
# Your Inspection Report

[redacted]

PREPARED FOR:

[redacted]

INSPECTION DATE:

Thursday, October 23, 2025

PREPARED BY:

[redacted]

SMART CHOICE INSPECTIONS

[redacted]

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This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

Priority Maintenance Items

## Roofing

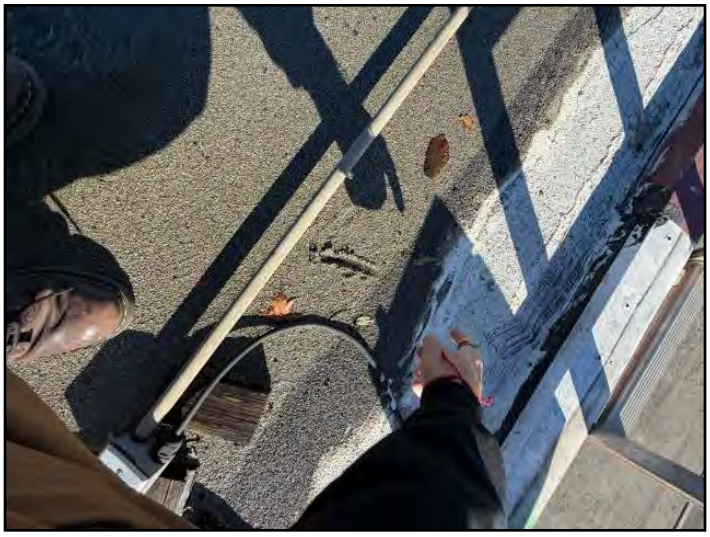
**FLAT ROOFING \ Roll roofing**

**Condition:** • Loss of granules

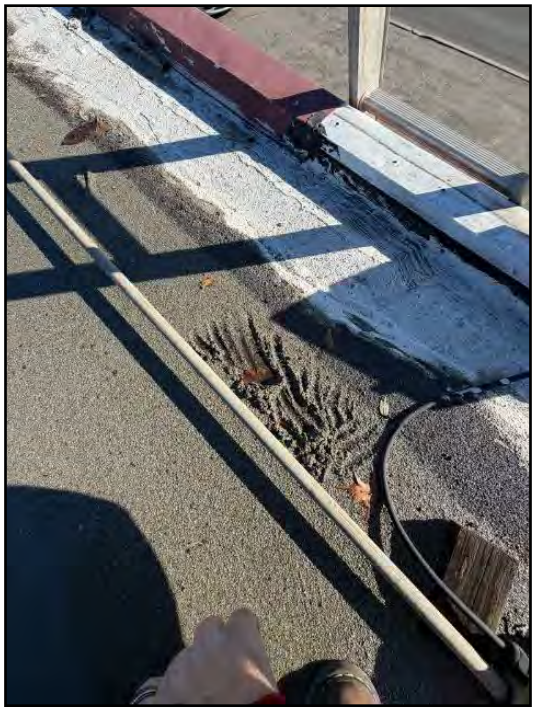
Excessive granule loss was observed on the roof surface in an area showing signs of ponding. This condition is likely the result of prolonged standing water over the years, which has accelerated the deterioration and loosening of the surface layer. Granules on rolled roofing help protect the underlying material from UV exposure and weathering; once they wear away, the roof becomes more vulnerable to cracking, leaks, and premature failure.

**Implication(s)**: Chance of water damage to structure, finishes and contents

**1.** *Loss of granules*



**2.** *Loss of granules*

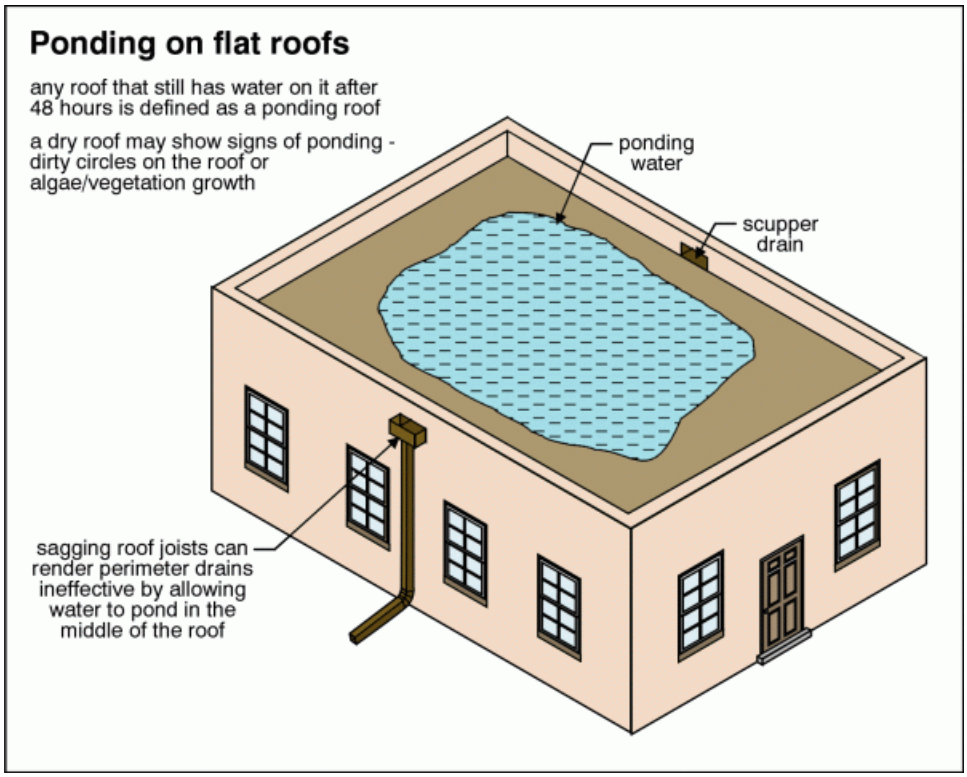


**3.** *Loss of granules*

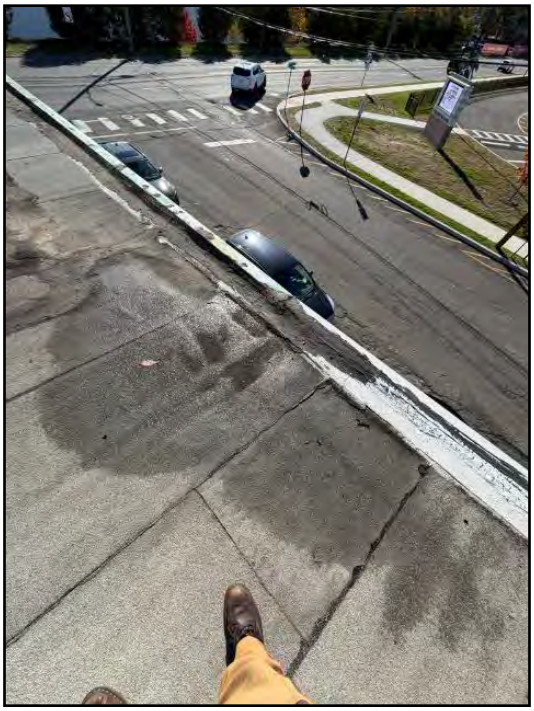
**Condition:** • Ponding

Signs of ponding

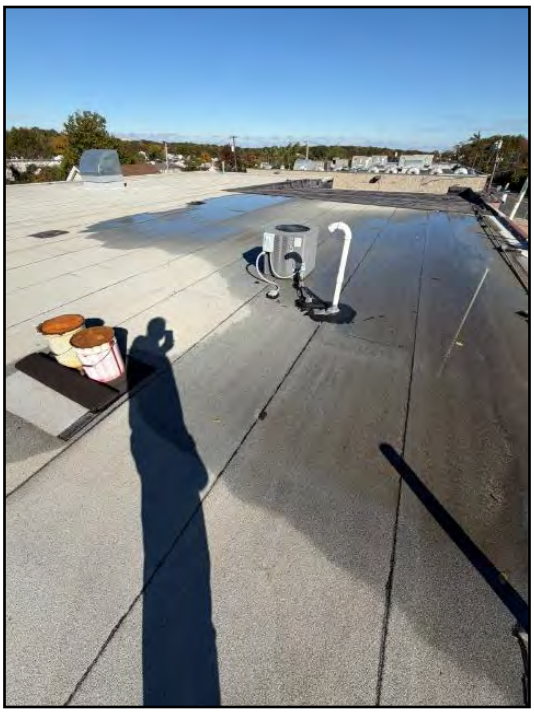
**Implication(s)**: Chance of water damage to structure, finishes and contents



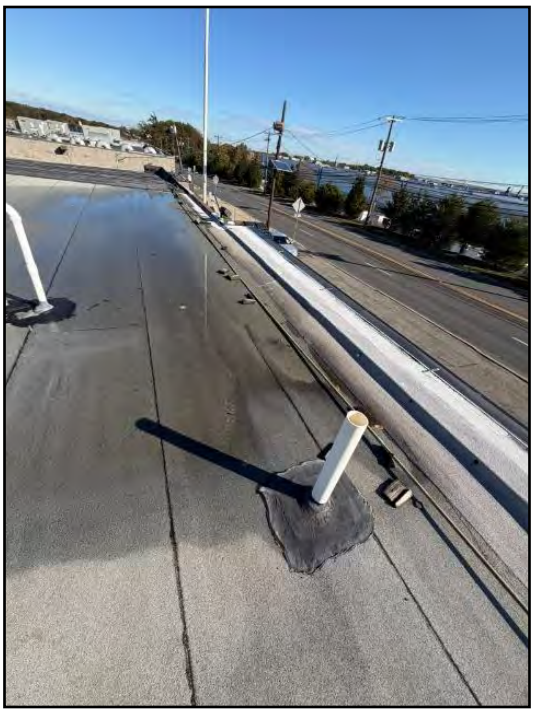
**4.** *Ponding*



**5.** *Ponding*



**6.** *Ponding*



**7.** *Ponding*

# Exterior

**ROOF DRAINAGE \ Downspouts**

**Condition:** • Discharge too close to building

Downspout is causing an excessive amount of moisture issues with siding and foundation parging. Water penetration was observed on the inside which has lead to mold growth and has caused moisture issues to an improperly mounted panel. Recommend fixing downspout arrangement and mitigating moisture issues.

**Implication(s)**: Chance of water damage to structure, finishes and contents

**8.** *Moisture penetration*

**9.** *Discharge too close to building*

**10.** *Moisture penetration*

**11.** *Moisture penetration*

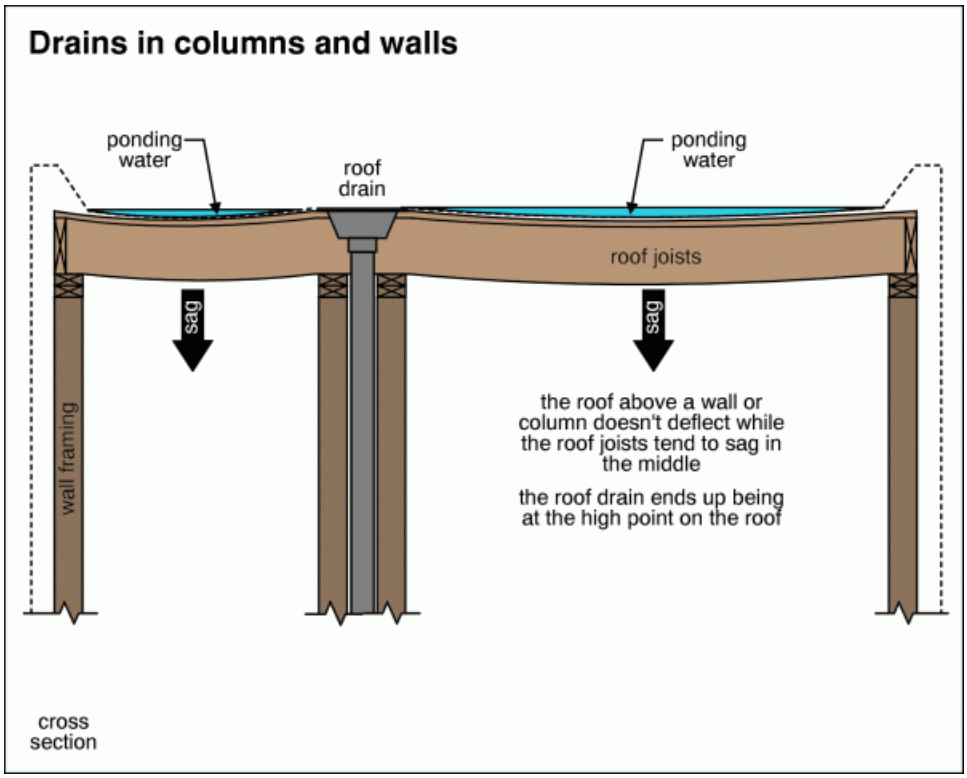
**12.** *Discharge too close to building*

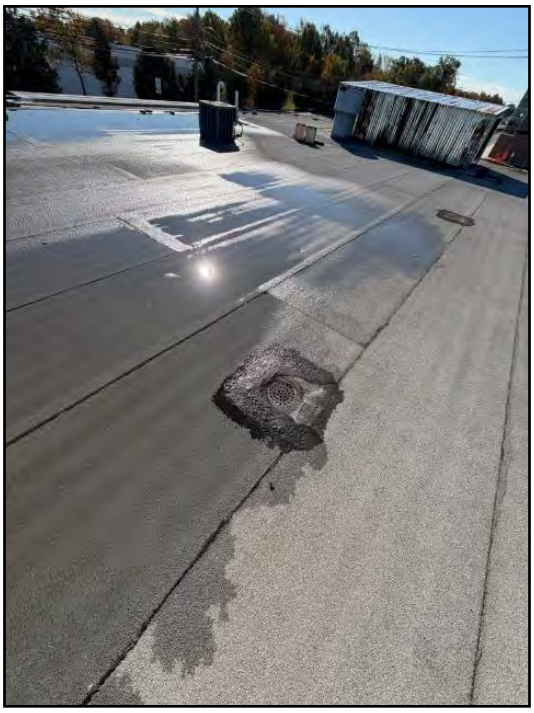
**13.** *Discharge too close to building*

**ROOF DRAINAGE \ Flat roof drains**

**Condition:** • Drains not at low points

**Implication(s)**: Chance of water damage to structure, finishes and contents



**14.** *Drains not at low points*

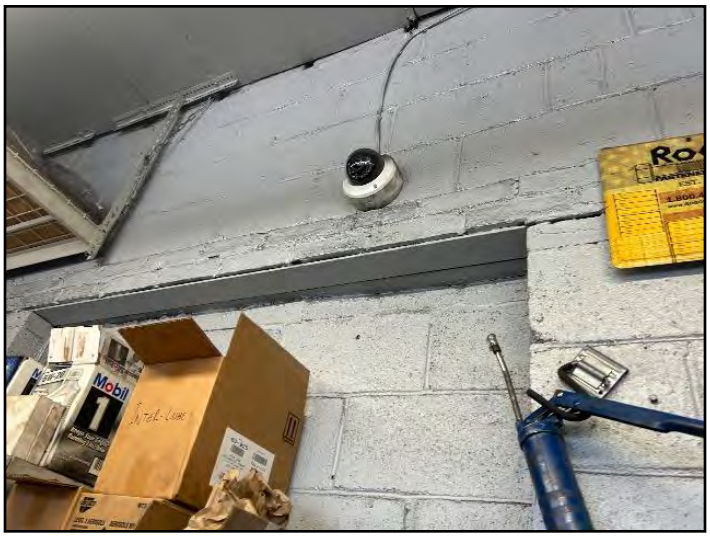
**15.** *Drains not at low points*

## Structure

**WALLS \ Solid masonry walls**

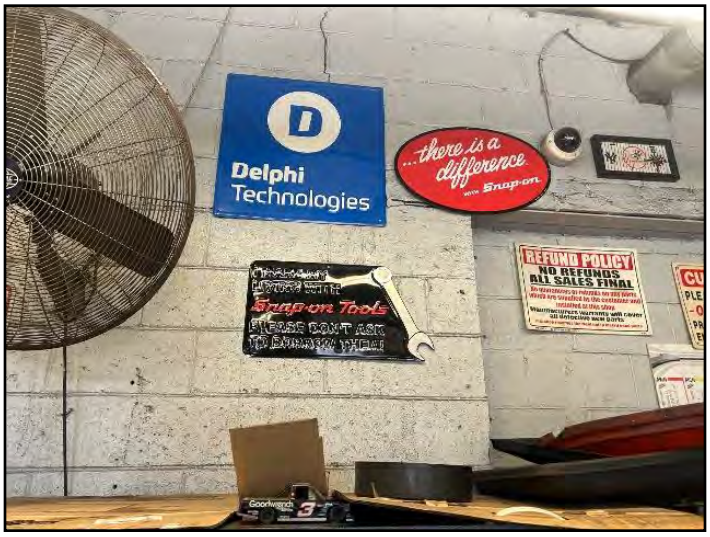
**Condition:** • Cracked

**Implication(s)**: Weakened structure



**16.** *Cracked*


**17.** *Cracked*



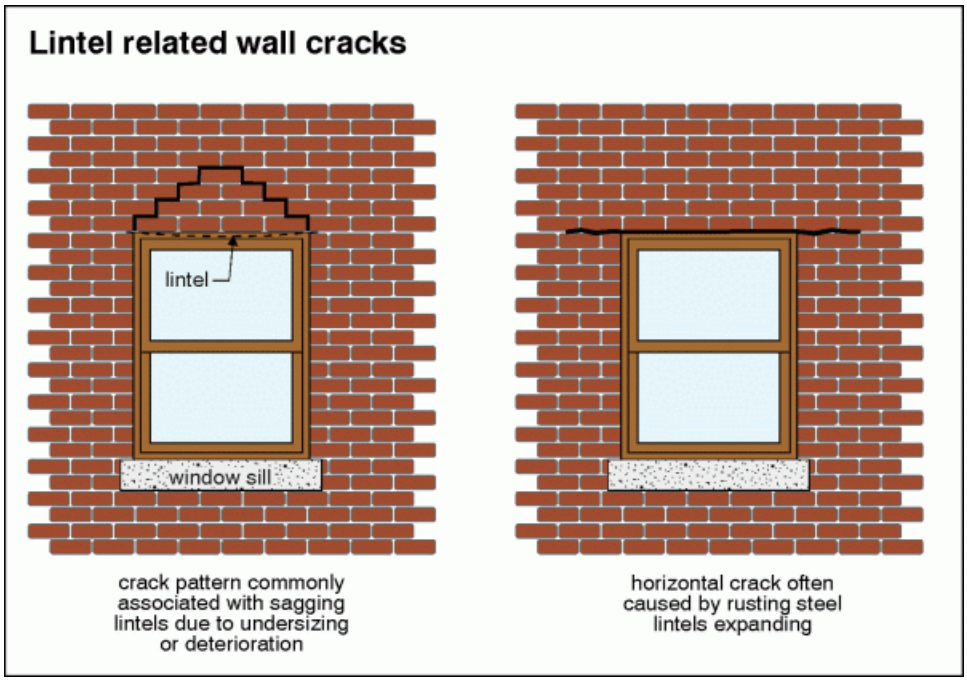

**18.** *Cracked*

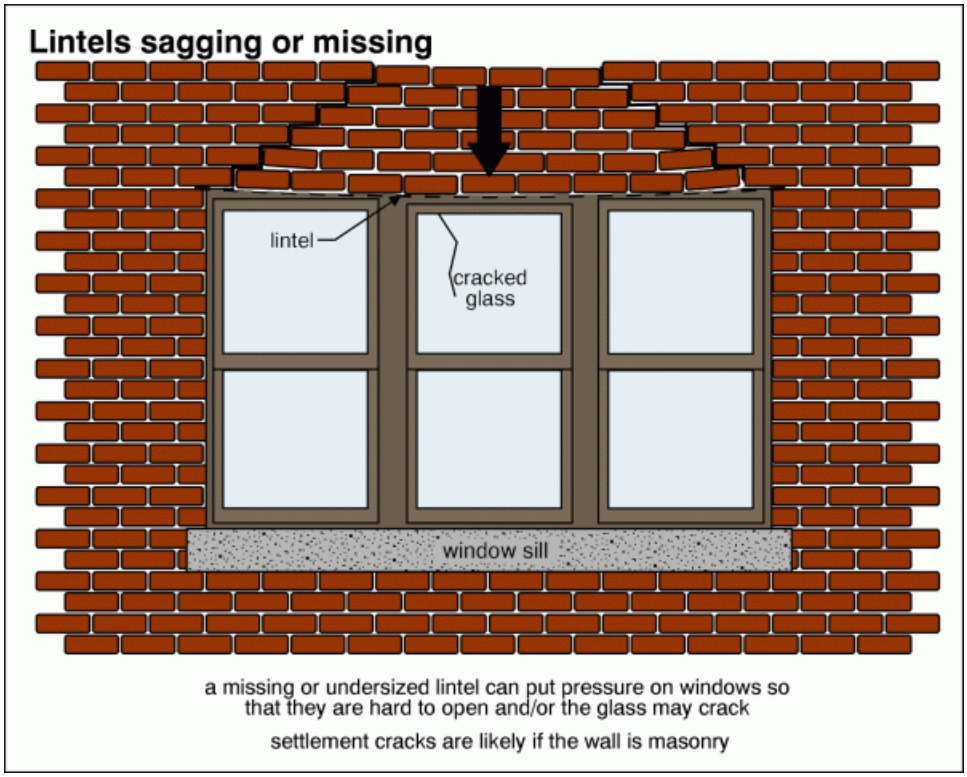

**19.** *Cracked*

**Condition:** • Lintels sagging

Structural cracks have begun to form on foundation wall due to sagging lintel. Recommend addressing the cracks and replacing lintel.

**Implication(s)**: Weakened structure | Chance of structural movement



**20.** *Lintels sagging*


**21.** *Lintels sagging*


**22.** *Lintels sagging*

# Electrical

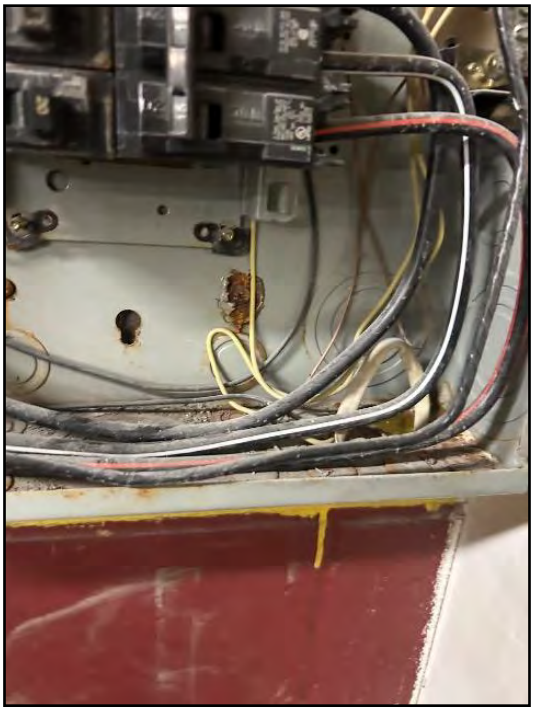
**SERVICE BOX, GROUNDING AND PANEL \ Distribution panel**

**Condition:** • Rust or water in panel

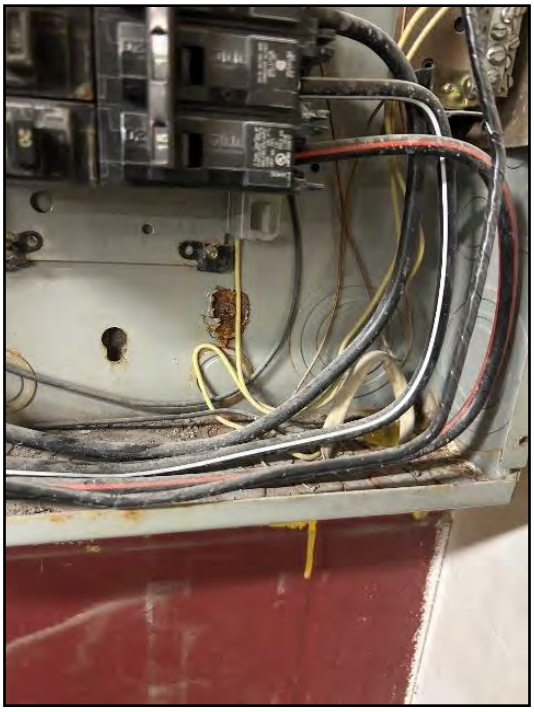
Corroded components observed during inspection of three phase distribution panel. Recommend hiring a licensed electrician to replace distribution panel. Also recommend for moisture issue in regards to downspout to be mitigated to ensure that this area does not remain an issue for future panels. Safety and fire hazard.

**Implication(s)**: Electric shock | Fire hazard

**Task**: Replacement



**23.** *Rust or water in panel*



**24.** *Rust or water in panel*

**25.** *Rust or water in panel*

**26.** *Rust or water in panel*

**27.** *Rust or water in panel*

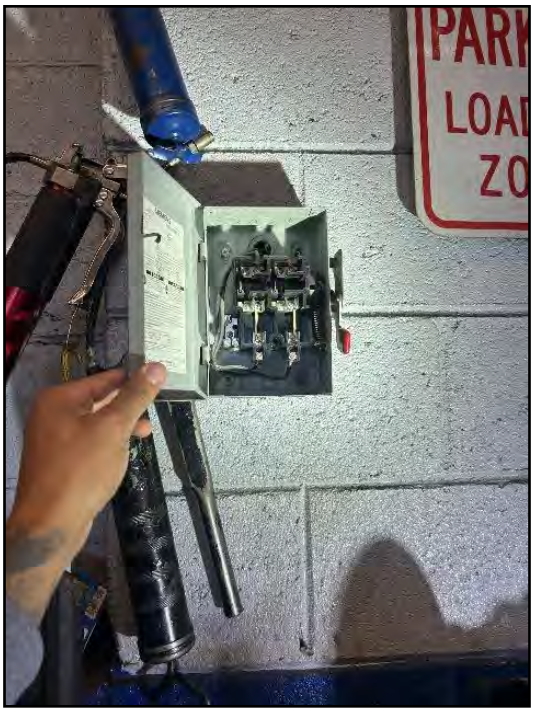
**28.** *Rust or water in panel*

**SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers**

**Condition:** • No fuses or breakers for subpanel (pony panel)

Copper wiring was installed in place of the required tube fuses, which eliminates overcurrent protection and creates a significant safety hazard.

**Implication(s)**: Electric shock | Fire hazard
**Location**: Auto mechanic shop



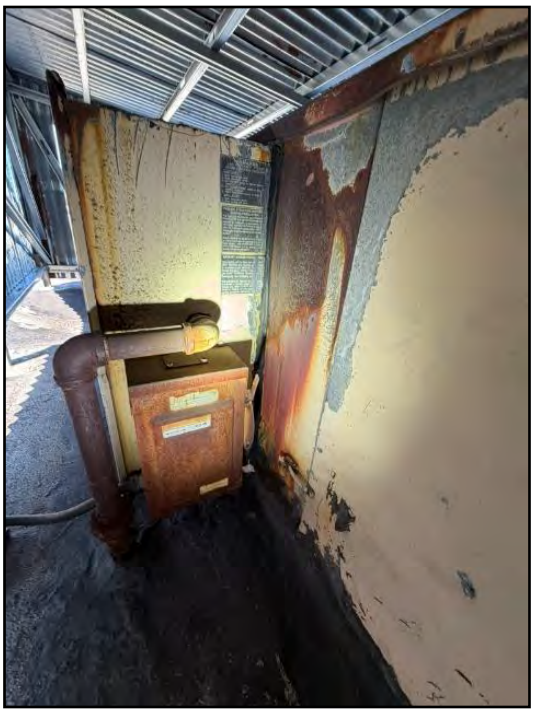

**29.** *No fuses or breakers for subpanel (pony...*

## Heating

**FURNACE \ Cabinet**
**Condition:** • Rust
The furnace appears to be heavily corroded, and a structure has been built over it to prevent rain from entering the unit. This furnace is not used to heat the building but rather to provide heat and speed up the paint-drying process. The unit is over 20-30 years. If the paint booth will remain in the building after purchase, replacement of this furnace is highly recommended.
**Implication(s)**: Material deterioration | Reduced system life expectancy

**30.** *Rust*

**31.** *Rust*



**32.** *Rust*

**33.** *Rust*

**34.** *Rust*

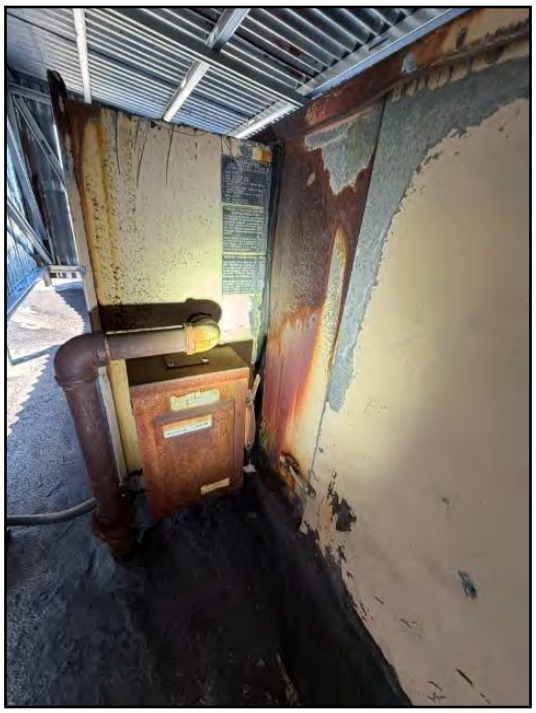
**35.** *Rust*

**GAS FURNACE \ Life expectancy**

**Condition:** • Past life expectancy

**Implication(s)**: Equipment failure | No heat for building

**Location**: Roof



**36.** *Past life expectancy*

## Plumbing

**SUPPLY PLUMBING \ Water supply piping in building**

**Condition:** • Leak

**Implication(s)**: Chance of water damage to structure, finishes and contents | System inoperative

**Location**: Seen above office space

**37.** *Leak*

## Interior

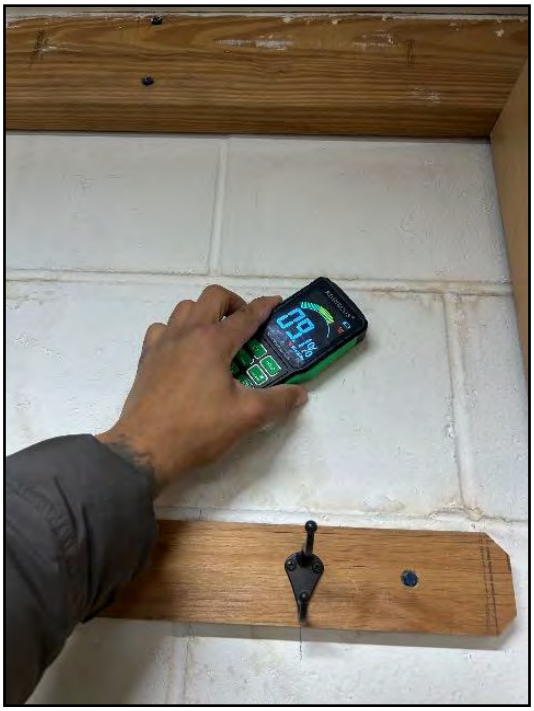
**WALLS \ General notes**

**Condition:** • Active water leak detected

Moisture was detected in the masonry block wall, and visible water stains were also observed.

It is suspected that the water is originating from an improperly discharged downspout connected to the flat roof gutter system.

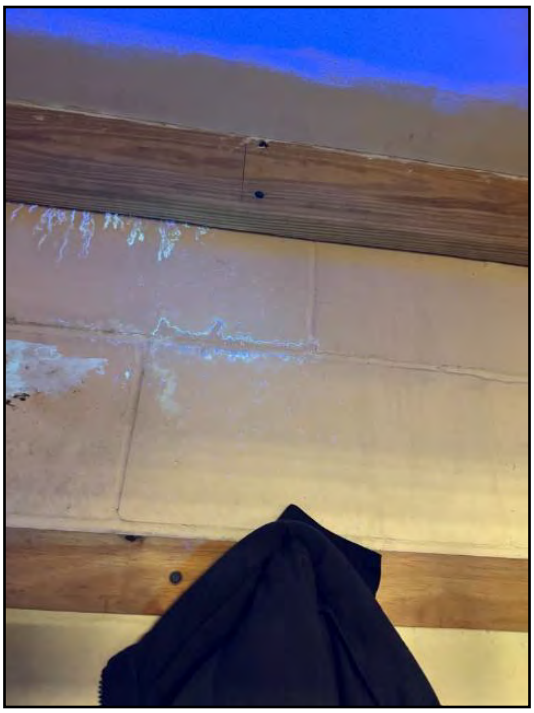
**Implication(s)**: Chance of movement, Rot, Leakage



**38.** *Active water leak detected*

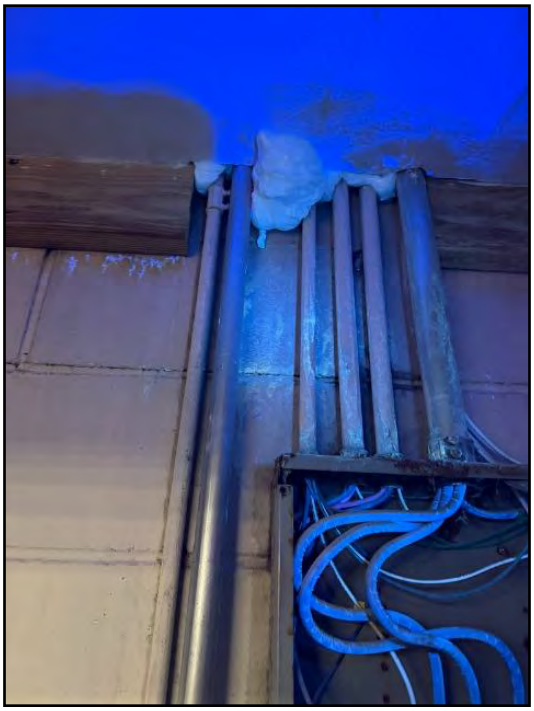
**39.** *Active water leak detected*

**40.** *Active water leak detected*



**41.** *Active water leak detected*

**42.** *Active water leak detected*



**43.** *Active water leak detected*

**44.** *Active water leak detected*

**POTENTIALLY HAZARDOUS MATERIALS \ General notes**

**Condition:** • Mold

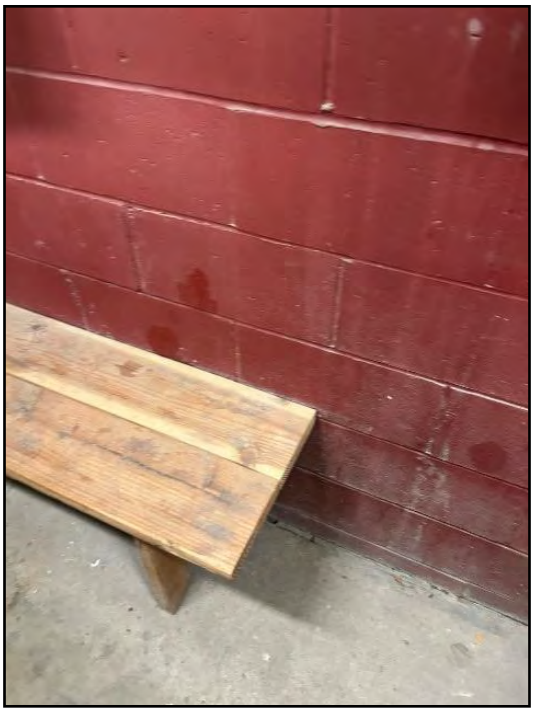
Visible organic growth

**Implication(s)**: Health hazard

**Location**: Kitchenette

**45.** *Mold*

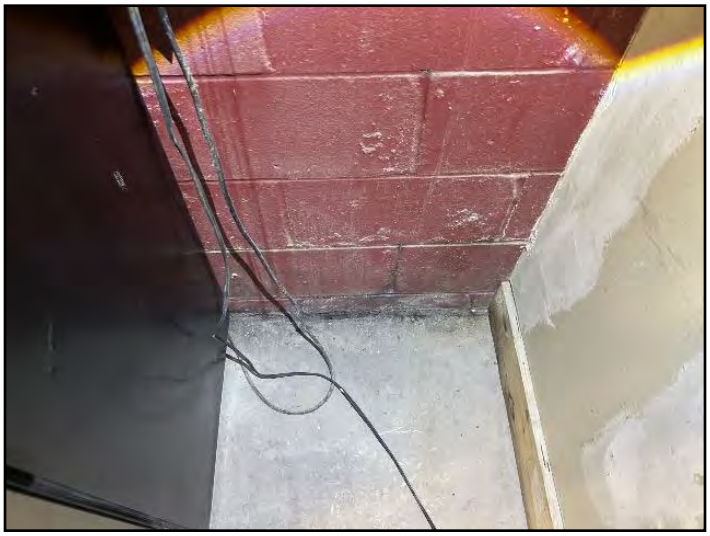
**46.** *Mold*



**47.** *Mold*

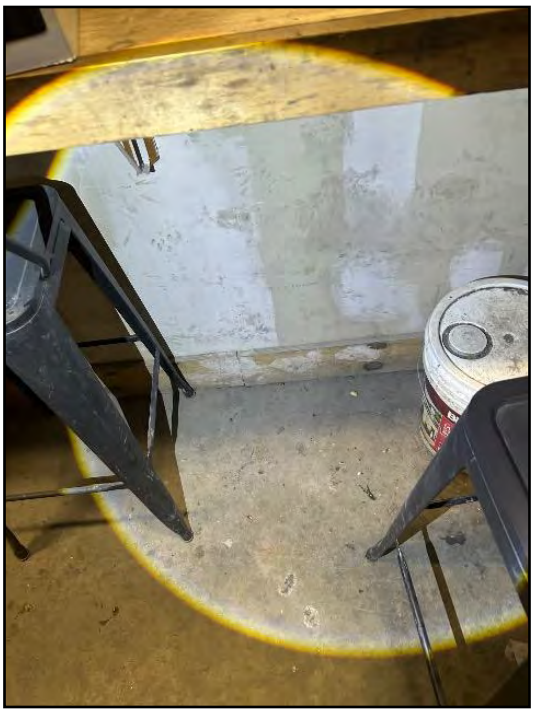
**48.** *Mold*

**49.** *Mold*



**50.** *Mold*

**51.** *Mold*



**52.** *Mold*

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

Home Improvement - ballpark costs

## Description

**Flat roofing material:** • Roll roofing

**Flat roof flashing material:** • Aluminum

## Limitations

**Inspection performed:** • By walking on roof

## Recommendations

**SLOPED ROOFING \ Metal**

**1. Condition:** • Paint needed


**53.**

**54.**

**55.**

**SLOPED ROOF FLASHINGS \ Roof/wall flashings**

**2. Condition:** • Damage, loose, open seams, patched

**Implication(s)**: Chance of water damage to structure, finishes and contents

**56.** *Damage, loose, open seams, patched*

**SLOPED ROOF FLASHINGS \ Pipe/stack flashings**

**3. Condition:** • Damage

**Implication(s)**: Chance of water damage to structure, finishes and contents

**57.** *Damage*

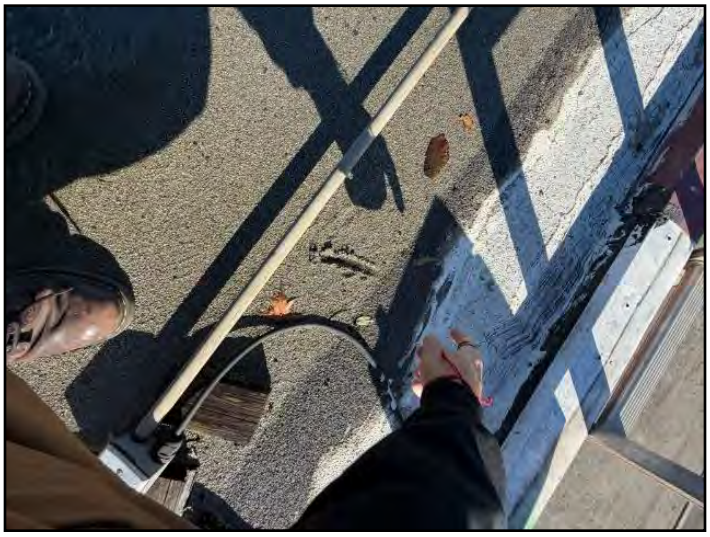
**FLAT ROOFING \ Roll roofing**

**4. Condition:** • Loss of granules

Excessive granule loss was observed on the roof surface in an area showing signs of ponding. This condition is likely the result of prolonged standing water over the years, which has accelerated the deterioration and loosening of the surface layer. Granules on rolled roofing help protect the underlying material from UV exposure and weathering; once they wear away, the roof becomes more vulnerable to cracking, leaks, and premature failure.

**Implication(s)**: Chance of water damage to structure, finishes and contents

**58.** *Loss of granules*



**59.** *Loss of granules*

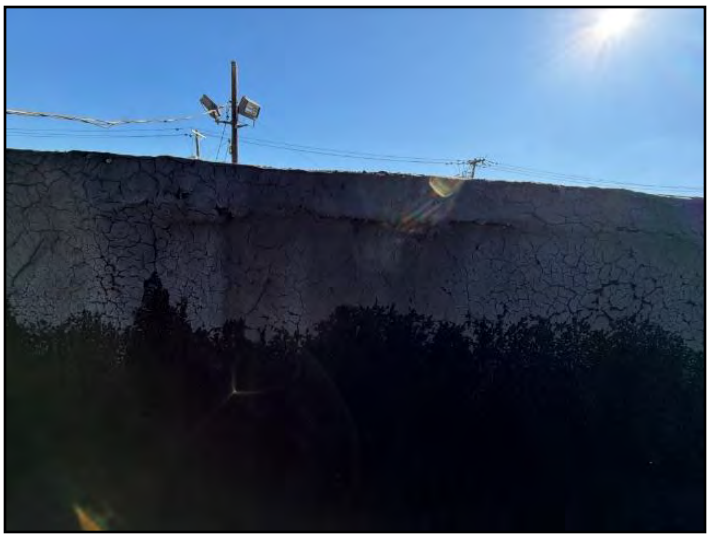
**60.** *Loss of granules*

**5. Condition:** • Openings at seams or flashings

**Implication(s)**: Chance of water damage to structure, finishes and contents

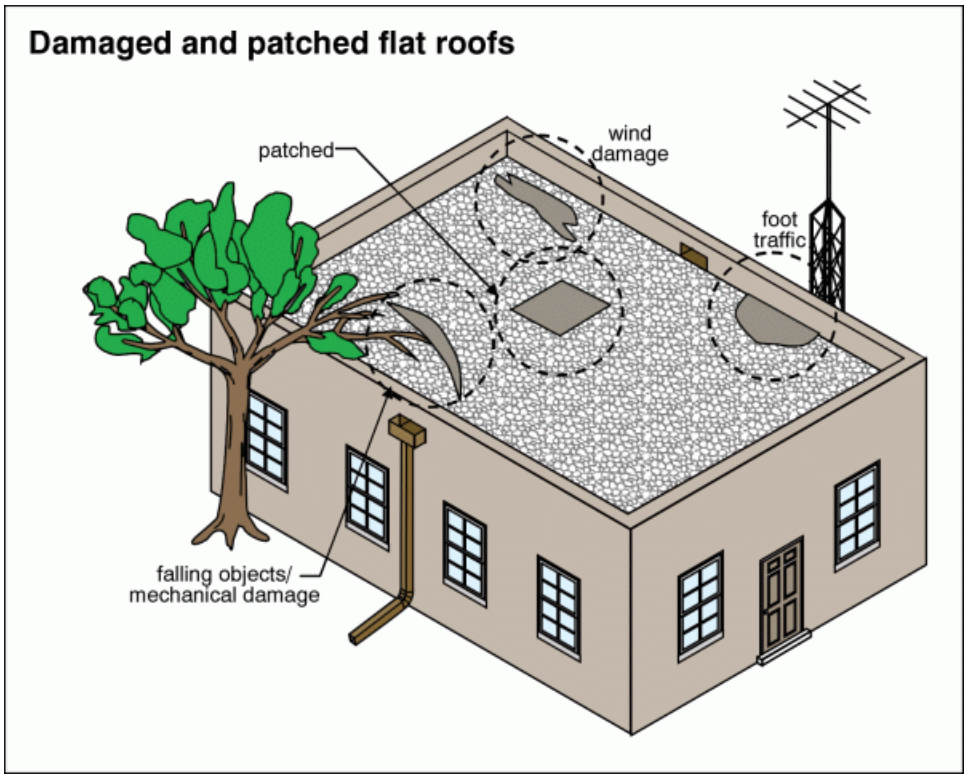
**61.** *Openings at seams or flashings*

**62.** *Openings at seams or flashings*



**63.** *Openings at seams or flashings*

**6. Condition:** • Patched
**Implication(s)**: Chance of water damage to structure, finishes and contents

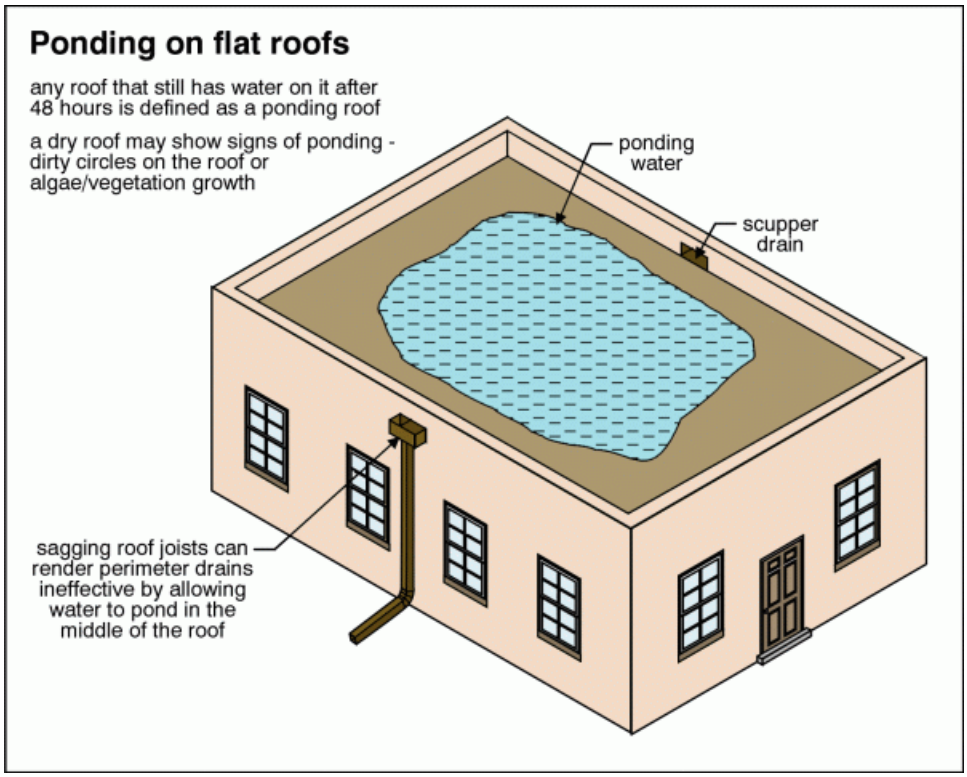



**64.** *Patched*

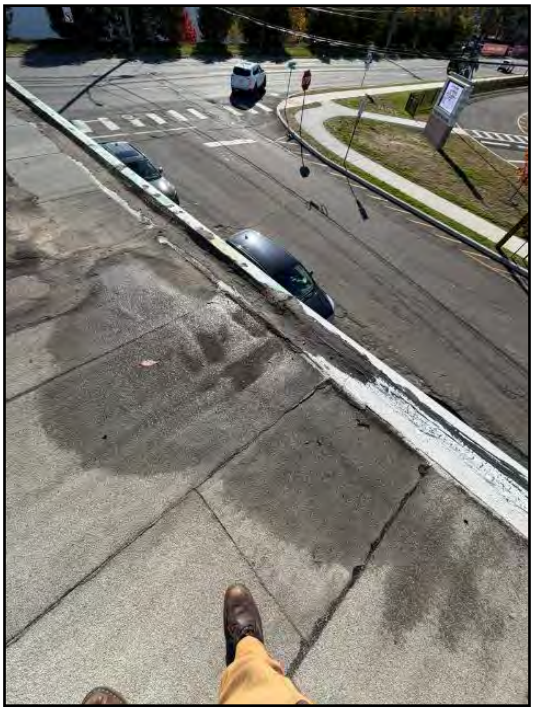
**7. Condition:** • Ponding

Signs of ponding

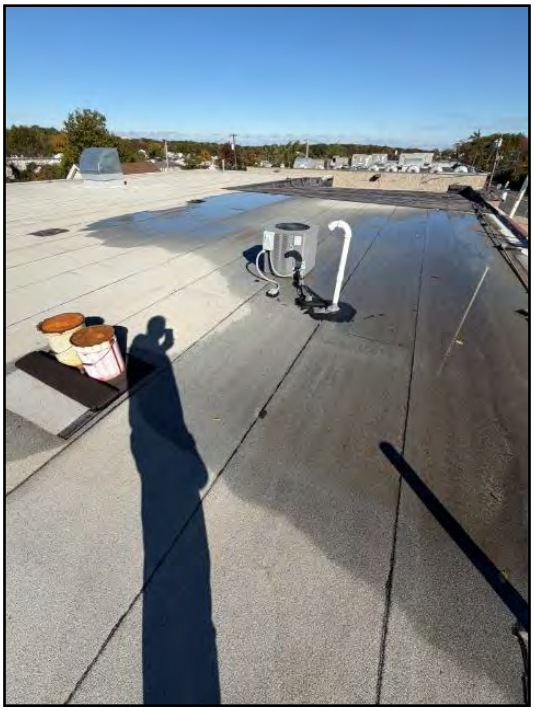
**Implication(s)**: Chance of water damage to structure, finishes and contents



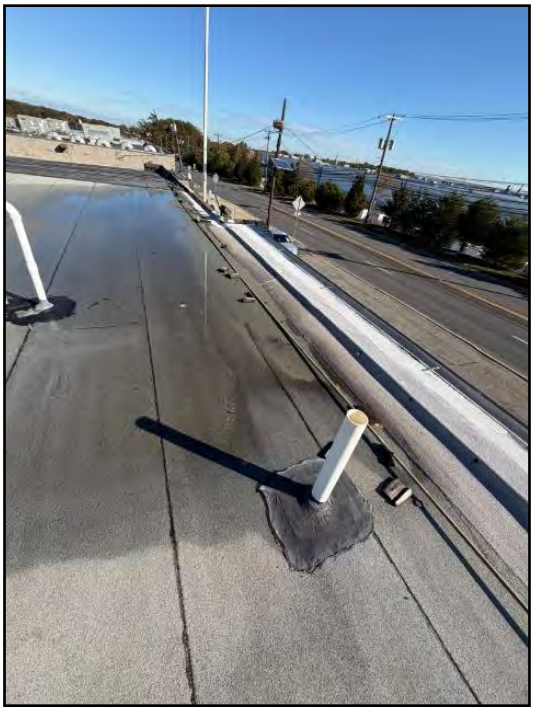

**65.** *Ponding*



**66.** *Ponding*



**67.** *Ponding*



**68.** *Ponding*

**8. Condition:** • Multiple layers

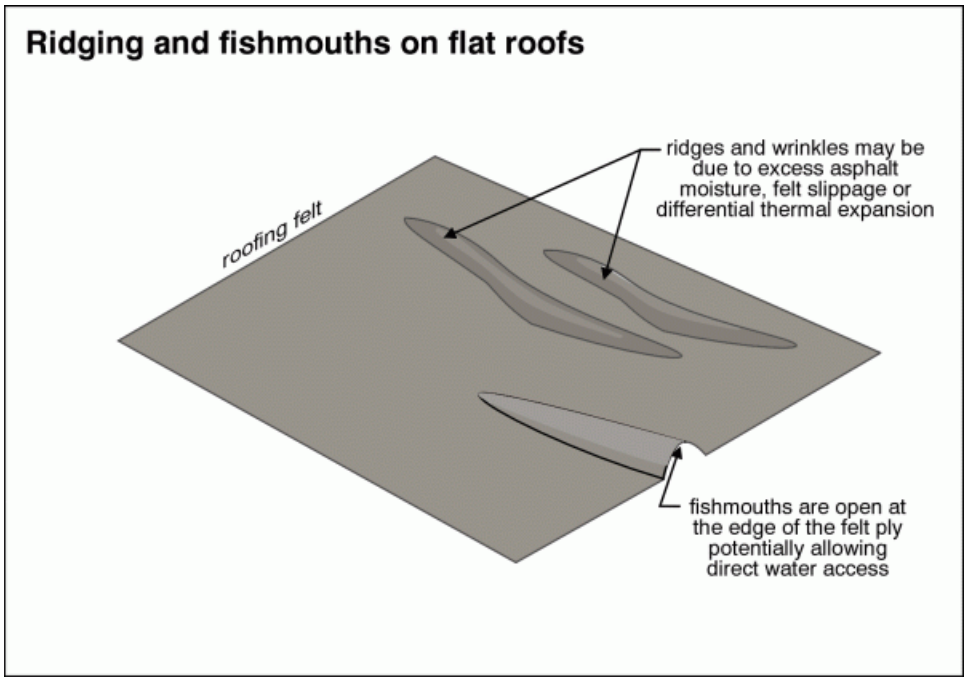
**Implication(s)**: Shortened life expectancy of material

**69.** *Multiple layers*

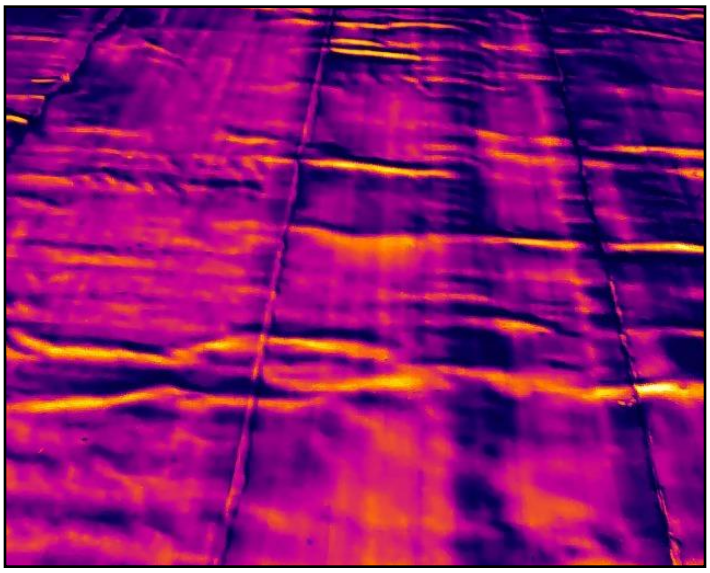
**70.** *Multiple layers*

**9. Condition:** • Wrinkles, ridges, fishmouths

**Implication(s)**: Chance of water damage to structure, finishes and contents



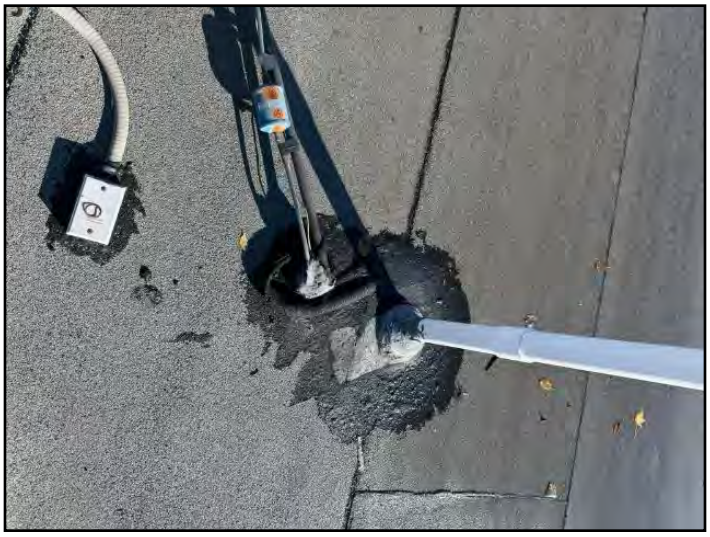

**71.** *Wrinkles, ridges, fishmouths*



**72.** *Wrinkles, ridges, fishmouths*

**10. Condition:** • An incorrect type of flashing has been used on flat roof pipe penetrations. It is recommended to install a proper flashing system designed for flat roofing, such as the Firestone QuickSeam Penetration Pocket (MB-P-6) or the Firestone QuickSeam Pipe Flashing (MB-P-5), to ensure a watertight and durable seal around the penetrations.

1. Firestone QuickSeam Penetration Pocket (MB-P-6):
https://www.holcimelevate.com/content/dam/fsbp/migrated-document/us/en/17/174717.pdf
2. Firestone QuickSeam Pipe Flashing (MB-P-5):
https://www.holcimelevate.com/content/dam/fsbp/migrated-document/us/en/17/174723.pdf



**73.**

**74.**

**75.**

**FLAT ROOFING \ Metal**

**11. Condition:** • Rust

**Implication(s)**: Chance of water damage to structure, finishes and contents

**76.** *Rust*

**77.** *Rust*

**12. Condition:** • Water stains

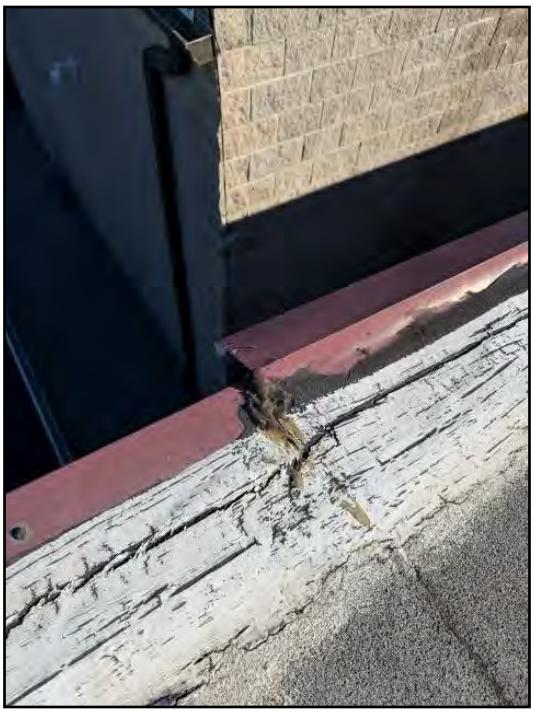
**78.**

**79.**

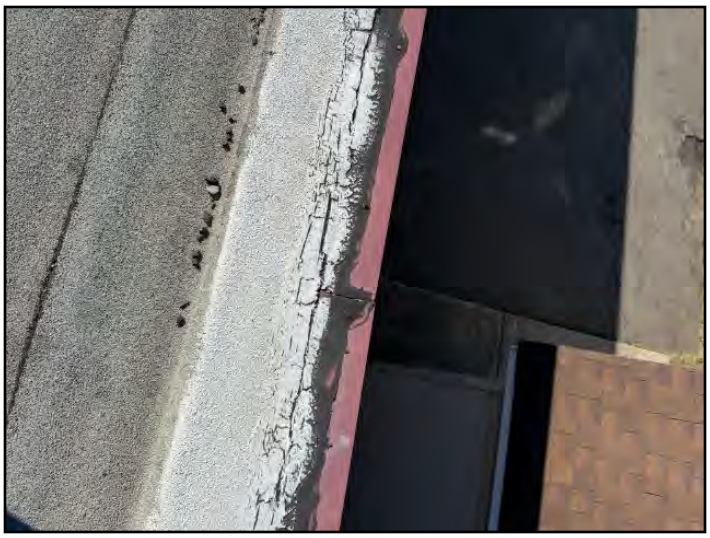
**FLAT ROOF FLASHINGS \ Installation**

**13. Condition:** • Open at seams or ends

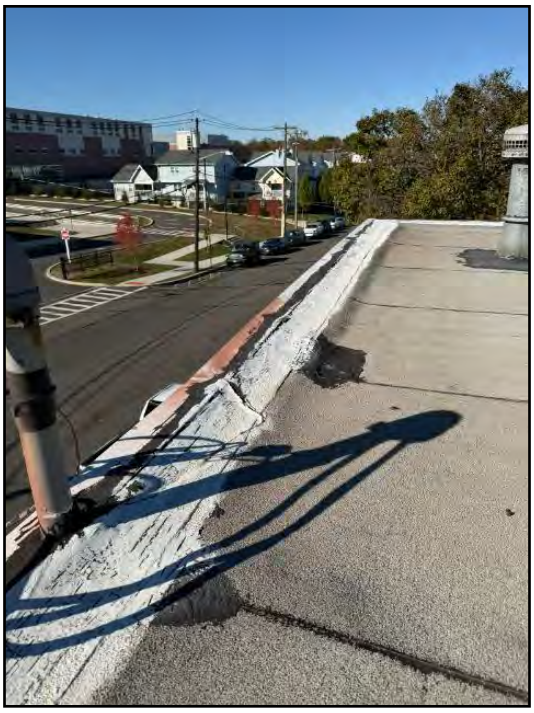
**Implication(s)**: Chance of water damage to structure, finishes and contents



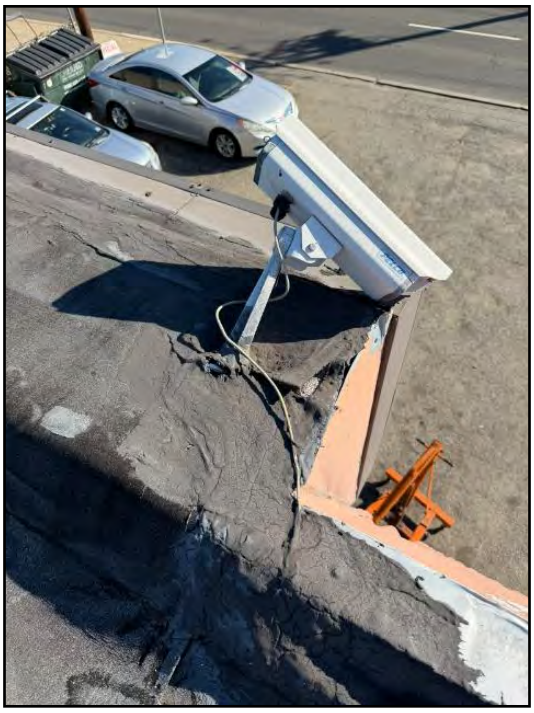
**80.** *Open at seams or ends*



**81.** *Open at seams or ends*



**82.** *Open at seams or ends*



**83.** *Open at seams or ends*

## Description

**Gutter & downspout material:** • Plastic

**Downspout discharge:** • Above grade

**Wall surfaces and trim:** • Stucco

## Limitations

**General:** • Notice: A representative sample of exterior components was inspected rather than every occurrence of components. Defects may exist in components and/or sections of components that were not inspected.

**Inspection limited/prevented by:** • Car in driveway

## Recommendations

**ROOF DRAINAGE \ Downspouts**

**14. Condition:** • Damage

**Implication(s)**: Chance of water damage to structure, finishes and contents

**84.** *Damage*

**15. Condition:** • Discharge below grade

**Implication(s)**: Chance of water damage to structure, finishes and contents

**85.** *Discharge below grade*

**16. Condition:** • Discharge too close to building

Downspout is causing an excessive amount of moisture issues with siding and foundation parging. Water penetration was observed on the inside which has lead to mold growth and has caused moisture issues to an improperly mounted panel. Recommend fixing downspout arrangement and mitigating moisture issues.

**Implication(s)**: Chance of water damage to structure, finishes and contents

**86.** *Moisture penetration*

**87.** *Discharge too close to building*

**88.** *Moisture penetration*

**89.** *Moisture penetration*

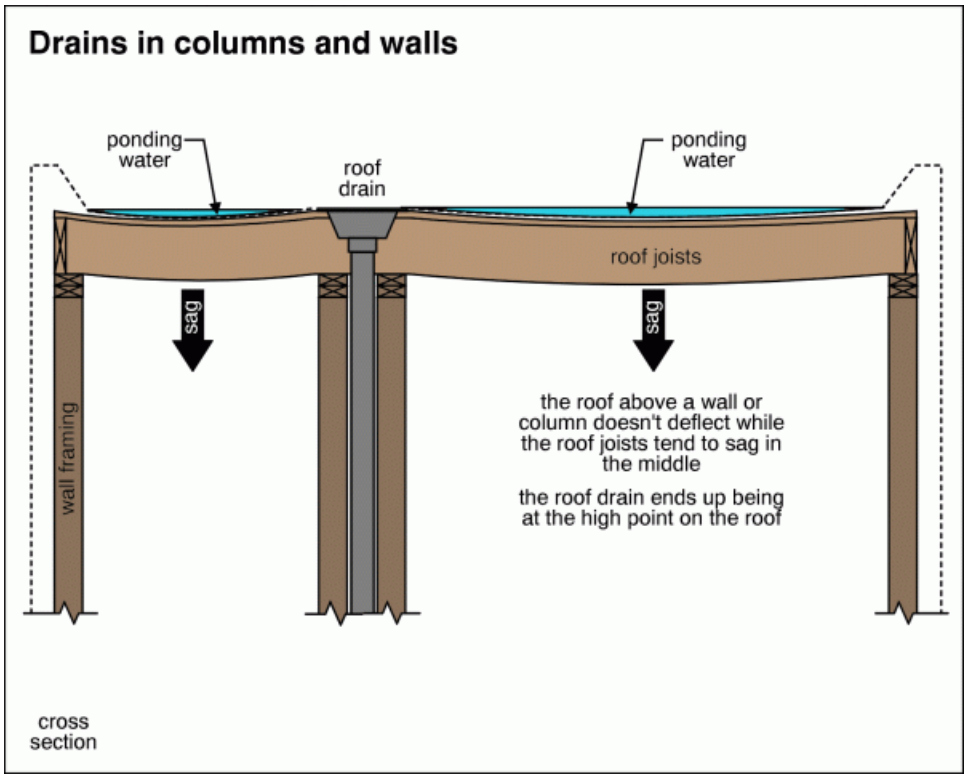
**90.** *Discharge too close to building*

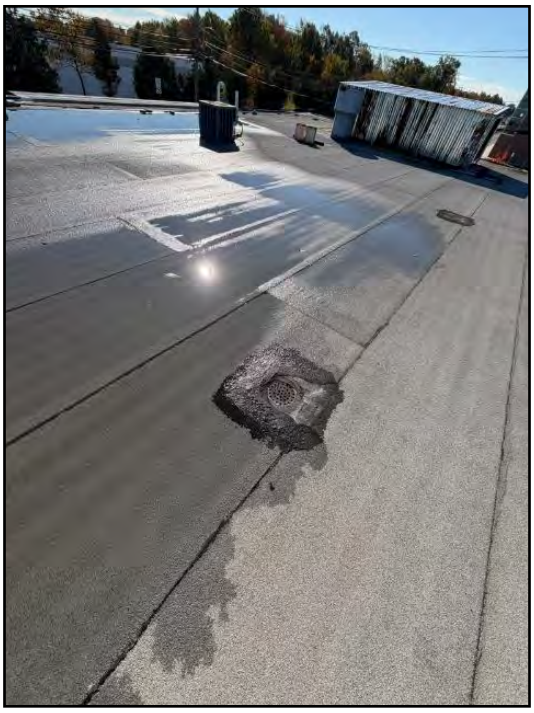
**91.** *Discharge too close to building*

**ROOF DRAINAGE \ Flat roof drains**

**17. Condition:** • Drains not at low points

**Implication(s)**: Chance of water damage to structure, finishes and contents



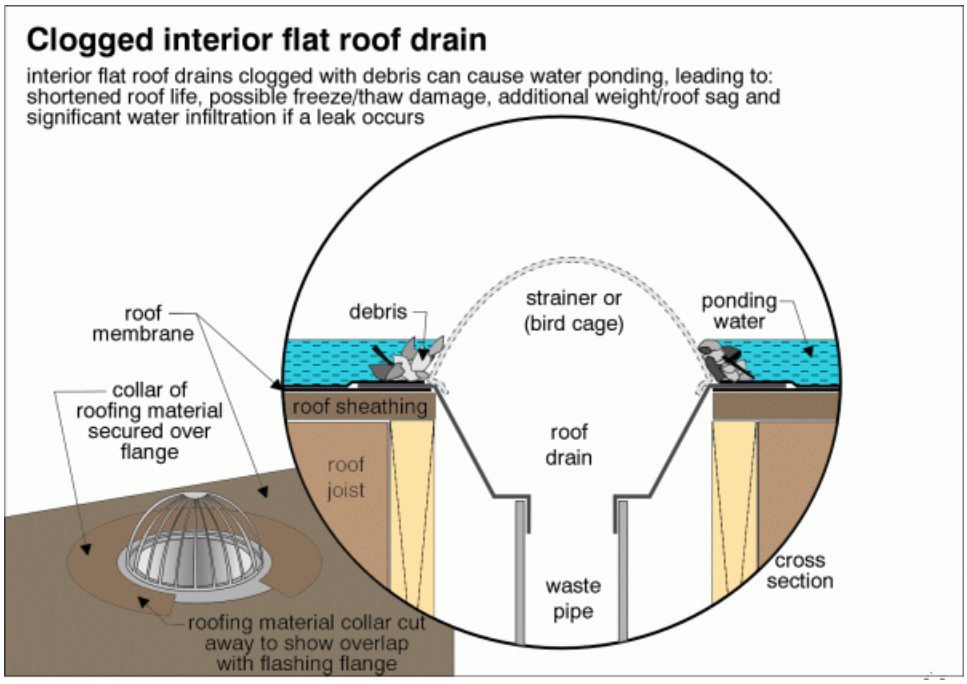



**92.** *Drains not at low points*

**93.** *Drains not at low points*

**18. Condition:** • Strainer missing

**Implication(s)**: Chance of water damage to structure, finishes and contents




**94.** *Strainer missing*

**WALLS \ Soffits (underside of eaves) and fascia (front edge of eaves)**

**19. Condition:** • Rot

**Implication(s)**: Weakened structure

**95.** *Rot*

**20. Condition:** • Loose or missing pieces
**Implication(s)**: Chance of water damage to structure, finishes and contents | Chance of pests entering building

**96.** *Loose or missing pieces*

**21. Condition:** • Buckled soffit covers

**97.** *Buckled soffit covers*


**98.** *Buckled soffit covers*

**22. Condition:** • Paint needed

**99.**

**WALLS \ EIFS (Exterior Insulation and Finishing System) and Stucco**

**23. Condition:** • Moisture penetration

**Implication(s)**: Chance of water damage to structure, finishes and contents | Material deterioration

**100.** *Moisture penetration*

**24. Condition:** • Moisture penetration

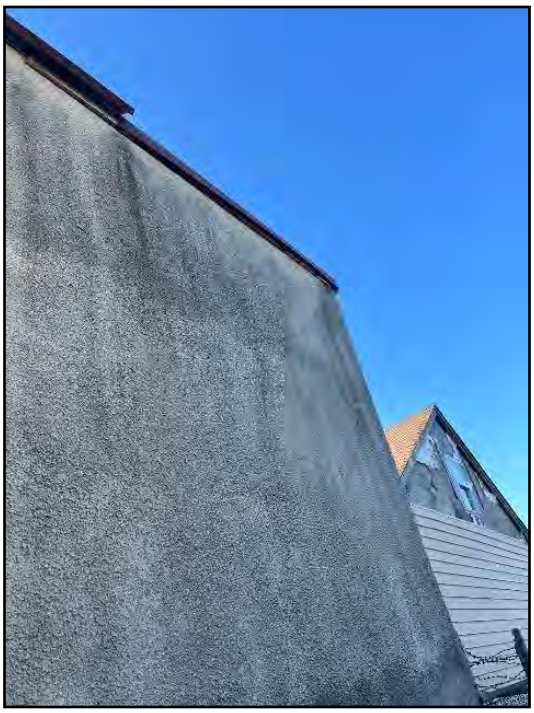
**Implication(s)**: Chance of water damage to structure, finishes and contents | Material deterioration

**101.** *Moisture penetration*

**102.** *Moisture penetration*

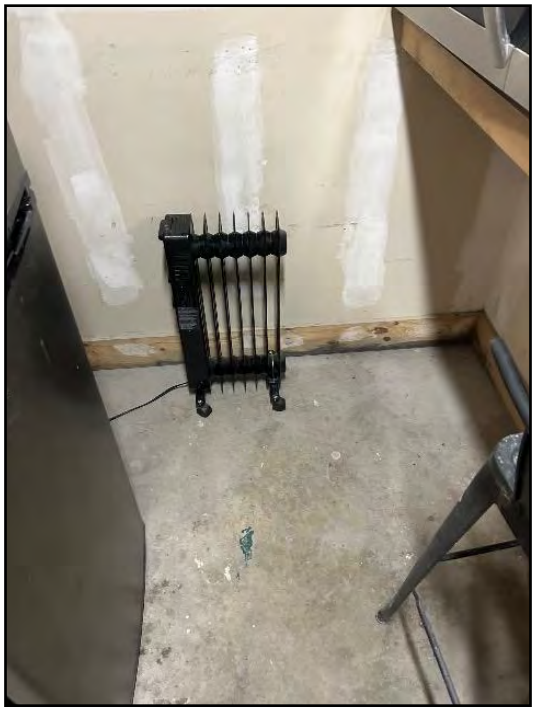
**103.** *Moisture penetration*

**104.** *Moisture penetration*



**105.** *Moisture penetration*

**106.** *Moisture penetration*



**107.** *Moisture penetration*

**25. Condition:** • Moisture penetration

**Implication(s)**: Chance of water damage to structure, finishes and contents | Material deterioration

**108.** *Moisture penetration*

**109.** *Moisture penetration*

**110.** *Moisture penetration*

**26. Condition:** • Mechanical damage
**Implication(s)**: Chance of water damage to structure, finishes and contents | Material deterioration

**111.** *Mechanical damage*

**112.** *Mechanical damage*

**27. Condition:** • Mechanical damage
**Implication(s)**: Chance of water damage to structure, finishes and contents | Material deterioration

**113.** *Mechanical damage*

**114.** *Mechanical damage*

**28. Condition:** • Mechanical damage

**Implication(s)**: Chance of water damage to structure, finishes and contents | Material deterioration

**115.** *Mechanical damage*

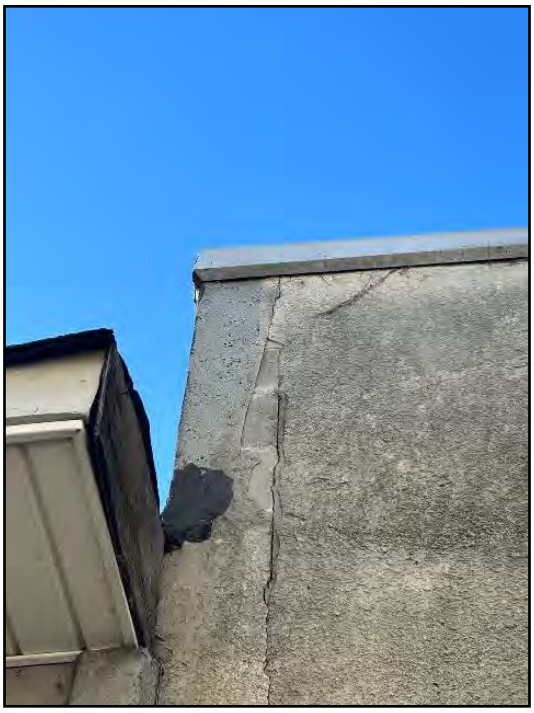
**116.** *Mechanical damage*

**117.** *Mechanical damage*

**29. Condition:** • Cracked

**Implication(s)**: Chance of water damage to structure, finishes and contents | Material deterioration

**118.** *Cracked*



**119.** *Cracked*

**120.** *Cracked*

**121.** *Cracked*

**30. Condition:** • Cracked
**Implication(s)**: Chance of water damage to structure, finishes and contents | Material deterioration

**122.** *Cracked*

**31. Condition:** • Cracked

**Implication(s)**: Chance of water damage to structure, finishes and contents | Material deterioration

**123.** *Cracked*

**124.** *Cracked*

**125.** *Cracked*

**32. Condition:** • Cracked

**Implication(s)**: Chance of water damage to structure, finishes and contents | Material deterioration

**126.** *Cracked*

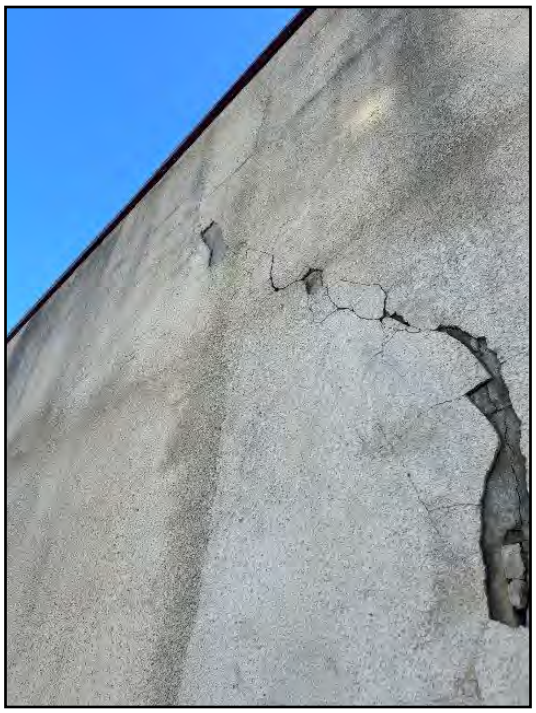
**127.** *Cracked*

**128.** *Cracked*

**129.** *Cracked*

**130.** *Cracked*

**131.** *Cracked*



**132.** *Cracked*

**33. Condition:** • Crumbling
**Implication(s)**: Chance of water damage to structure, finishes and contents | Material deterioration

**133.** *Crumbling*

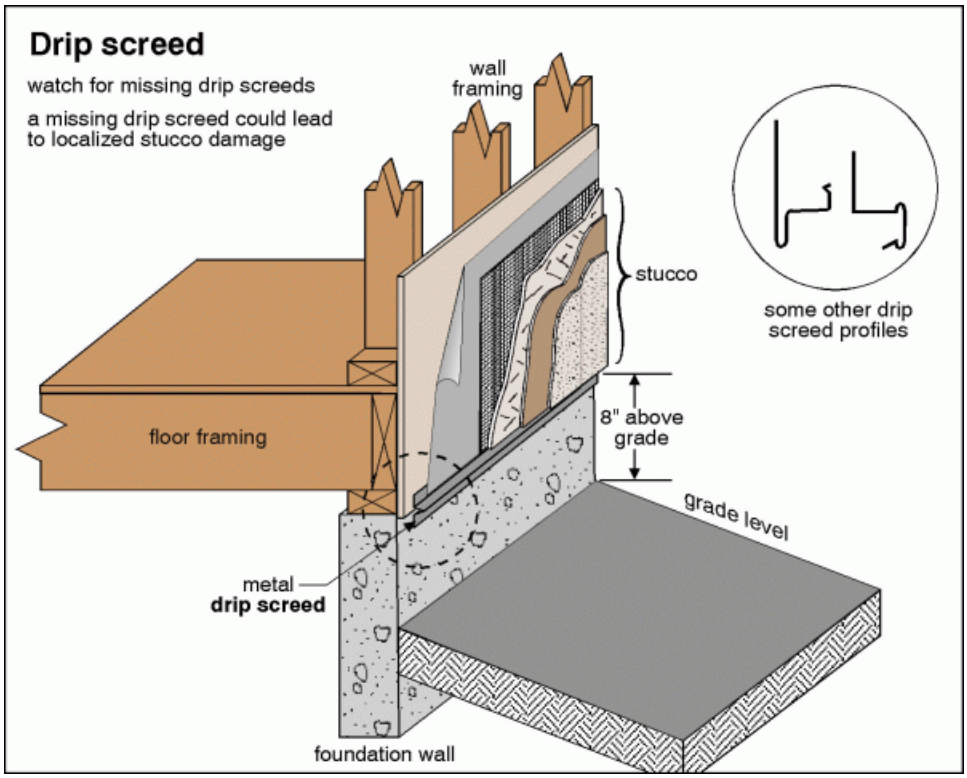
**134.** *Crumbling*

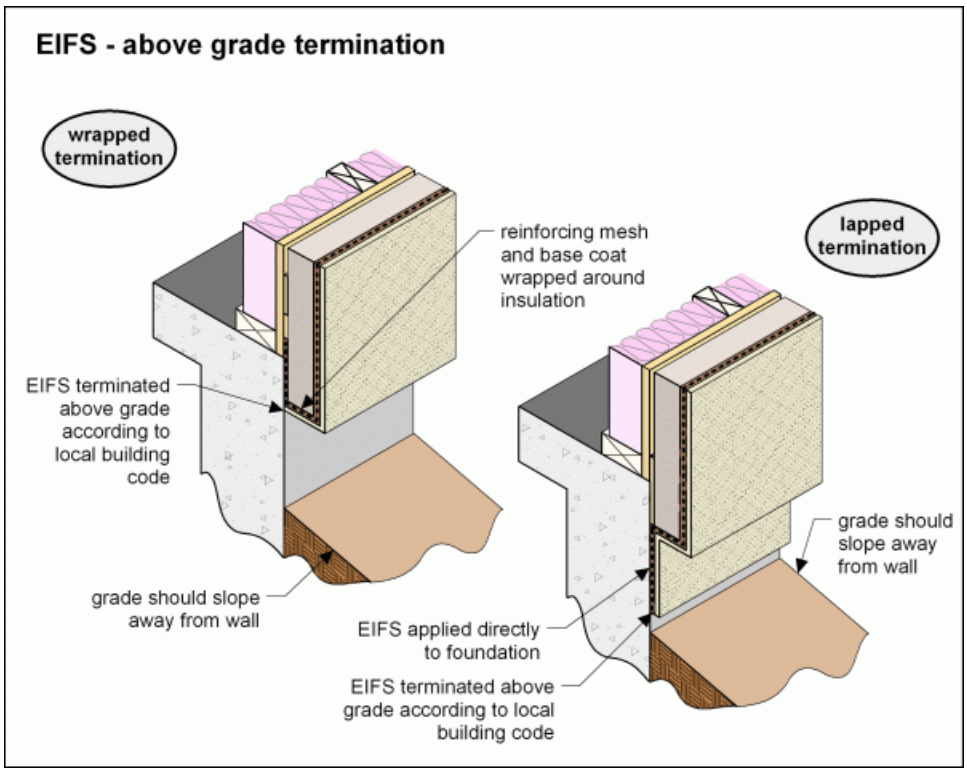
**34. Condition:** • Crumbling
**Implication(s)**: Chance of water damage to structure, finishes and contents | Material deterioration

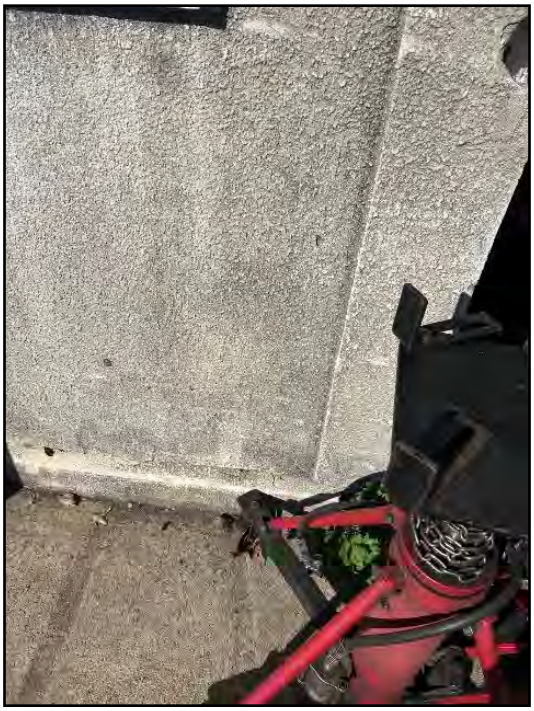
**135.** *Crumbling*

**136.** *Crumbling*

**35. Condition:** • Too close to grade
**Implication(s)**: Chance of water damage to structure, finishes and contents | Material deterioration


Drip screed
watch for missing drip screeds
a missing drip screed could lead to localized stucco damage
wall framing
stucco
some other drip screed profiles
floor framing
8" above grade
grade level
metal drip screed
foundation wall


EIFS - above grade termination
wrapped termination
reinforcing mesh and base coat wrapped around insulation
lapped termination
EIFS terminated above grade according to local building code
grade should slope away from wall
grade should slope away from wall
EIFS applied directly to foundation
EIFS terminated above grade according to local building code



**137.** *Too close to grade*

**138.** *Too close to grade*

**139.** *Too close to grade*

**140.** *Too close to grade*

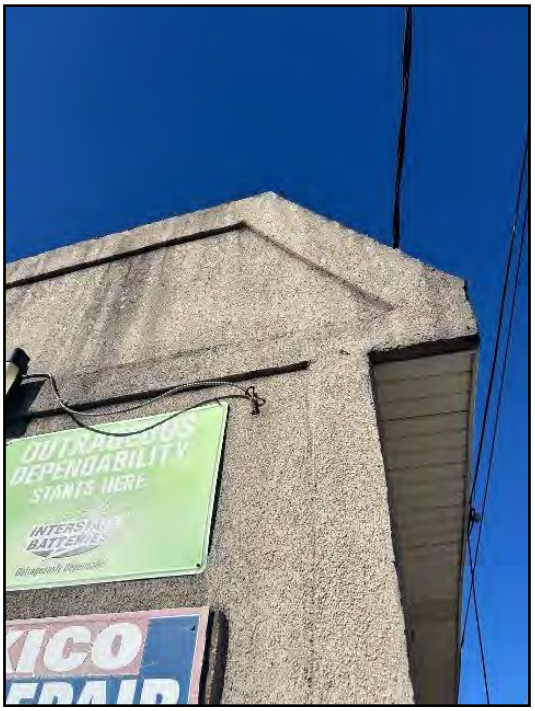
**141.** *Too close to grade*

**36. Condition:** • Patched
**Implication(s)**: Shortened life expectancy of material


**142.** *Patched*

**143.** *Patched*

**37. Condition:** • Stained




**144.** *Stained*

**DOORS \ Doors and frames**

**38. Condition:** • Rust

**Implication(s)**: Chance of damage to finishes and structure

**145.** *Rust*

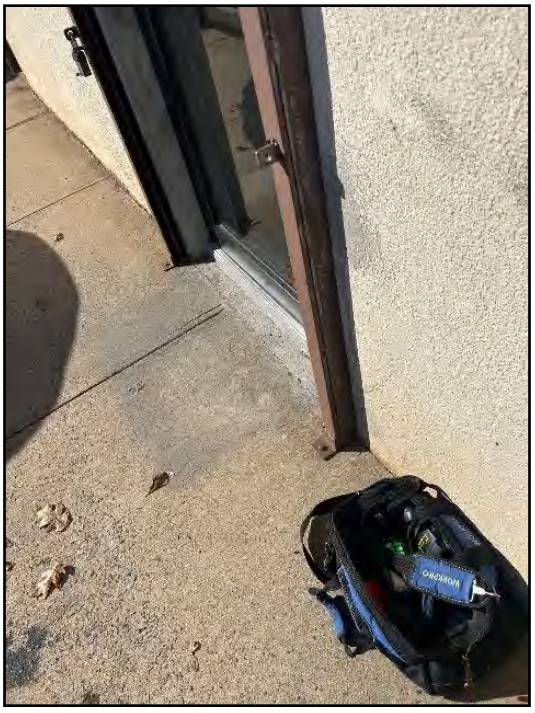
**146.** *Rust*

**147.** *Rust*

**DOORS \ Exterior trim**

**39. Condition:** • Sill too low

**Implication(s)**: Chance of damage to finishes and structure



**148.** *Sill too low*

**PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Stairs and landings**

**40. Condition:** • Masonry or concrete spalling

**Implication(s)**: Chance of damage to structure | Material deterioration | Trip or fall hazard

**149.** *Masonry or concrete spalling*

**41. Condition:** • Stair rise too big or not uniform
Risers should not vary in size more than 3/8 of an inch
**Implication(s)**: Trip or fall hazard

**42. Condition:** • Landings missing or undersized
**Implication(s)**: Trip or fall hazard

**150.** *Landings missing or undersized*

**151.** *Landings missing or undersized*

**43. Condition:** • Landings missing or undersized
**Implication(s)**: Trip or fall hazard

**152.** *Landings missing or undersized*

**LANDSCAPING \ General notes**

**44. Condition:** • Water penetration

**Implication(s)**: Chance of water damage to structure, finishes and contents

**153.** *Water penetration*

**45. Condition:** • Vines on building

**Implication(s)**: Chance of damage to finishes | Chance of pests entering building

**154.** *Vines on building*

**155.** *Vines on building*

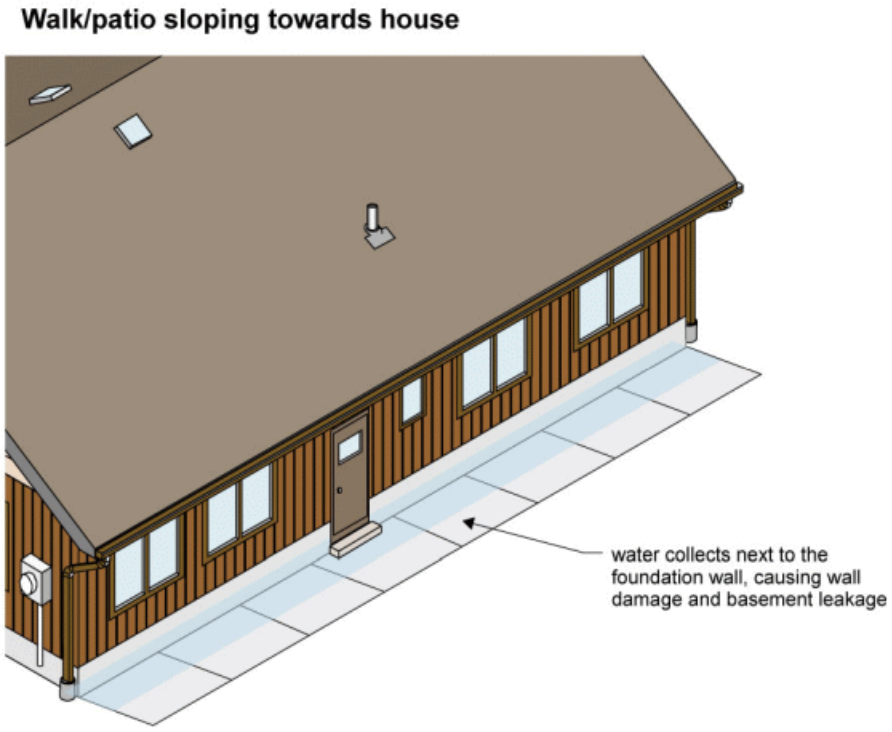
**156.** *Vines on building*

**157.** *Vines on building*

**LANDSCAPING \ Walkway**

**46. Condition:** • Improper slope or drainage

**Implication(s)**: Chance of water damage to structure, finishes and contents




**158.** *Improper slope or drainage*

**47. Condition:** • Improper slope or drainage
**Implication(s)**: Chance of water damage to structure, finishes and contents

**159.** *Improper slope or drainage*

**48. Condition:** • Unsealed gap at building
**Implication(s)**: Chance of water damage to structure, finishes and contents

**160.** *Unsealed gap at building*

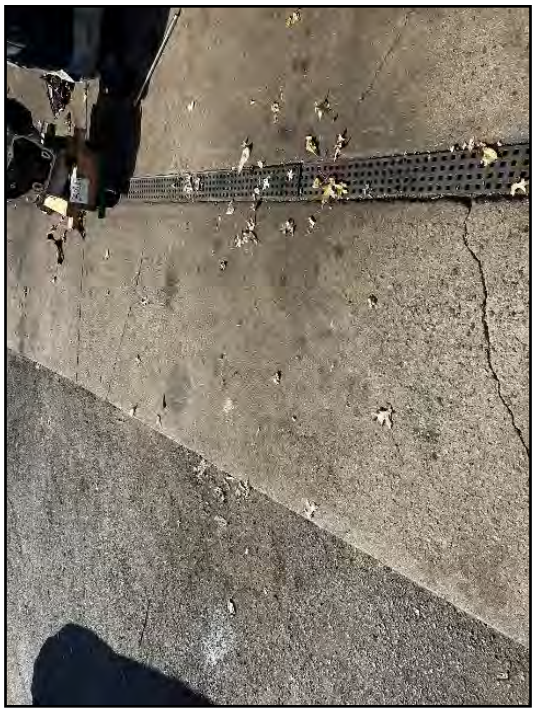
**161.** *Unsealed gap at building*

**LANDSCAPING \ Driveway**
**49. Condition:** • Cracked or damaged surfaces

**Implication(s)**: Trip or fall hazard

**162.** *Cracked or damaged surfaces*

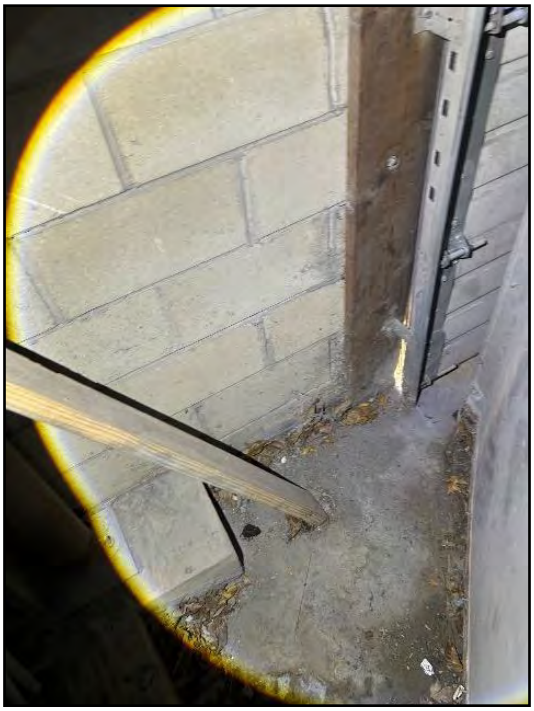
**163.** *Cracked or damaged surfaces*



**164.** *Cracked or damaged surfaces*

**GARAGE \ Vehicle doors**

**50. Condition:** • Gaps around door when closed.



**165.** *Gaps around door when closed.*

**166.** *Gaps around door when closed.*

## Description

**Configuration:** • Slab-on-grade

**Foundation material:** • Masonry block

**Floor construction:** • Slab - concrete

**Exterior wall construction:** • Masonry

**Roof and ceiling framing:** • Trusses

## Limitations

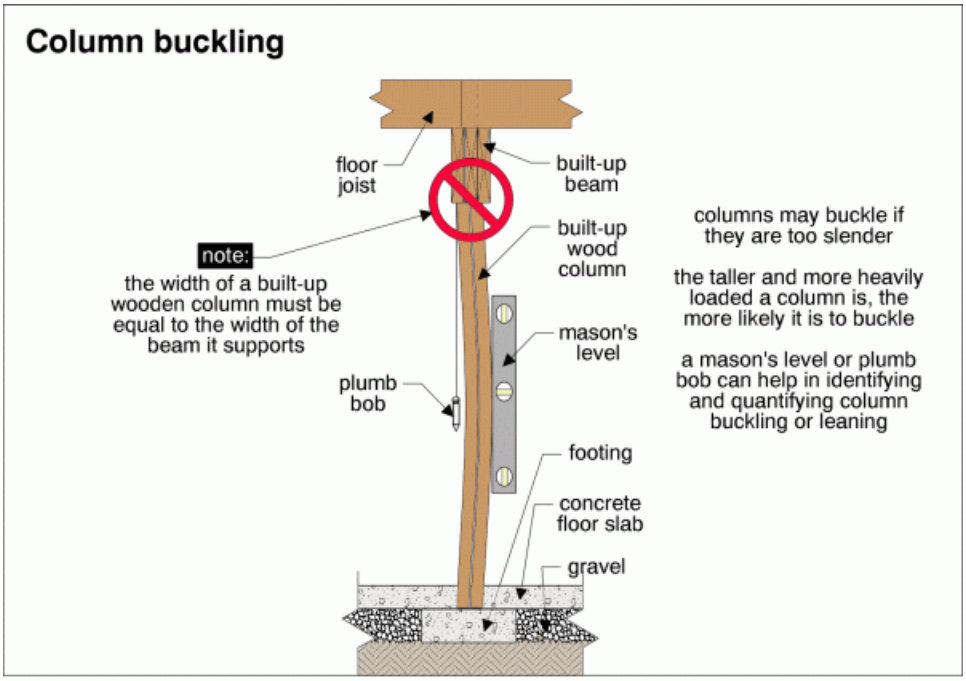
**Inspection limited/prevented by:** • Ceiling, wall and floor coverings • Storage • New finishes/paint

## Recommendations

**FOUNDATIONS \ Columns or piers**

**51. Condition:** • Buckling

**Implication(s)**: Weakened structure | Chance of structural movement



**167.** *Buckling*

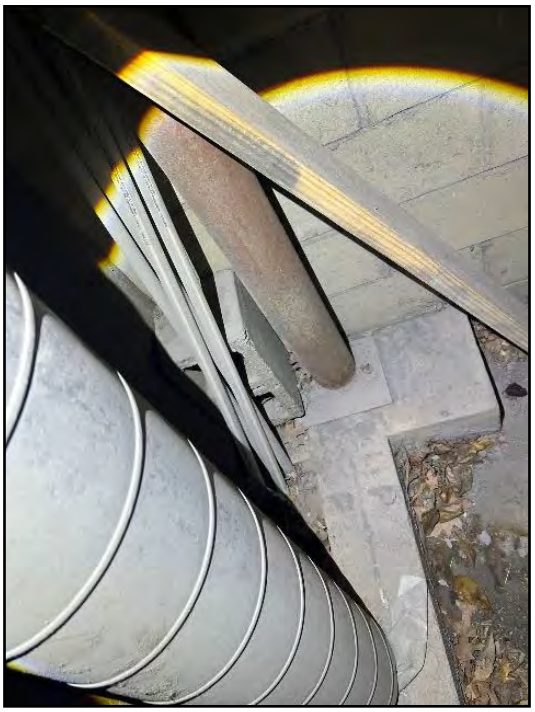
**168.** *Buckling*

**169.** *Buckling*

**52. Condition:** • Settled
**Implication(s)**: Weakened structure | Chance of structural movement

**53. Condition:** • Improper support column

Recommend attaching column to a proper footing
**Location**: Near garage door of painting area



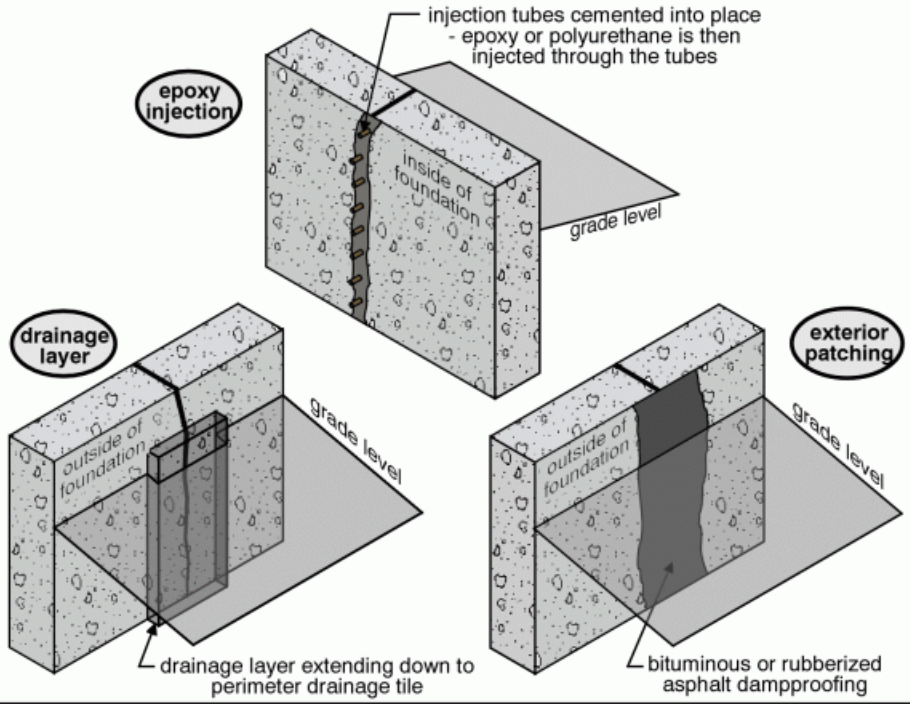
**170.** *Improper support column*

**54. Condition:** • Rust
**Implication(s)**: Weakened structure, Chance of structural movement

**171.** *Rust*

**FOUNDATIONS \ General notes**
**55. Condition:** • Typical minor cracks
**Implication(s)**: Chance of water entering building

## Patching cracks




## Crack repair - epoxy and polyurethane injection

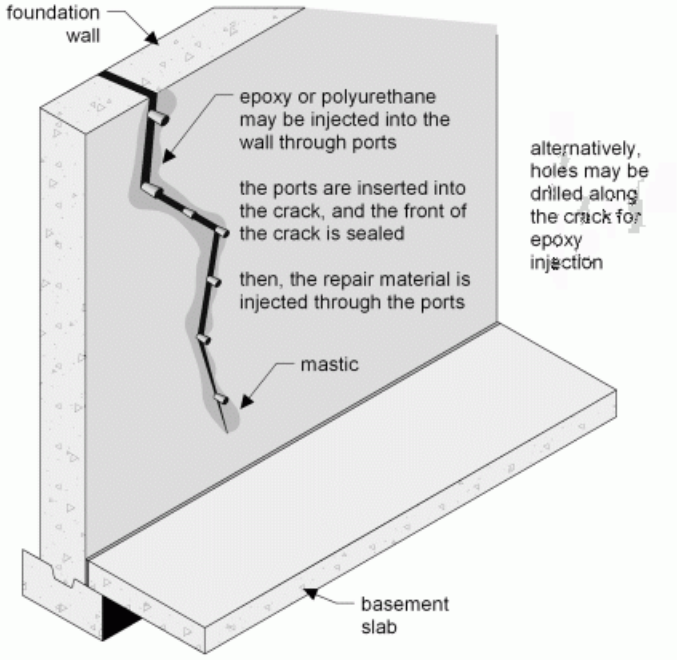
polyurethane is flexible and is not a structural repair, however, it can prevent leakage

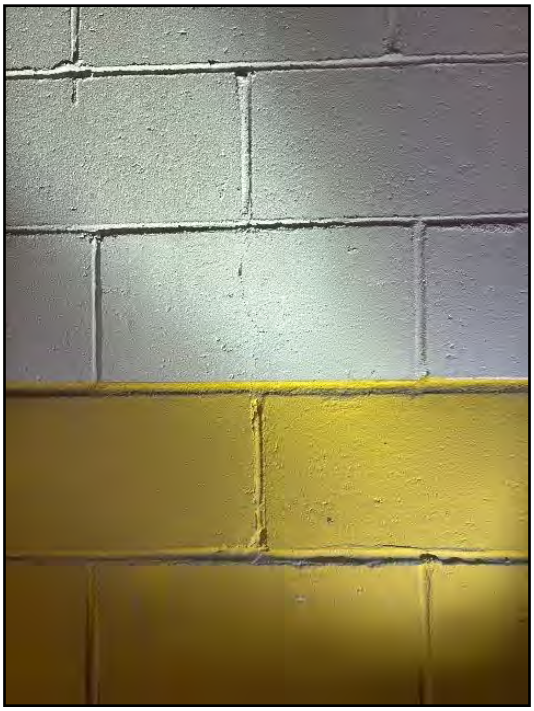
it starts out with low viscosity, then expands within the crack

do-it-yourself crack repair kits usually feature polyurethane foam

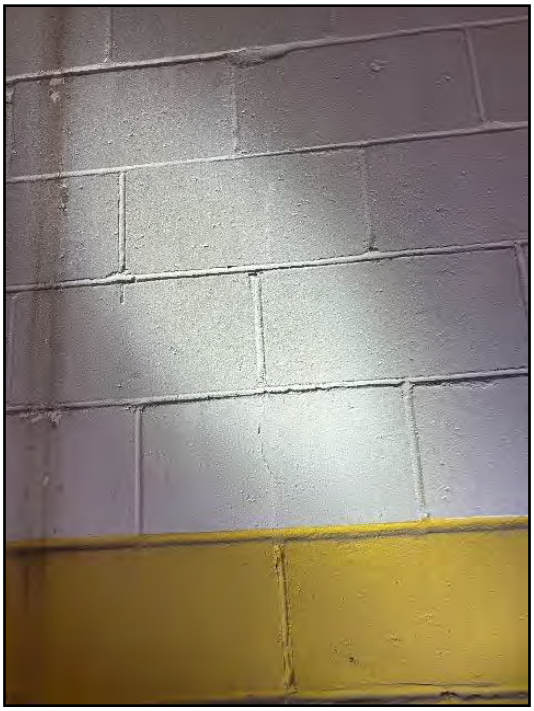
epoxy is as strong as concrete and forms a structural seal

however, it hardens slowly, and if there is space at the back of the crack, it may leak out



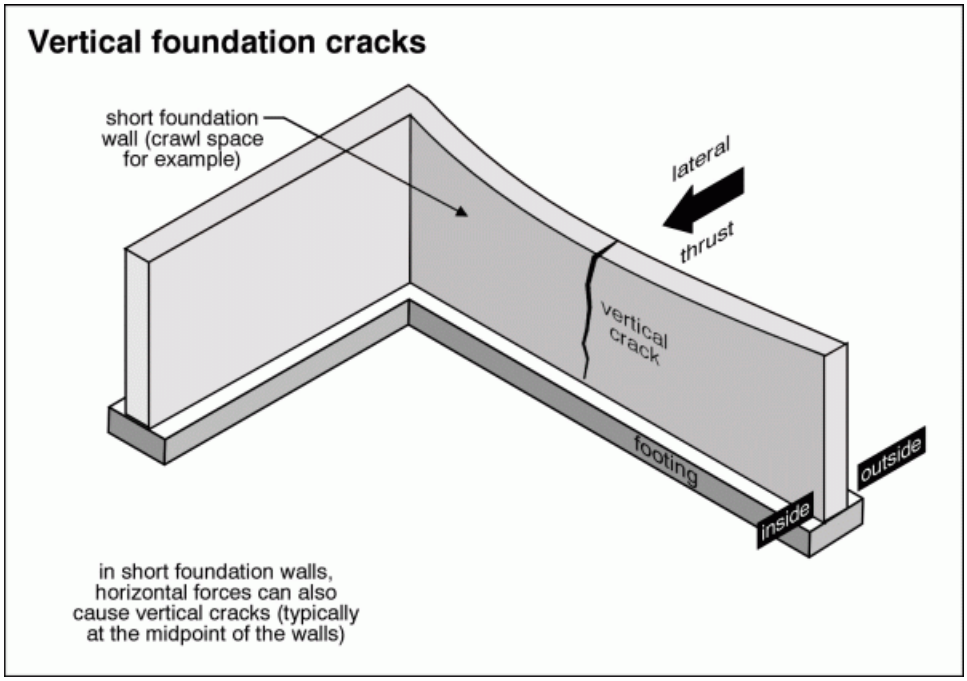


**172.** *Typical minor cracks*



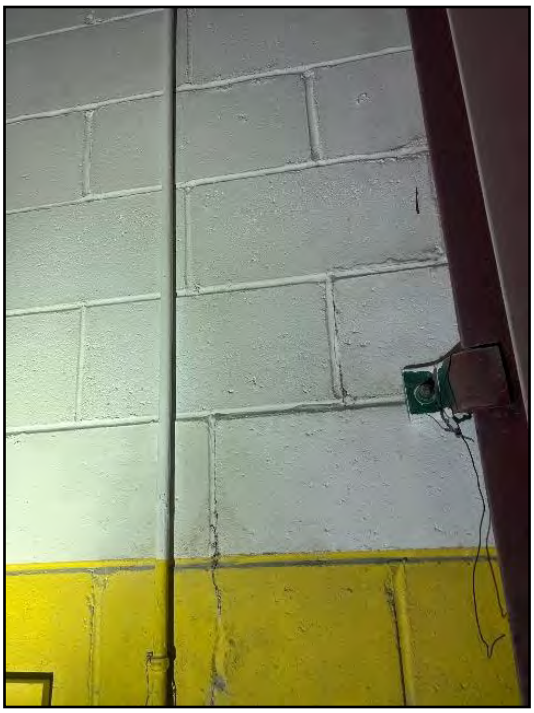
**173.** *Typical minor cracks*

**56. Condition:** • Cracked
**Implication(s)**: Chance of water damage to structure, finishes and contents | Weakened structure



**174.** *Cracked*

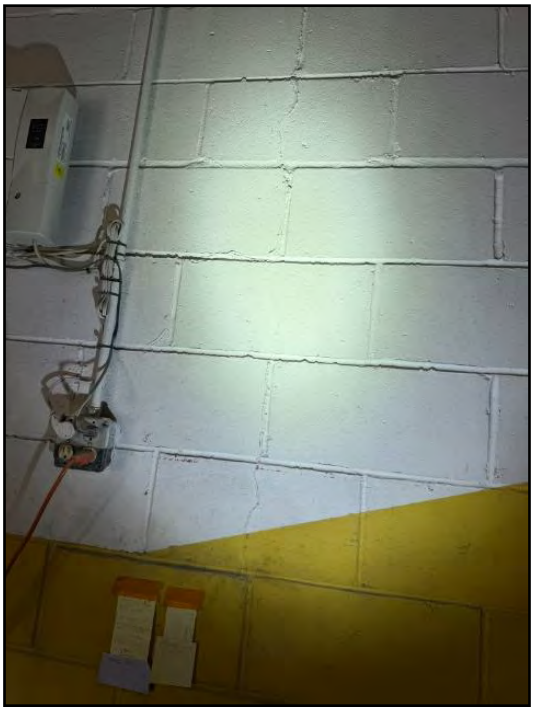
**175.** *Cracked*



**176.** *Cracked*

**177.** *Cracked*

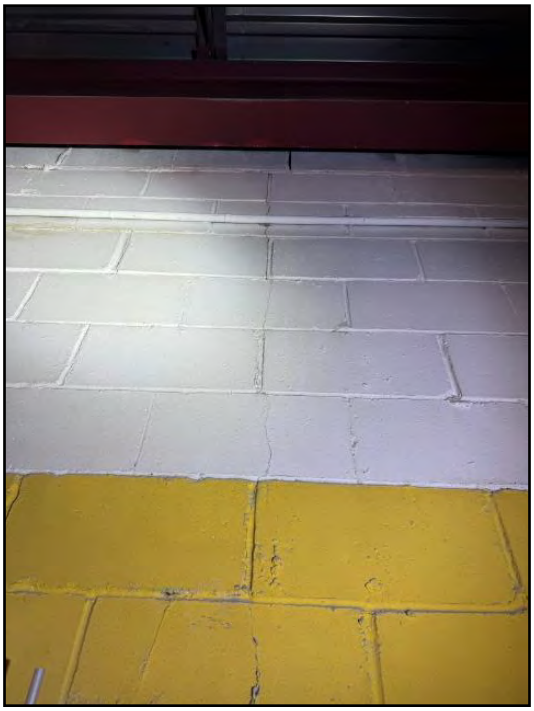
**178.** *Cracked*



**179.** *Cracked*

**180.** *Cracked*

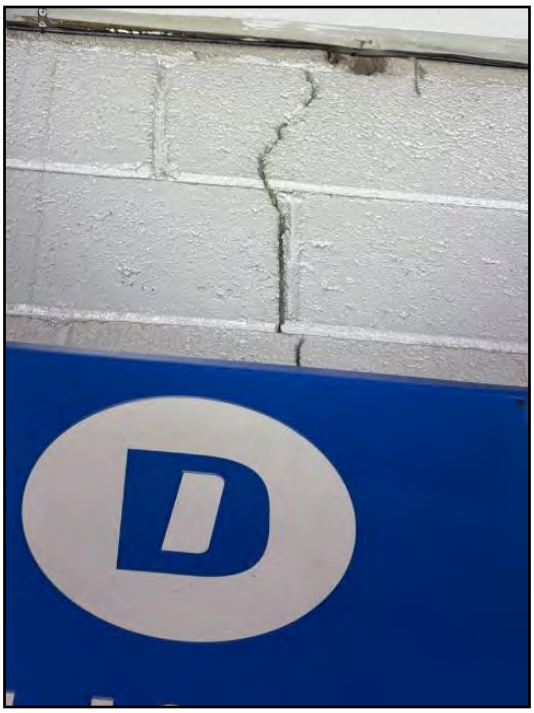
**181.** *Cracked*



**182.** *Cracked*

**183.** *Cracked*

**184.** *Cracked*



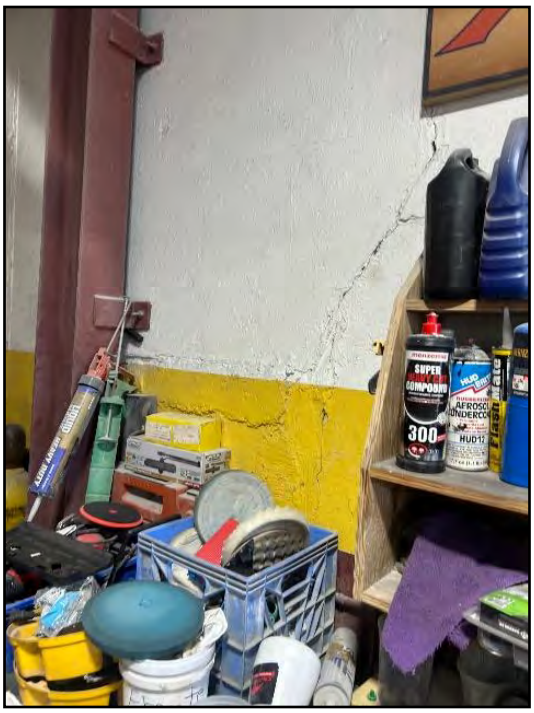

**185.** *Cracked*

**57. Condition:** • Cracked

**Implication(s)**: Chance of water damage to structure, finishes and contents | Weakened structure


**186.** *Cracked*

**187.** *Cracked*



**188.** *Cracked*


**189.** *Cracked*

**58. Condition:** • Spalling, crumbling or broken material
**Implication(s)**: Weakened structure | Chance of structural movement
**Location**: Above garage door

**190.** *Spalling, crumbling or broken material*

**59. Condition:** • Spalling, crumbling or broken material

**Implication(s)**: Weakened structure | Chance of structural movement

**191.** *Spalling, crumbling or broken material*

**192.** *Spalling, crumbling or broken material*

**60. Condition:** • Efflorescence


**193.** *Efflorescence*

**FOUNDATIONS \ Beams (Girders)**

**61. Condition:** • Notches or holes

**Implication(s)**: Weakened structure | Chance of structural movement

**194.** *Notches or holes*

**FLOORS \ Concrete slabs**

**62. Condition:** • Cracked

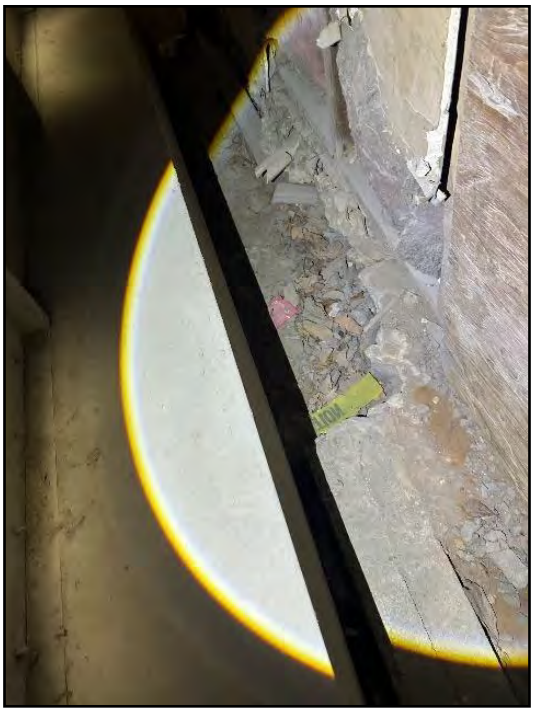
**Implication(s)**: Chance of water damage to structure, finishes and contents | Trip or fall hazard

**195.** *Cracked*

**196.** *Cracked*

**63. Condition:** • Spalling

**Implication(s)**: Chance of water damage to structure, finishes and contents | Shortened life expectancy of material



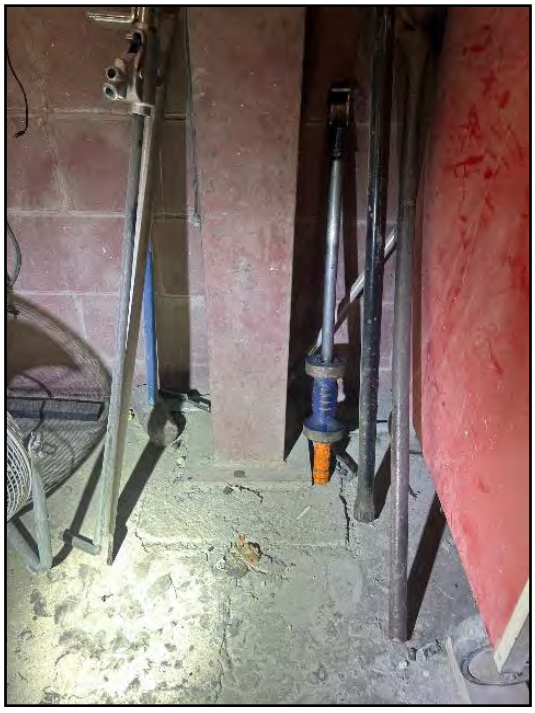
**197.** *Spalling*

**198.** *Spalling*

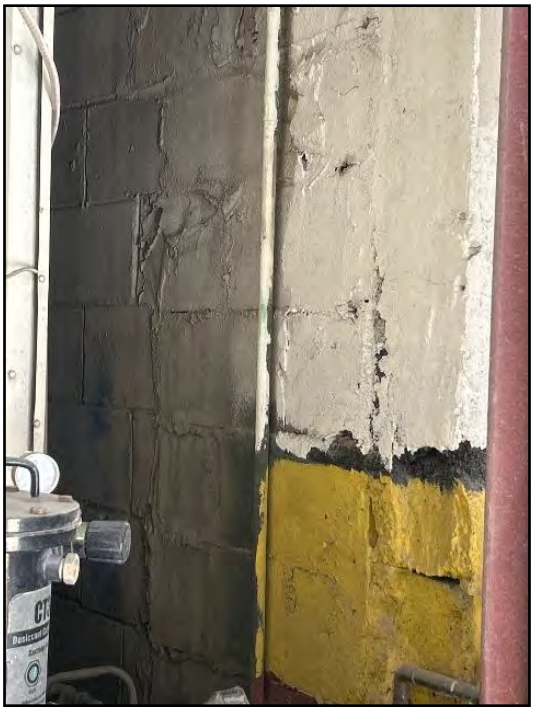

**199.** *Spalling*


**200.** *Spalling*

**64. Condition:** • Settled
**Implication(s)**: Chance of water damage to structure, finishes and contents | Loss of proper slope for drainage | Trip or fall hazard


**201.** *Settled*

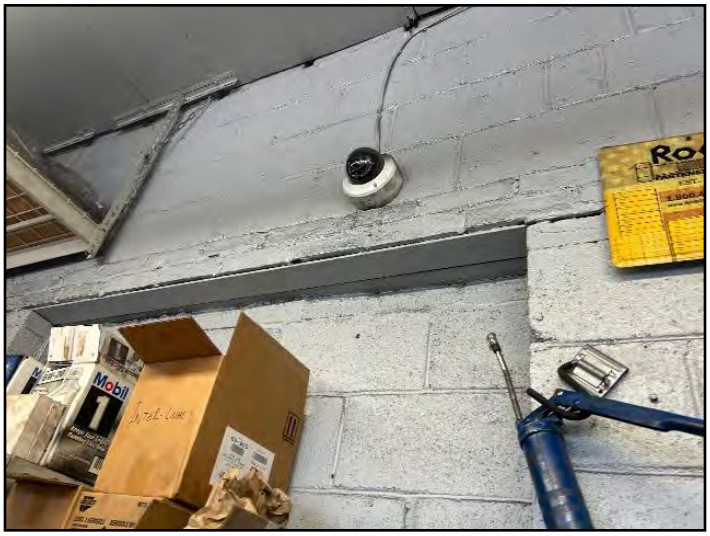
**WALLS \ Solid masonry walls**
**65. Condition:** • Prior repairs
**Implication(s)**: Weakened structure



**202.** *Prior repairs*

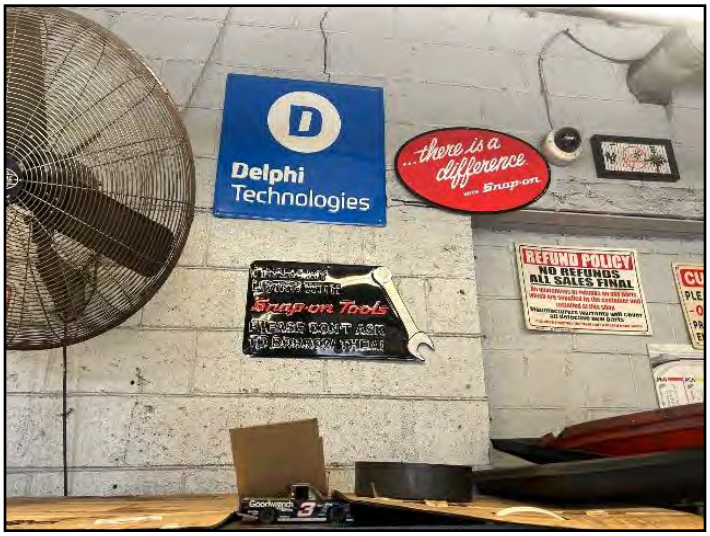
**66. Condition:** • Cracked

**Implication(s)**: Weakened structure




**203.** *Cracked*


**204.** *Cracked*




**205.** *Cracked*


**206.** *Cracked*

**67. Condition:** • Bowing, leaning or bulging

**Implication(s)**: Weakened structure | Chance of structural movement

**207.** *Bowing, leaning or bulging*

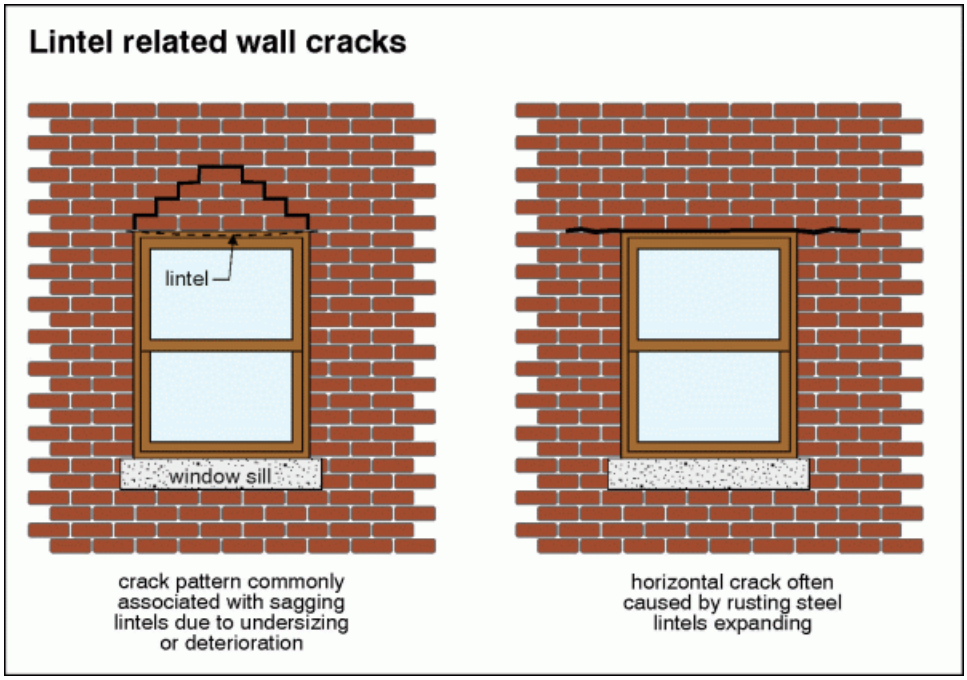
**208.** *Bowing, leaning or bulging*

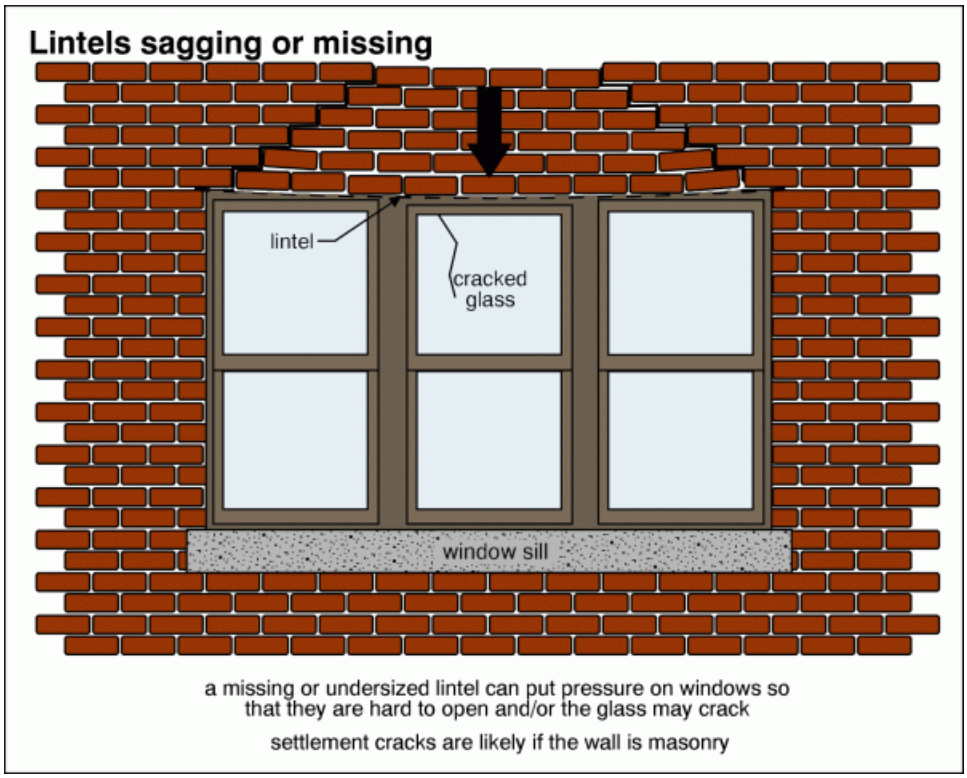
**209.** *Bowing, leaning or bulging*

**68. Condition:** • Lintels sagging

Structural cracks have begun to form on foundation wall due to sagging lintel. Recommend addressing the cracks and replacing lintel.

**Implication(s)**: Weakened structure | Chance of structural movement





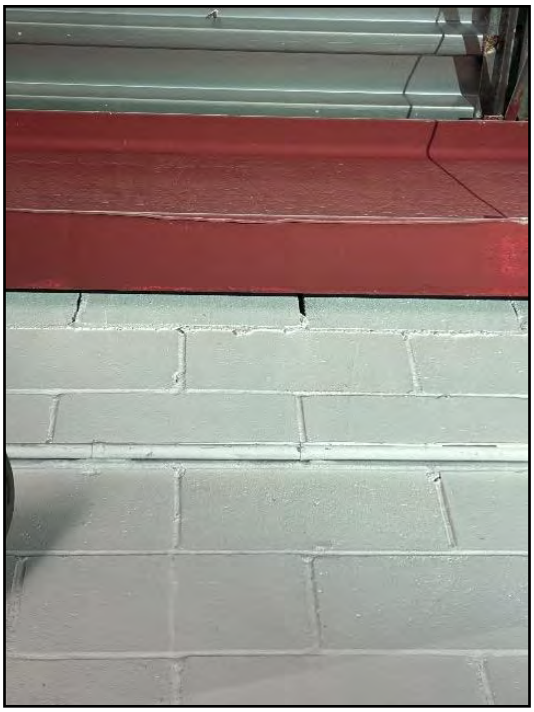

**210.** *Lintels sagging*


**211.** *Lintels sagging*


**212.** *Lintels sagging*

**69. Condition:** • Mortar deteriorating

**Implication(s)**: Weakened structure | Chance of structural movement



**213.** *Mortar deteriorating*

**214.** *Mortar deteriorating*

**215.** *Mortar deteriorating*

**216.** *Mortar deteriorating*

**217.** *Mortar deteriorating*

**ROOF FRAMING \ Ceiling joists**

**70. Condition:** • Sag

**218.** *Sag*

**71. Condition:** • Water stains

**219.** *Water stains*

**220.** *Water stains*

**ROOF FRAMING \ Sheathing (roof/attic)**

**72. Condition:** • Water stains

**Implication(s)**: Material deterioration

**221.** *Water stains*

**222.** *Water stains*

**223.** *Water stains*

## Description

**Service size:**

• 200 Amps (240 Volts)

Both 120/240V single-phase and three-phase electrical panels were present in the building.

**Main disconnect/service box type and location:** • Breakers - first floor • Breakers - first floor

**Auxiliary panel (subpanel) type and location:** • Breakers - first floor • Breakers - first floor

**Distribution wire (conductor) material and type:** • Copper - non-metallic sheathed • Copper - metallic sheathed

## Limitations

**General:** • Notice: Electrical components concealed behind finished surfaces are not inspected.

## Recommendations

**SERVICE BOX, GROUNDING AND PANEL \ Service box**

**73. Condition:** • Rust

**Implication(s)**: Electric shock | Increased fire hazard

**Location**: Roof

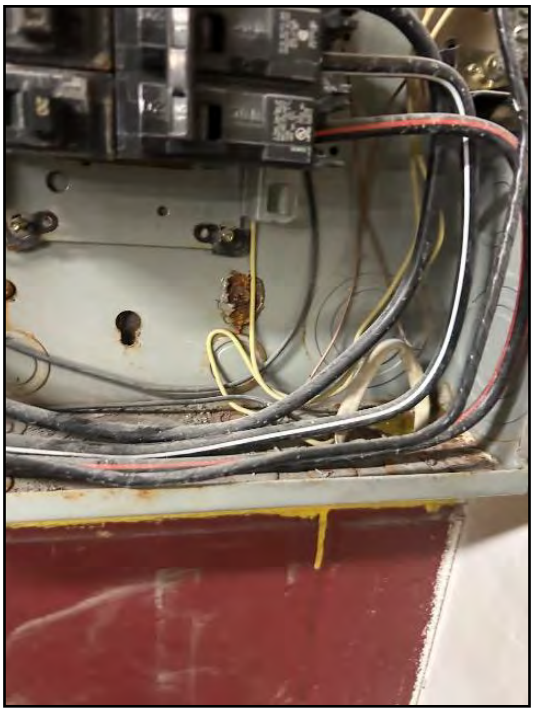
**224.** *Rust*

**SERVICE BOX, GROUNDING AND PANEL \ Distribution panel**

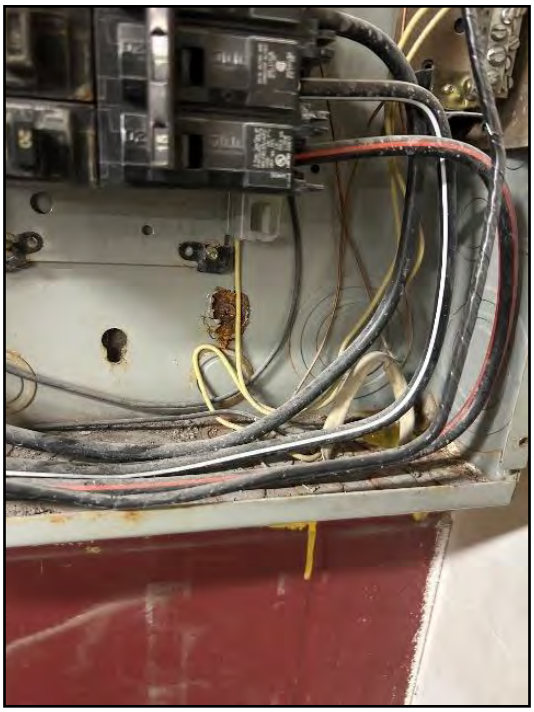
**74. Condition:** • Rust or water in panel

Corroded components observed during inspection of three phase distribution panel. Recommend hiring a licensed electrician to replace distribution panel. Also recommend for moisture issue in regards to downspout to be mitigated to ensure that this area does not remain an issue for future panels. Safety and fire hazard.

**Implication(s)**: Electric shock | Fire hazard
**Task**: Replacement



**225.** *Rust or water in panel*



**226.** *Rust or water in panel*

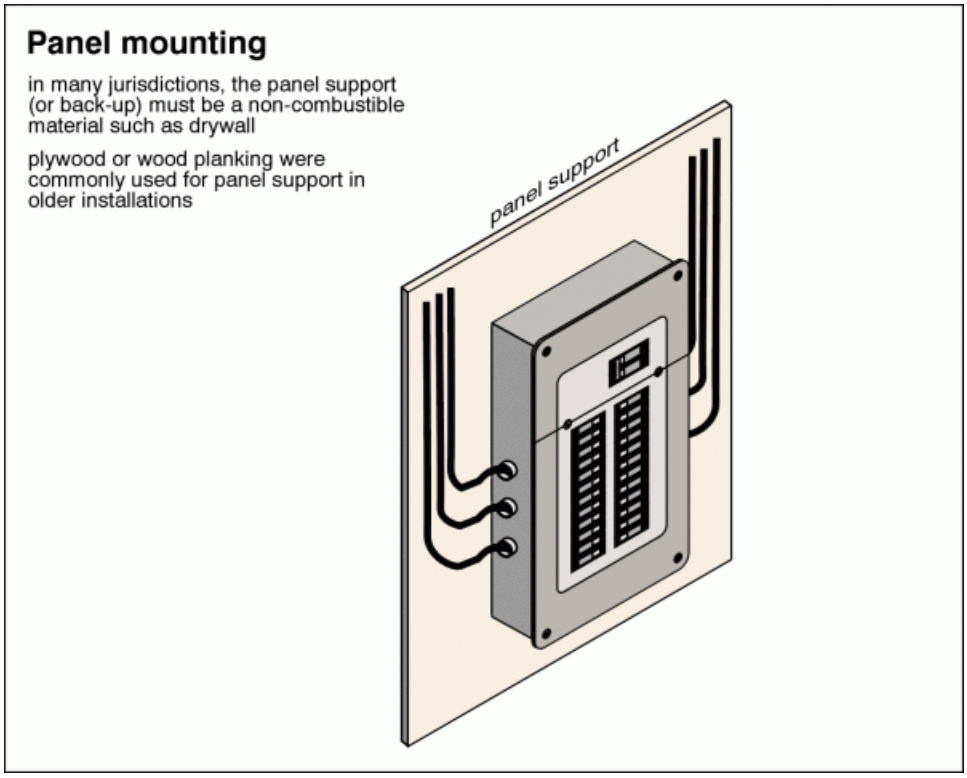
**227.** *Rust or water in panel*

**228.** *Rust or water in panel*

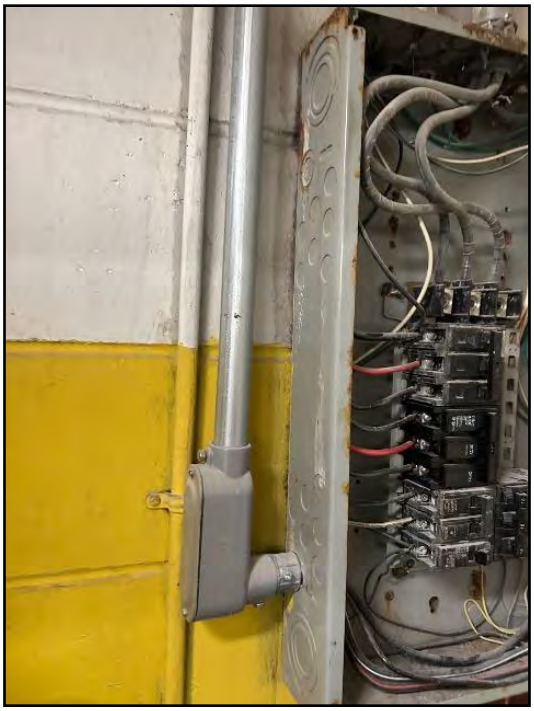
**229.** *Rust or water in panel*

**230.** *Rust or water in panel*

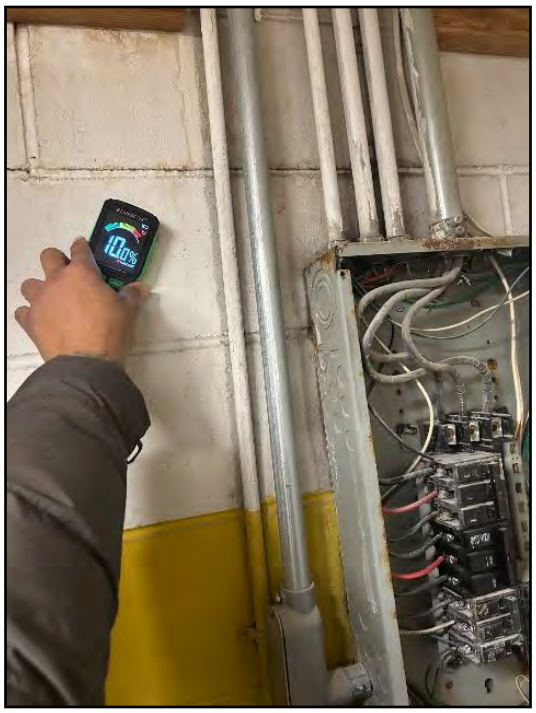
**75. Condition:** • Inappropriate mounting surface
**Implication(s)**: Fire hazard



**231.** *Inappropriate mounting surface*

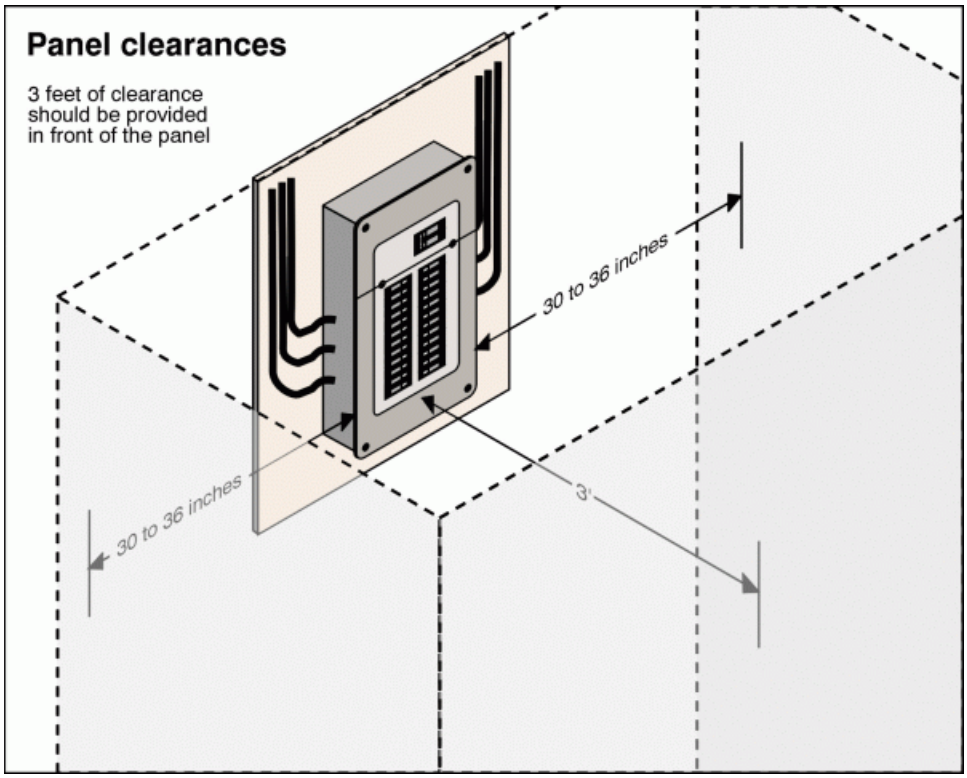


**232.** *Inappropriate mounting surface*



**233.** *Inappropriate mounting surface*

**76. Condition:** • Poor access
**Implication(s)**: Difficult to service





**234.** *Poor access*

**235.** *Poor access*

**77. Condition:** • Poor location
**Implication(s)**: Difficult to service

**236.** *Poor location*

**237.** *Poor location*

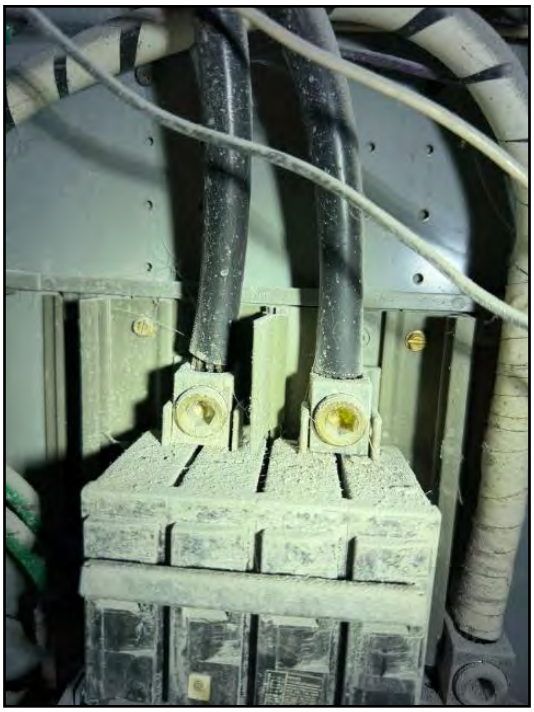
**78. Condition:** • Wrong Fasteners

Recommend securing panel cover with electrical screws. Screws with a tip can easily damage wires inside the panel.

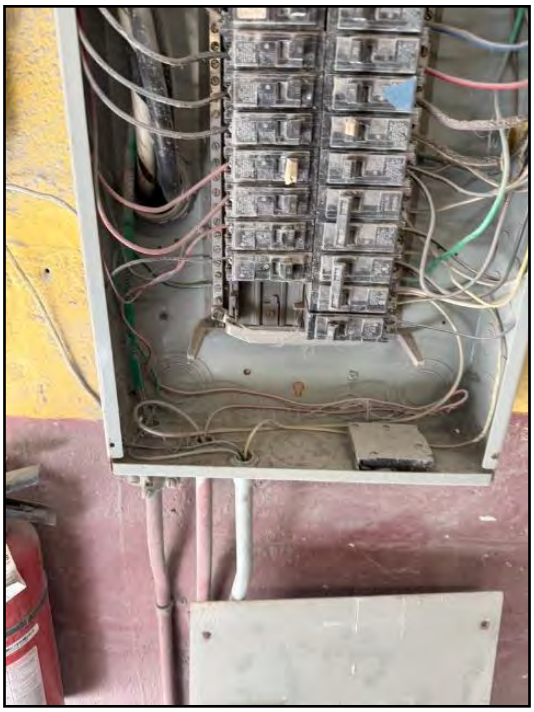
**238.** *Wrong Fasteners*

**79. Condition:** • Debris was observed inside the panel

This can pose a potential hazard by obstructing proper airflow or causing unintended electrical contact. It is recommended to have the panel cleaned by a qualified professional to ensure safe operation.



**239.** *Debris was observed inside the panel*



**240.** *Debris was observed inside the panel*

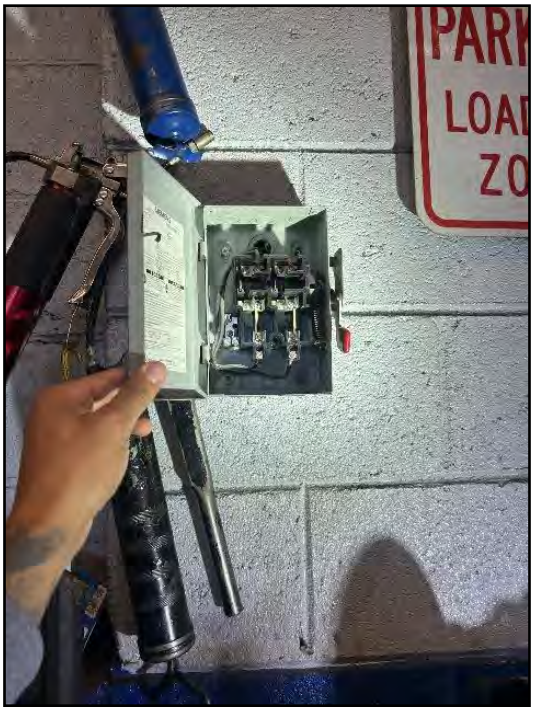
**SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers**

**80. Condition:** • No fuses or breakers for subpanel (pony panel)

Copper wiring was installed in place of the required tube fuses, which eliminates overcurrent protection and creates a significant safety hazard.

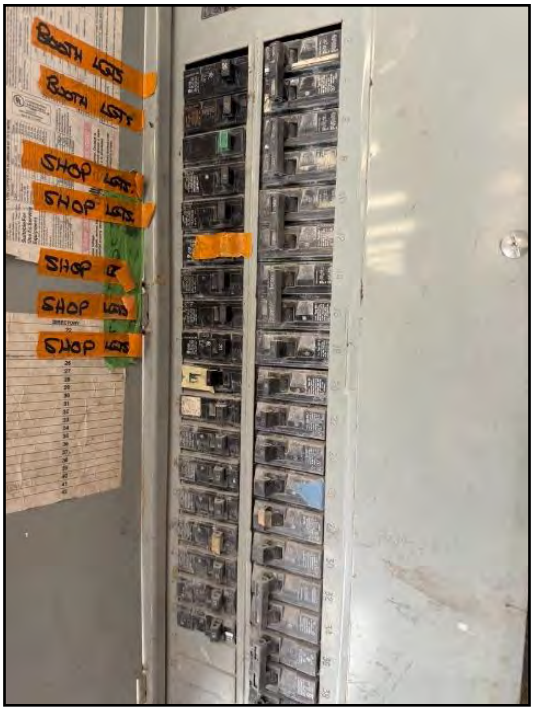
**Implication(s)**: Electric shock | Fire hazard

**Location**: Auto mechanic shop




**241.** *No fuses or breakers for subpanel (pony...*

**81. Condition:** • Loose breakers or fuses
**Implication(s)**: Electric shock | Fire hazard

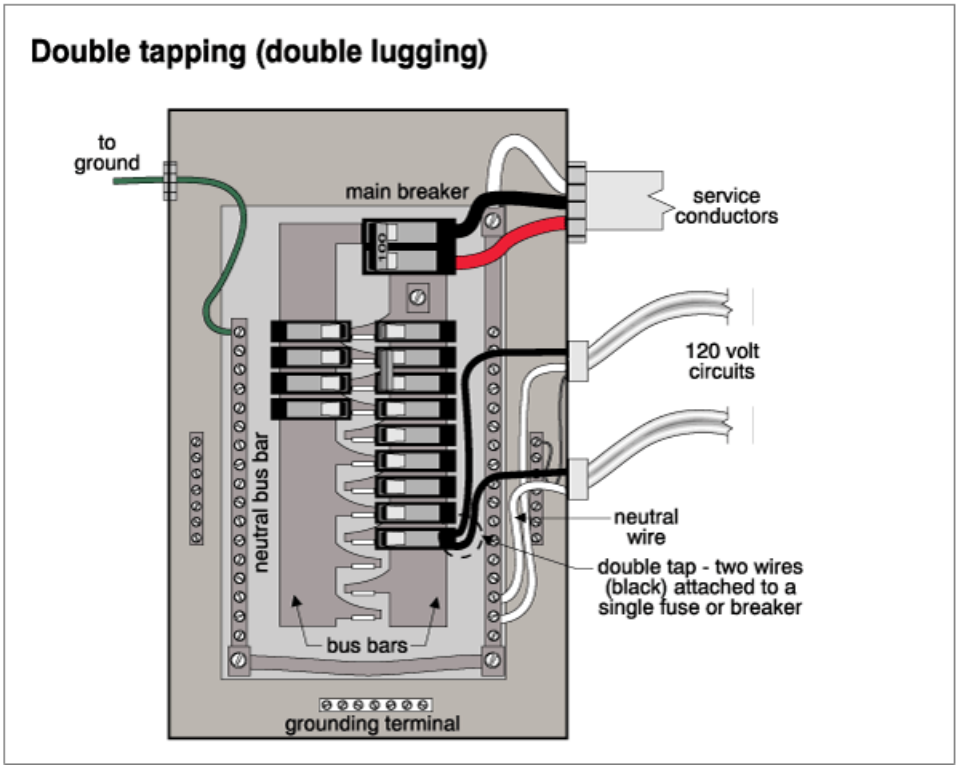


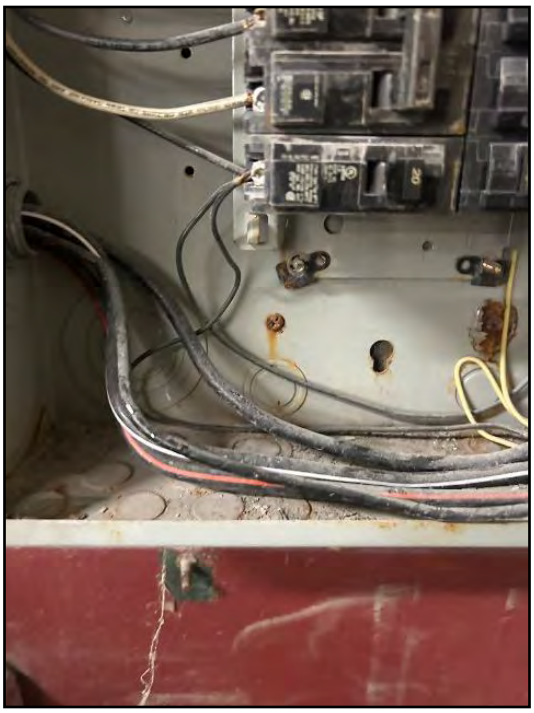

**242.** *Loose breakers or fuses*

**SERVICE BOX, GROUNDING AND PANEL \ Panel wires**

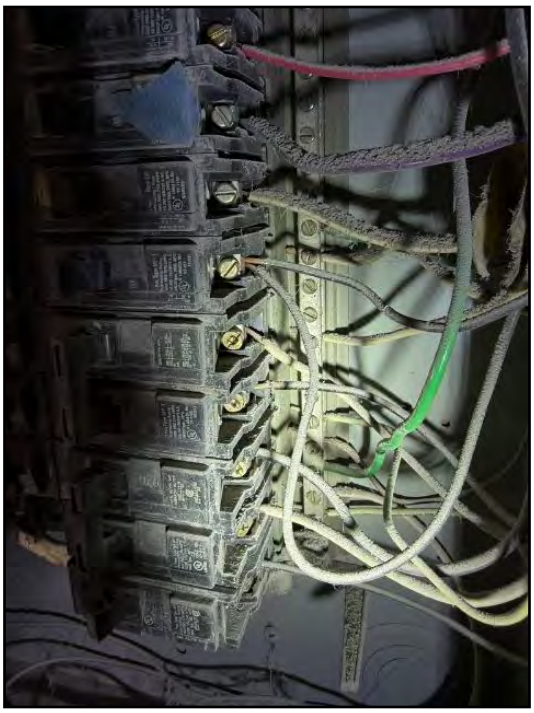
**82. Condition:** • Double taps

**Implication(s)**: Fire hazard
**Location**: Various



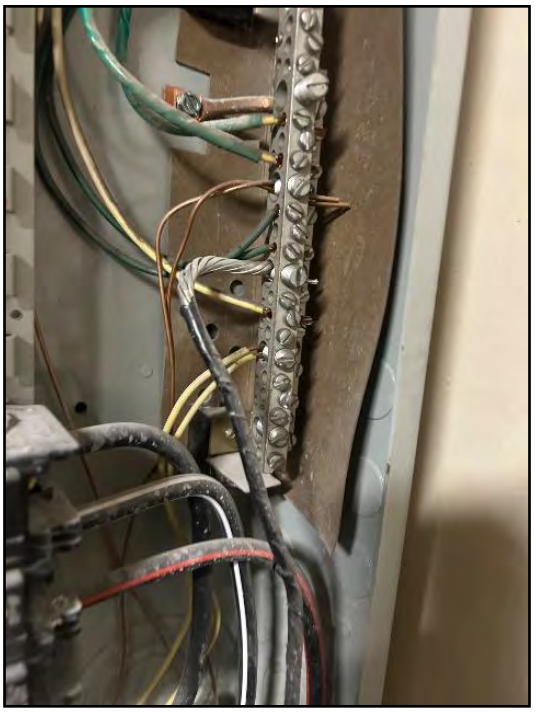
**243.** *Double taps*



**244.** *Double taps*

**83. Condition:** • Double tapped neutrals

Neutral wires should be installed ONE per SLOT. Electrical wires expand and contract when in use. Having multiple wires in the same slot can create loose connections. A loose neutral wire can cause abnormal arcing around its point of connection, usually resulting in the neutral wire becoming unusually hot, burning its insulation off and even causing damage to its surroundings. A loose NEUTRAL WIRE is also the cause of the majority of electrical fires in your house.
**Implication(s)**: Fire hazard

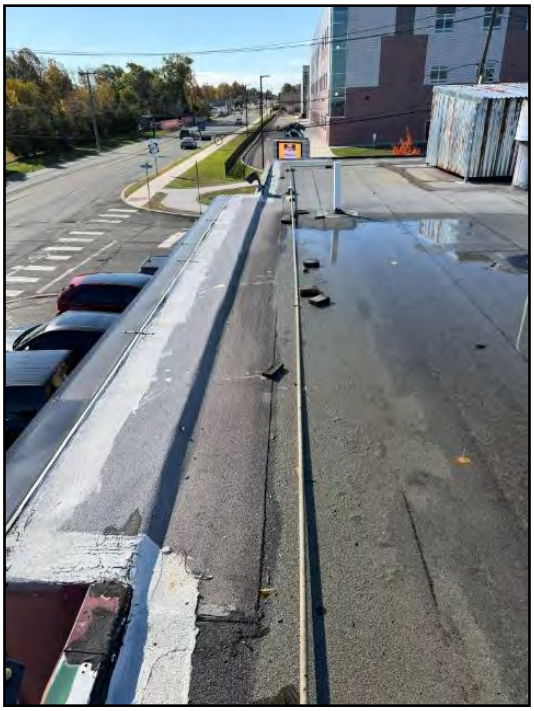


**245.** *Double tapped neutrals*

**DISTRIBUTION SYSTEM \ Outdoor wiring (wires)**

**84. Condition:** • Conduit is missing multiple clamps to secure it to the roof.
**Location**: Roof

**246.**

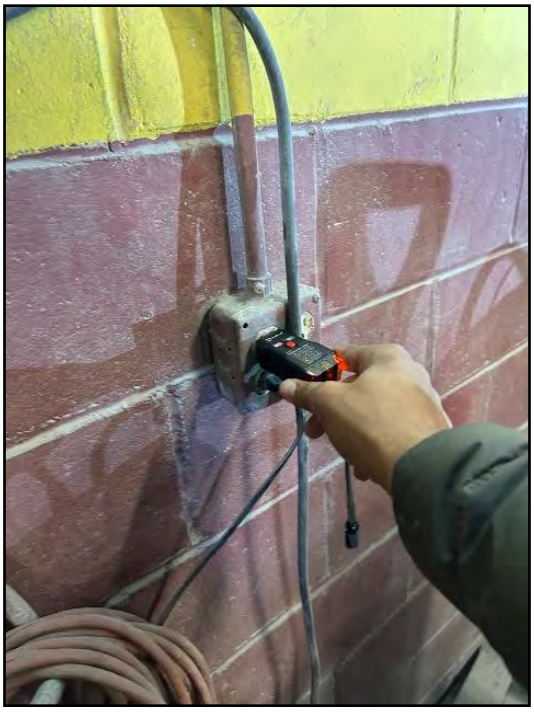


**247.**

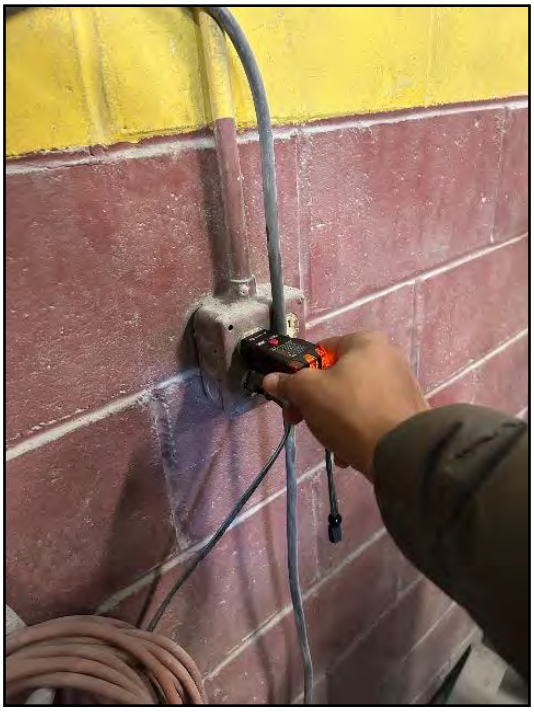
**DISTRIBUTION SYSTEM \ Outlets (receptacles)**

**85. Condition:** • Loose

**Implication(s)**: Electric shock | Fire hazard



**248.** *Loose*



**249.** *Loose*

**DISTRIBUTION SYSTEM \ Lights**

**86. Condition:** • Missing

**Implication(s)**: Inadequate lighting

**250.** *Missing*

**251.** *Missing*

## Description

**Heating system type:**

- Furnace
- Space heaters

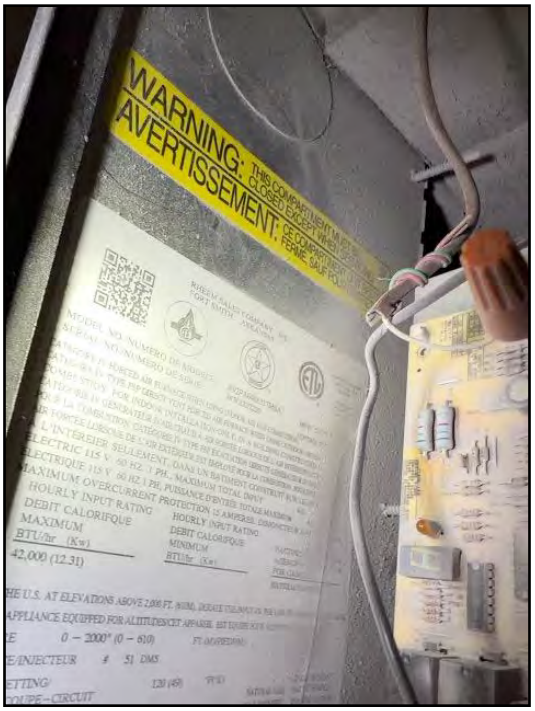

**252.** *Space heaters*

**Fuel/energy source:** • Gas

**Heat distribution:** • Ducts and registers

**Approximate age:**

- 12 years




**253.** *12 years*

• 20-30 years
Roof unit (paint booth)

**Typical life expectancy:** • Furnace (conventional or mid-efficiency) 18 to 25 years

## Recommendations

**FURNACE \ Cabinet**

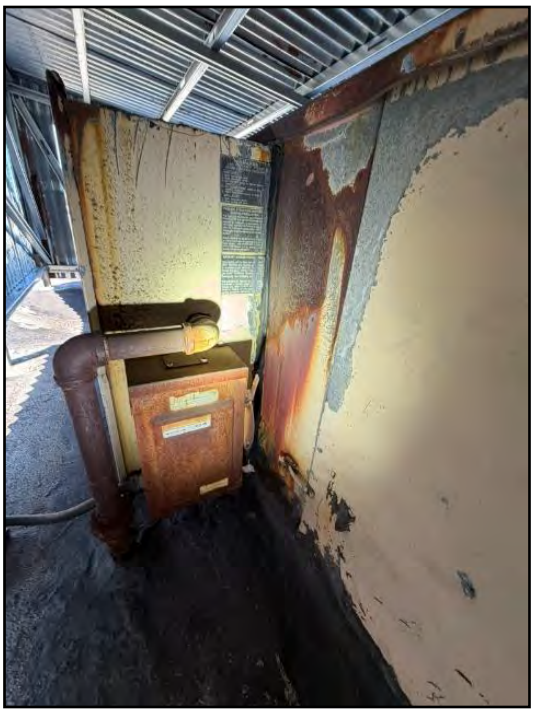
**87. Condition:** • Rust

The furnace appears to be heavily corroded, and a structure has been built over it to prevent rain from entering the unit. This furnace is not used to heat the building but rather to provide heat and speed up the paint-drying process. The unit is over 20-30 years. If the paint booth will remain in the building after purchase, replacement of this furnace is highly recommended.

**Implication(s)**: Material deterioration | Reduced system life expectancy

**254.** *Rust*

**255.** *Rust*



**256.** *Rust*

**257.** *Rust*

**258.** *Rust*

**259.** *Rust*

**FURNACE \ Filter**

**88. Condition:** • Dirty

**Implication(s)**: Increased heating costs | Reduced comfort

**260.** *Dirty*

**FURNACE \ Ducts, registers and grilles**

**89. Condition:** • Dirty

**Implication(s)**: Increased heating and cooling costs | Reduced comfort


**261.** *Dirty*

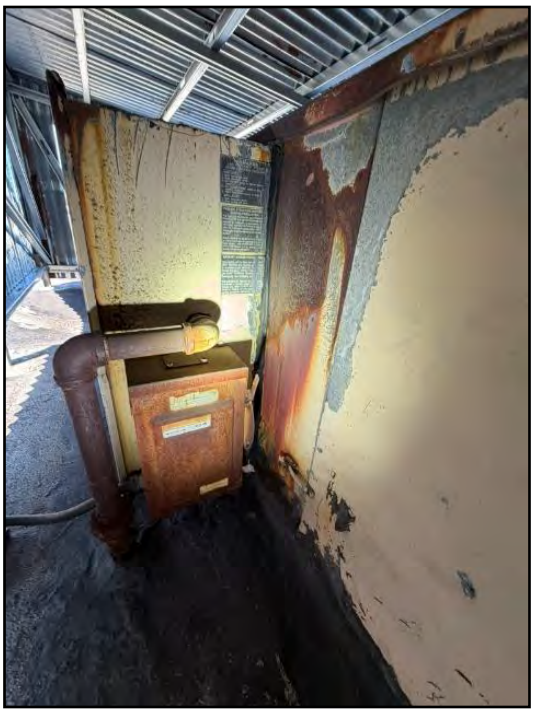
**262.** *Dirty*

**90. Condition:** • Air leakage entering from return side
**Implication(s)**: Openings found on the return side (before the blower) can pull back gases and pollutants from the utility area, INTO the supply side. These pollutants can include carbon monoxide.

**263.** *Air leakage entering from return side*

**GAS FURNACE \ Life expectancy**

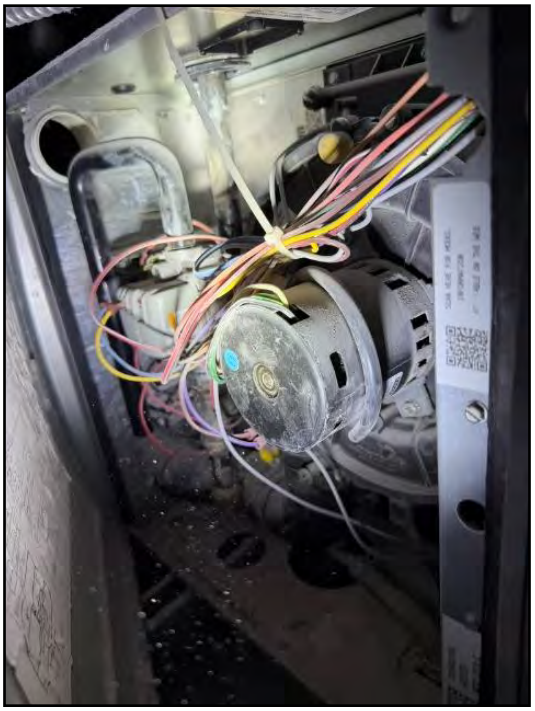
**91. Condition:** • Past life expectancy
**Implication(s)**: Equipment failure | No heat for building
**Location**: Roof



**264.** *Past life expectancy*

**GAS FURNACE \ Gas burners**

**92. Condition:** • Dirt or soot
The intake appears to be pulling in air from the body shop, drawing in paint and filler dust into the unit. This can cause internal components to deteriorate prematurely, restrict airflow, and affect overall performance. It is recommended to reroute the intake to draw clean air from an uncontaminated area and to have the unit inspected and serviced to prevent further damage.
**Implication(s)**: Equipment not operating properly | Increased heating costs | Reduced comfort



**265.** *Dirt or soot*

**SPACE HEATER \ Room heater**

**93. Condition:** • Currently inoperative, however, unit is in working condition


**266.**

**GAS LINE \ Gas piping**

**94. Condition:** • Rust

**Implication(s)**: Fire or explosion

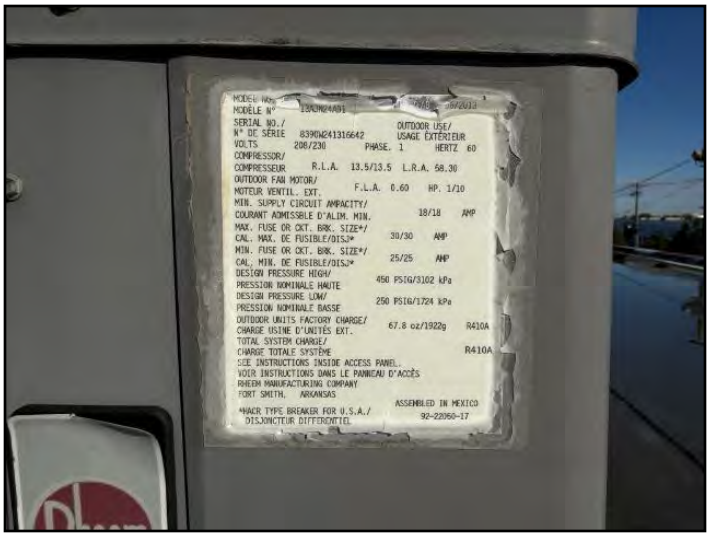
**267.** *Rust*

## Description

**Air conditioning type:** • Central

**Compressor approximate age:**

• 12 years




**268.** *12 years*

**Typical life expectancy:** • 10 to 15 years

## Recommendations

**AIR CONDITIONING \ Life expectancy**

**95. Condition:** • Near end of life expectancy

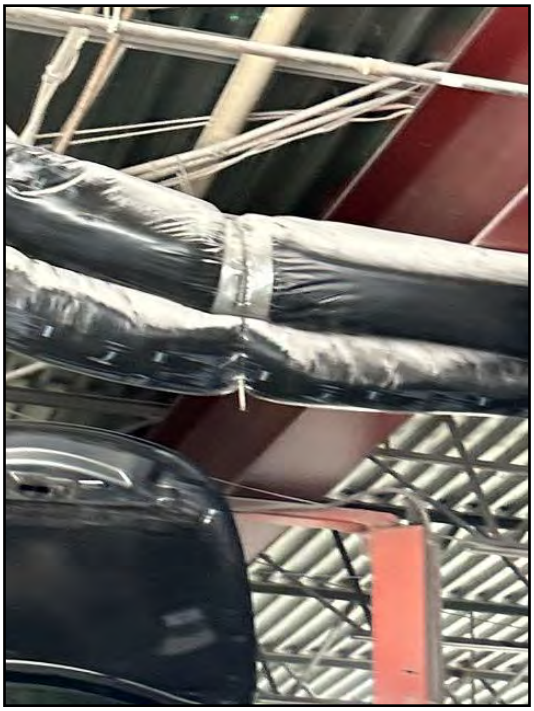
**Implication(s)**: Equipment failure | Reduced comfort

**AIR CONDITIONING \ Ducts, registers and grilles**

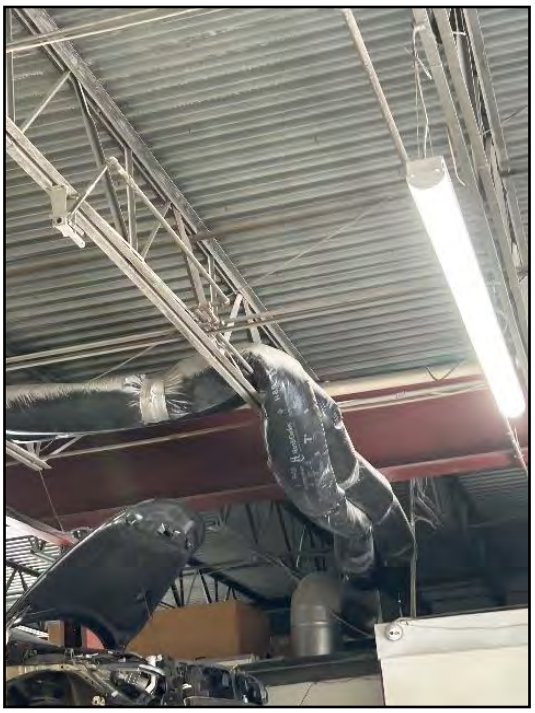
**96. Condition:** • Obstructed or collapsed

**Implication(s)**: Increased cooling costs | Reduced comfort

**269.** *Obstructed or collapsed*



**270.** *Obstructed or collapsed*



**271.** *Obstructed or collapsed*

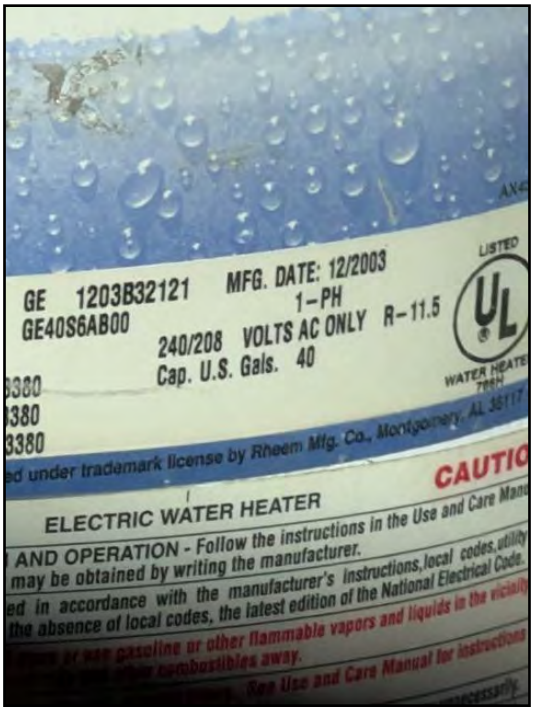
## Description

**Supply piping in building:** • Copper • CPVC (Chlorinated PolyVinylChloride)

**Water heater type:** • Tank

**Water heater fuel/energy source:** • Electric

**Water heater approximate age:**
• Not determined
• 22 years




**272.** *Past life expectancy*

**Water heater typical life expectancy:** • 10 to 15 years

## Recommendations

**SUPPLY PLUMBING \ Water supply piping in building**

**97. Condition:** • Leak

**Implication(s)**: Chance of water damage to structure, finishes and contents | System inoperative

**Location**: Seen above office space

**273.** *Leak*

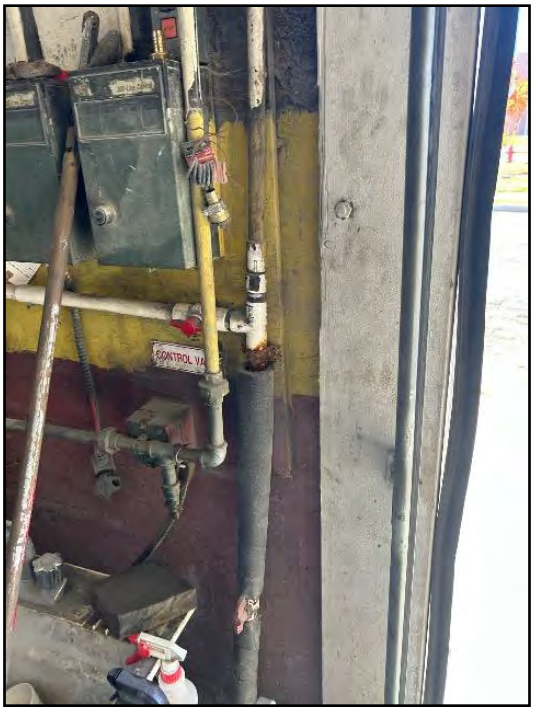
**98. Condition:** • Rust

**Implication(s)**: Chance of water damage to structure, finishes and contents | Leakage | Reduced system life expectancy | Equipment failure

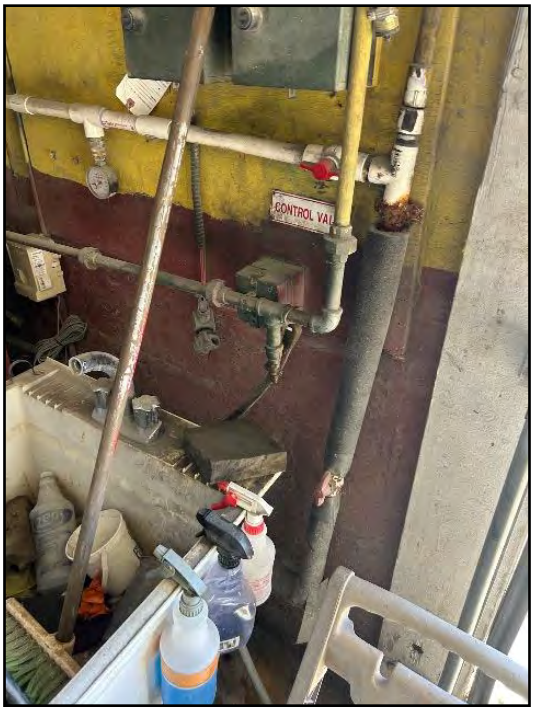
**274.** *Rust*

**99. Condition:** • Corrosion

**Implication(s)**: Chance of water damage to structure, finishes and contents | Leakage | Reduced system life expectancy | Equipment failure



**275.** *Corrosion*



**276.** *Corrosion*

**WATER HEATER \ Life expectancy**

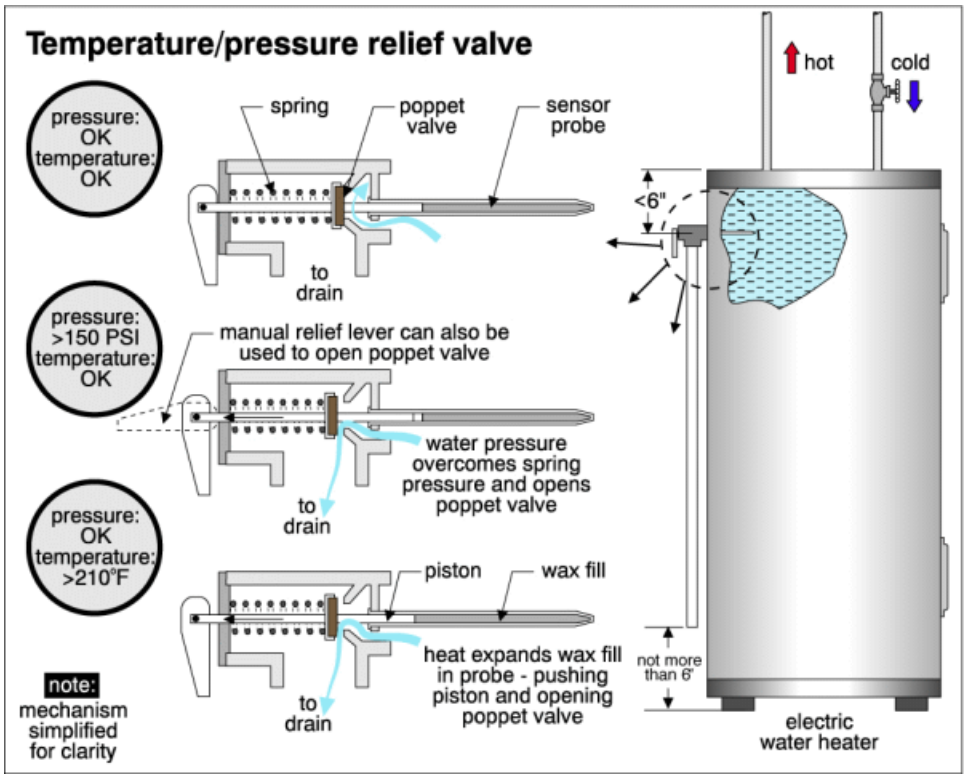
**100. Condition:** • Past life expectancy

**Implication(s)**: Chance of water damage to structure, finishes and contents | No hot water

**WATER HEATER \ Temperature/pressure relief (TPR) valve**

**101. Condition:** • Discharge tube missing

**Implication(s)**: Scalding





**277.** *Discharge tube missing*

**WASTE PLUMBING \ Traps - performance**

**102. Condition:** • Missing

**Implication(s)**: Sewer gases entering the building

**278.** *Missing*

**FIXTURES AND FAUCETS \ Faucet**

**103. Condition:** • Drip, leak

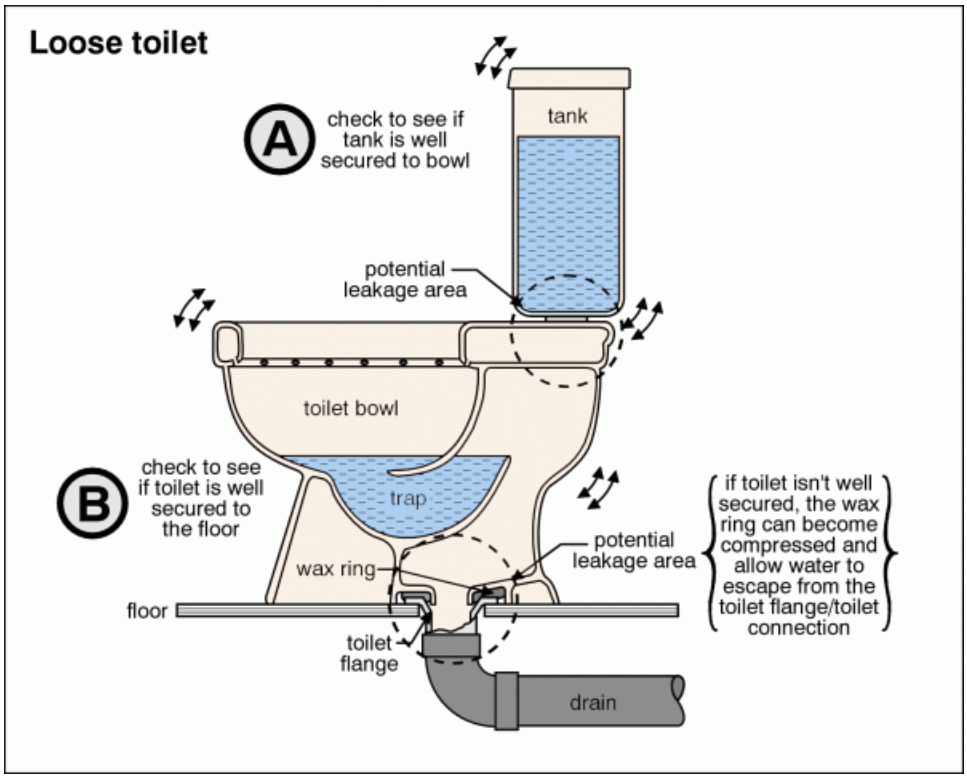
**Implication(s)**: Chance of water damage to structure, finishes and contents

**279.** *Drip, leak*

**FIXTURES AND FAUCETS \ Toilet**

**104. Condition:** • Loose

**Implication(s)**: Chance of water damage to structure, finishes and contents | Sewage entering the building | Possible hidden damage


Loose toilet
A
check to see if tank is well secured to bowl
tank
potential leakage area
toilet bowl
B
check to see if toilet is well secured to the floor
trap
wax ring
potential leakage area
if toilet isn't well secured, the wax ring can become compressed and allow water to escape from the toilet flange/toilet connection
floor
toilet flange
drain

**280.** *Loose*

## Limitations

**Inspection limited/prevented by:** • Storage/furnishings • Debris

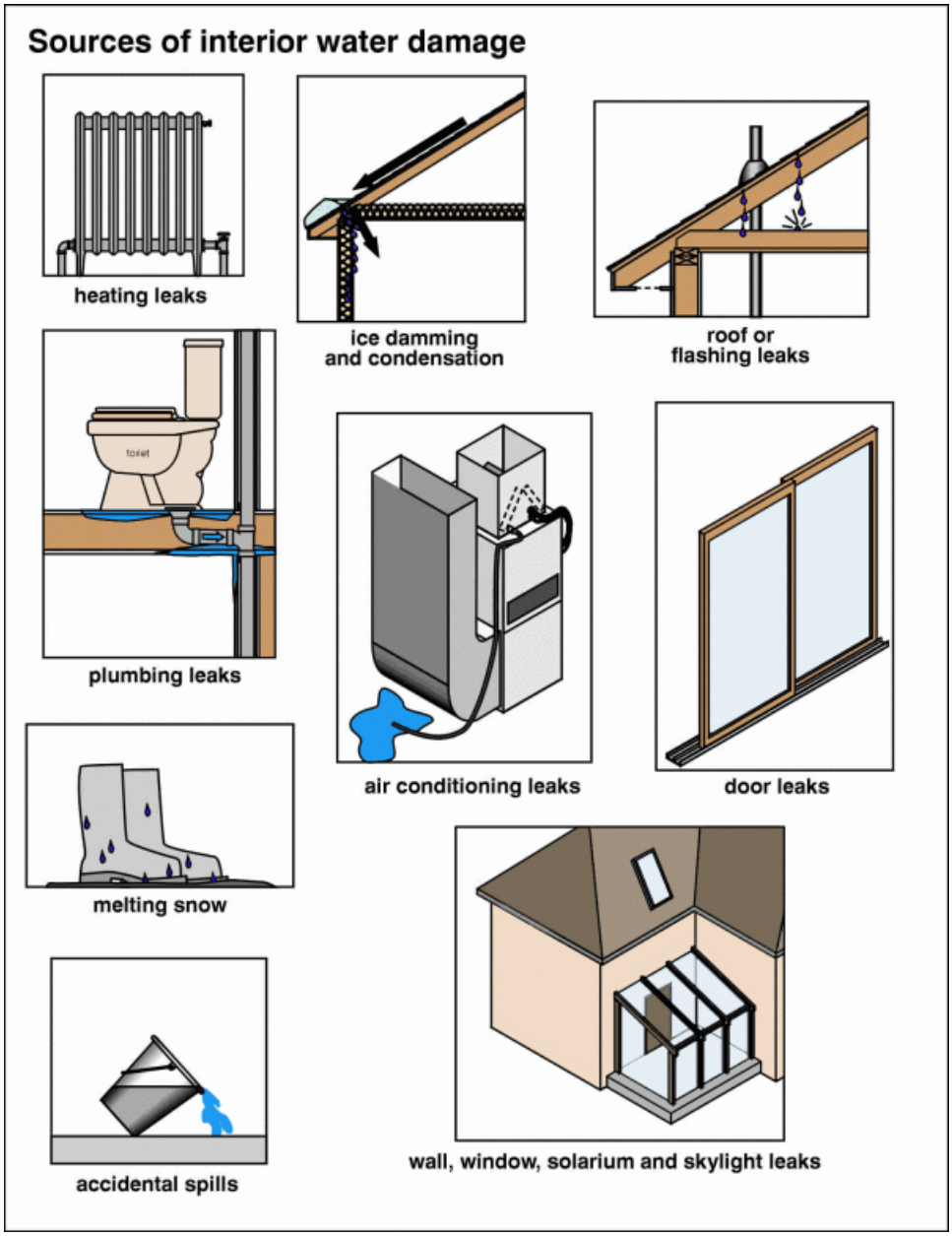
## Recommendations

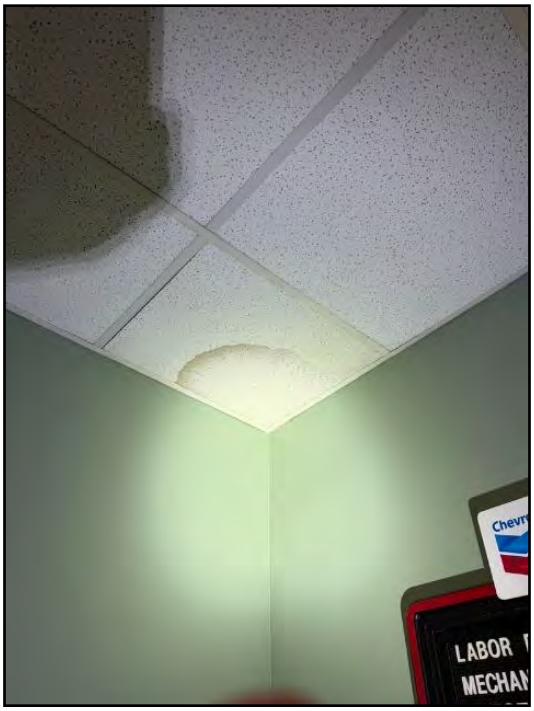
**CEILINGS \ General notes**

**105. Condition:** • Water damage

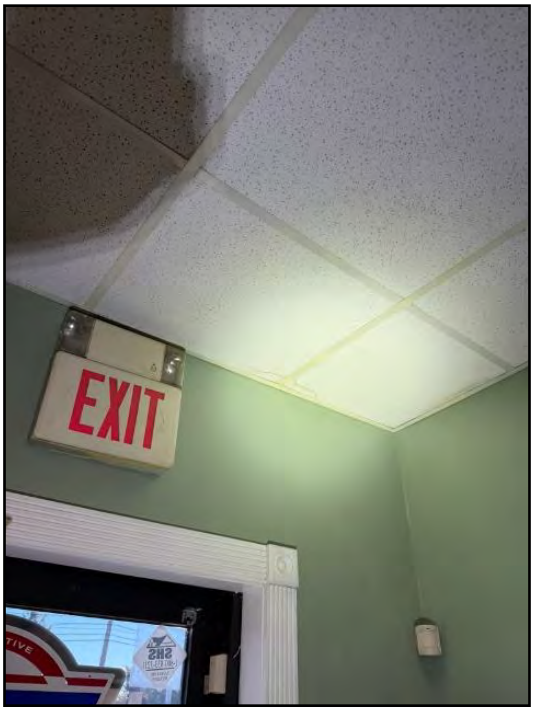
**Implication(s)**: Chance of movement | Rot | Leakage

**Location**: Auto mechanic shop





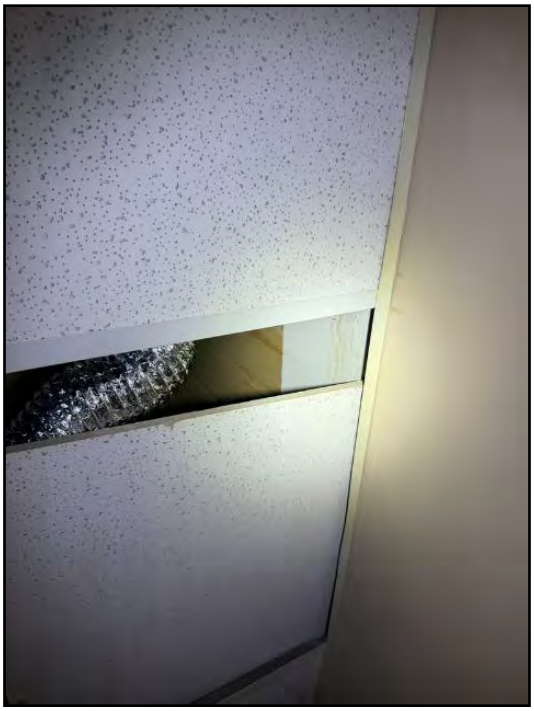
**281.** *Water damage*




**282.** *Water damage*

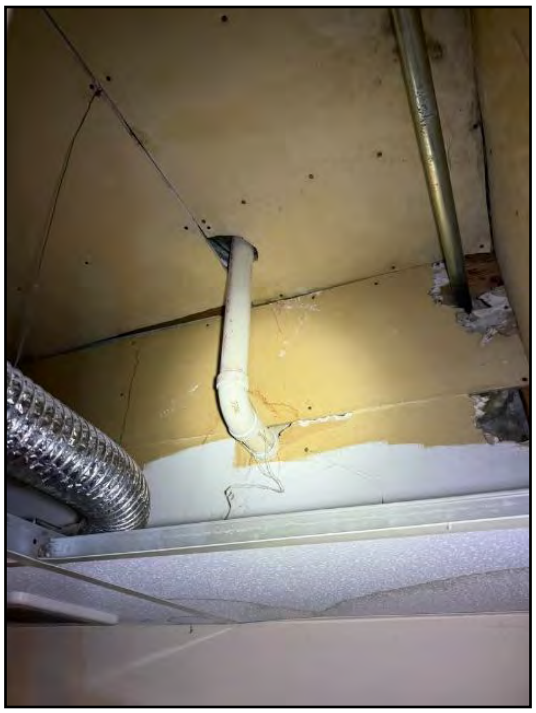
**283.** *Water damage*

**284.** *Water damage*



**285.** *Water damage*

**286.** *Water damage*



**287.** *Water damage*

**WALLS \ General notes**

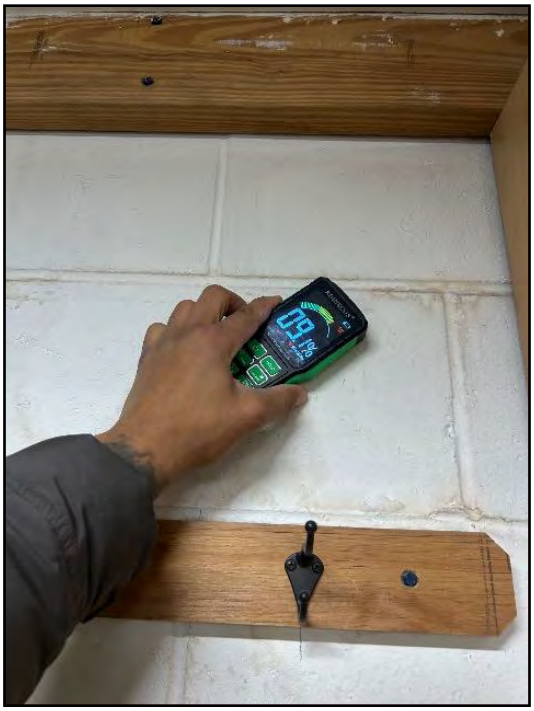
**106. Condition:** • Damage

**Implication(s)**: Damage or physical injury due to falling materials

**288.** *Damage*

**107. Condition:** • Active water leak detected
Moisture was detected in the masonry block wall, and visible water stains were also observed.

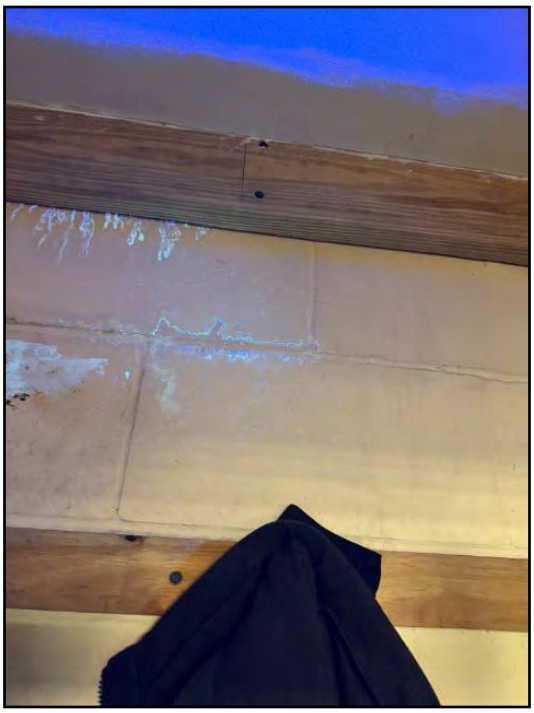
It is suspected that the water is originating from an improperly discharged downspout connected to the flat roof gutter system.
**Implication(s)**: Chance of movement, Rot, Leakage



**289.** *Active water leak detected*

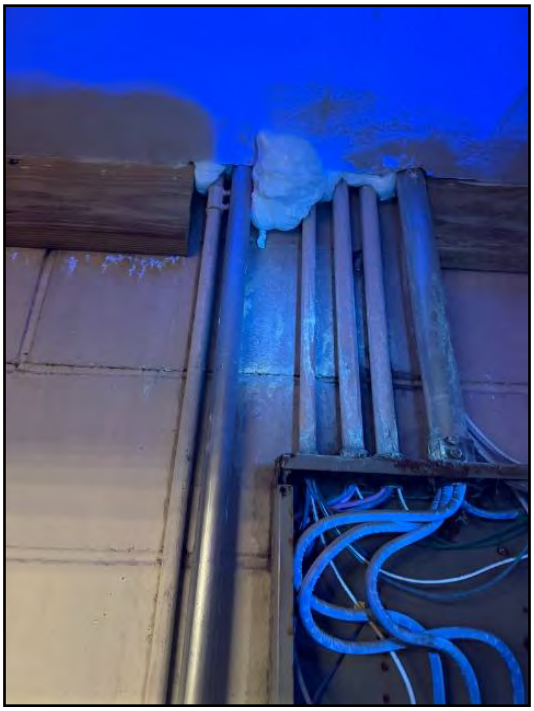
**290.** *Active water leak detected*

**291.** *Active water leak detected*



**292.** *Active water leak detected*

**293.** *Active water leak detected*



**294.** *Active water leak detected*

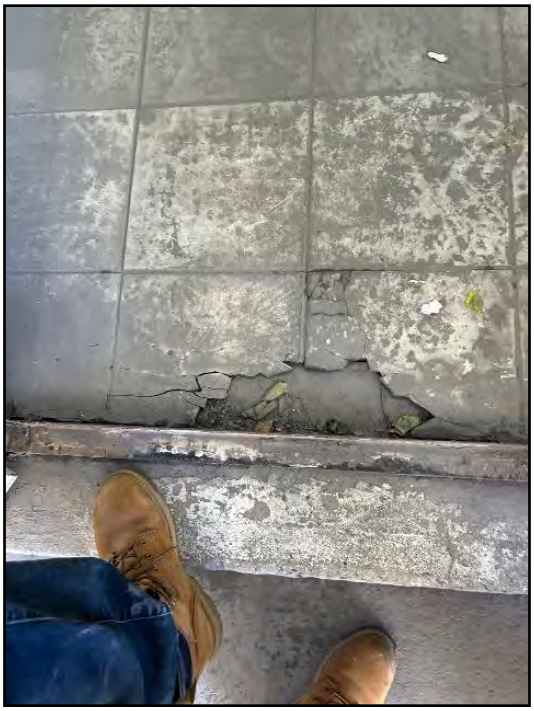
**295.** *Active water leak detected*

**FLOORS \ Ceramic tile, stone, marble, etc**

**108. Condition:** • Tiles broken

**Implication(s)**: Trip or fall hazard

**296.** *Tiles broken*



**297.** *Tiles broken*

**298.** *Tiles broken*

**STAIRS \ General notes**

**109. Condition:** • Rise and run not uniform

**Implication(s)**: Trip hazard

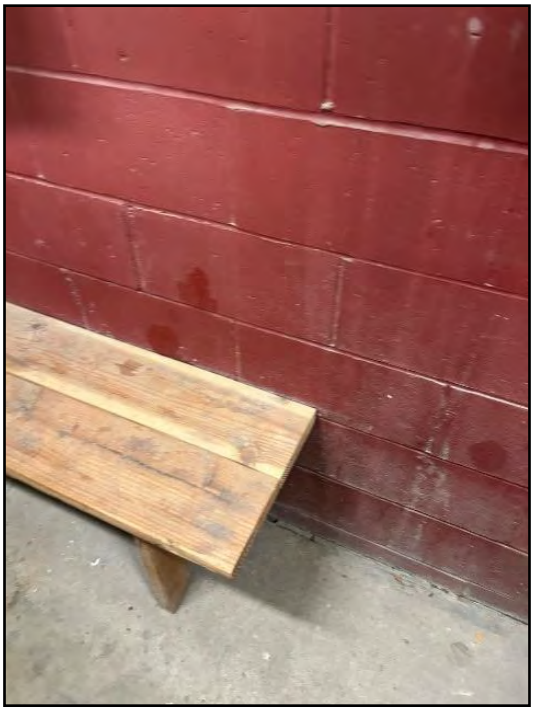
**299.**

**POTENTIALLY HAZARDOUS MATERIALS \ General notes**

**110. Condition:** • Mold
Visible organic growth
**Implication(s)**: Health hazard
**Location**: Kitchenette

**300.** *Mold*

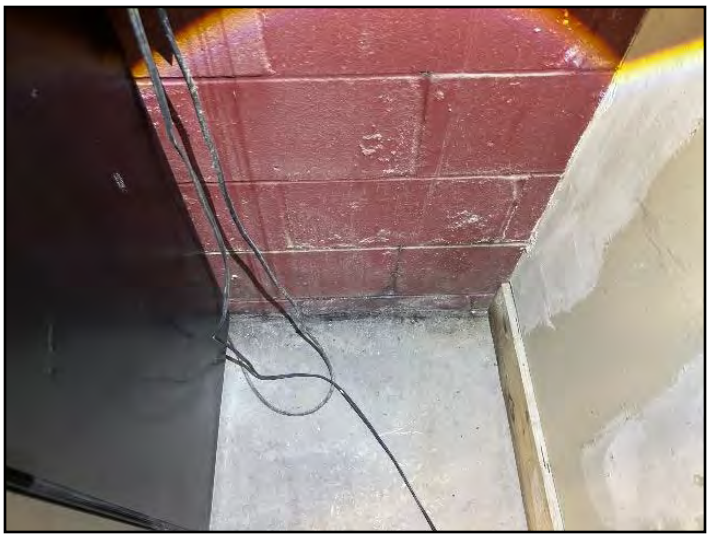
**301.** *Mold*



**302.** *Mold*

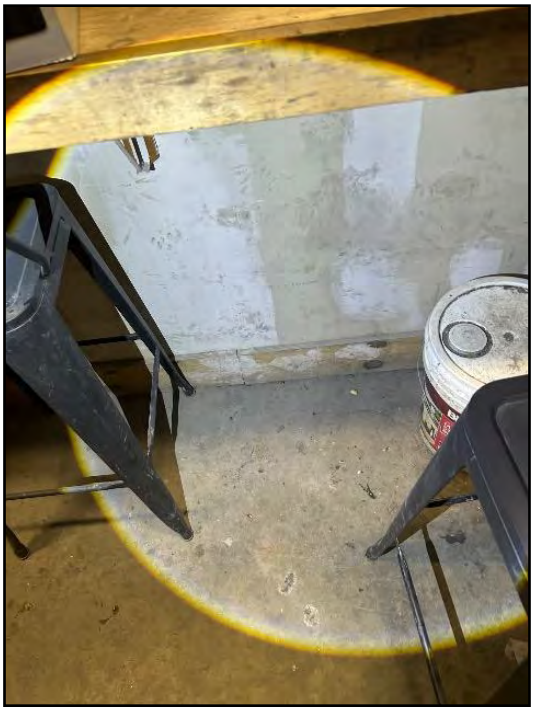
**303.** *Mold*

**304.** *Mold*



**305.** *Mold*

**306.** *Mold*



**307.** *Mold*

**END OF REPORT**

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.


- 01. ROOFING, FLASHINGS AND CHIMNEYS
- 02. EXTERIOR
- 03. STRUCTURE
- 04. ELECTRICAL
- 05. HEATING
- 06. COOLING/HEAT PUMPS
- 07. INSULATION
- 08. PLUMBING
- 09. INTERIOR
- 10. APPLIANCES
- 11. LIFE CYCLES AND COSTS
- 12. SUPPLEMENTARY
  - Asbestos
  - Radon
  - Urea Formaldehyde Foam Insulation (UFFI)
  - Lead
  - Carbon Monoxide
  - Mold
  - Household Pests
  - Termites and Carpenter Ants
- 13. HOME SET-UP AND MAINTENANCE
- 14. MORE ABOUT HOME INSