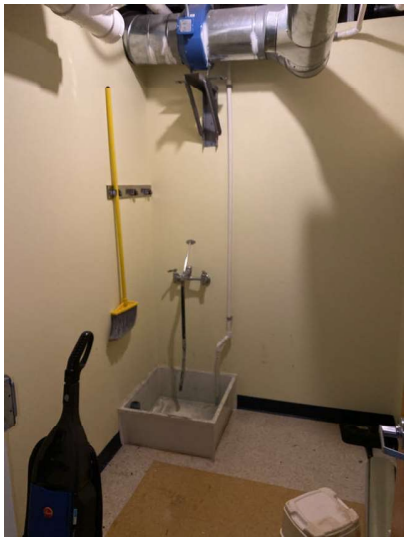





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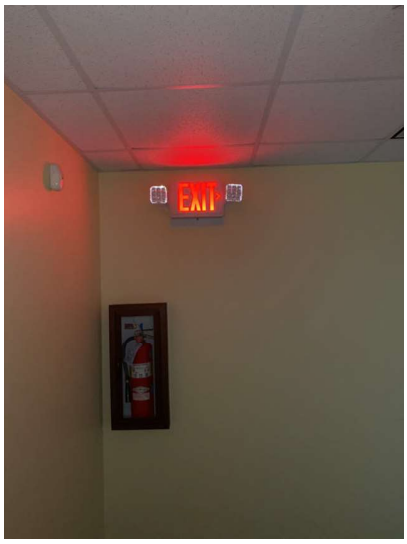


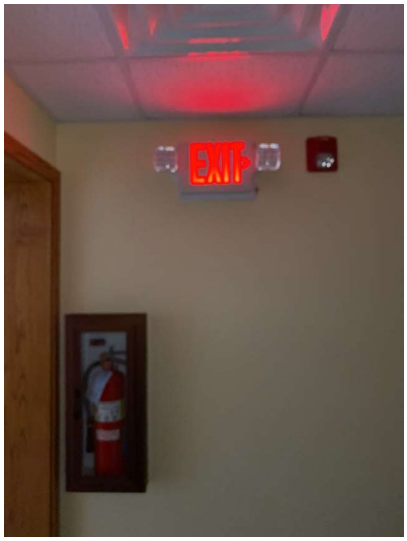




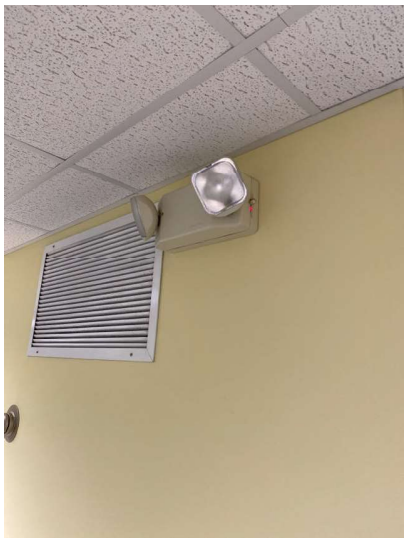





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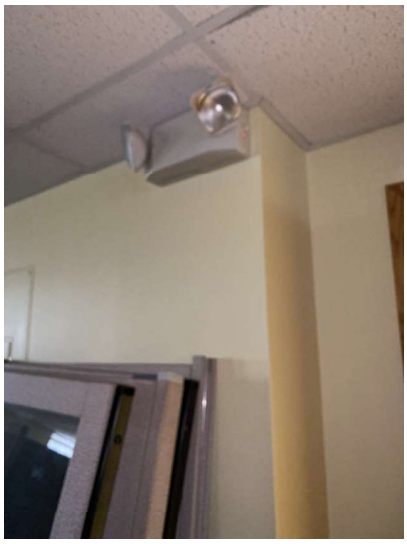

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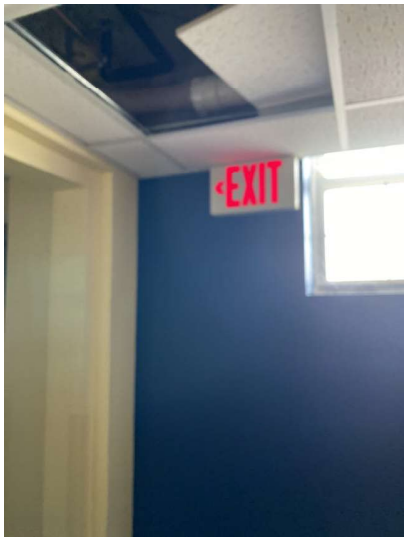


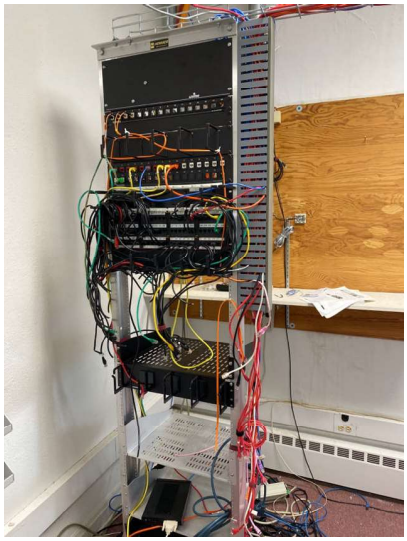


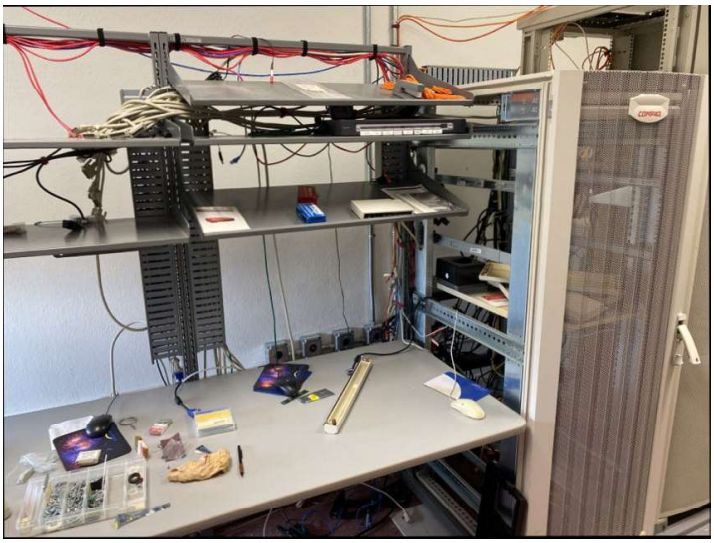

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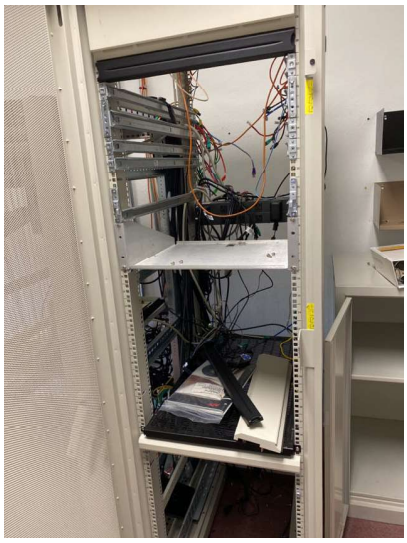





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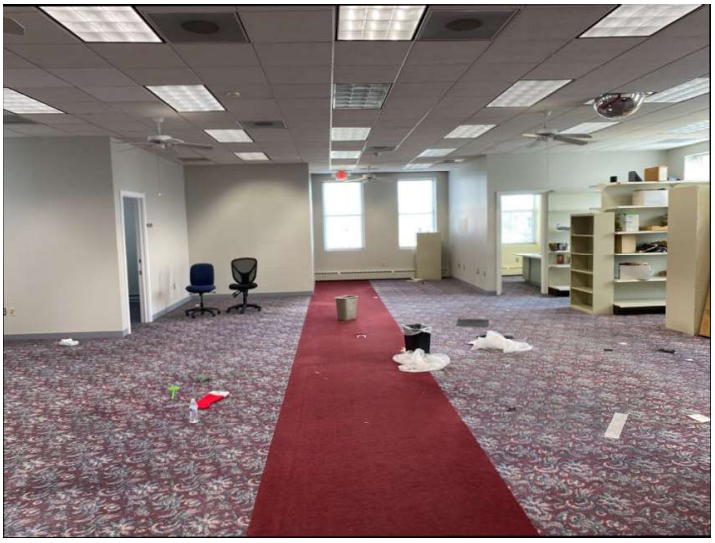

















EXIT
































#4-S





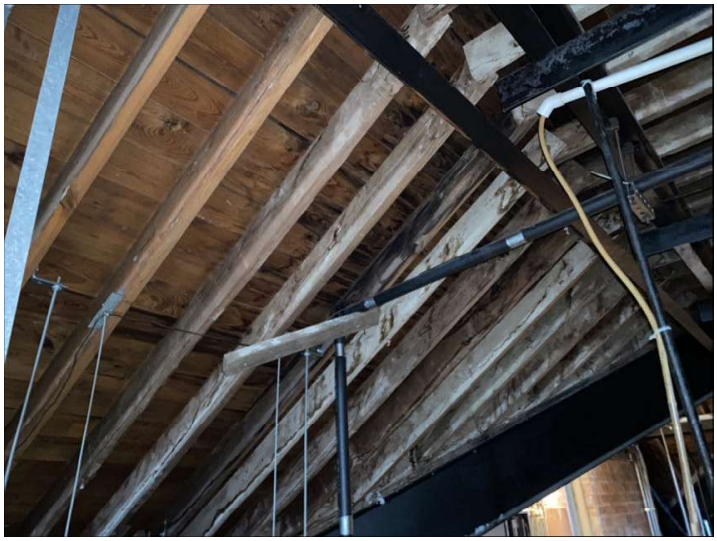
















Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning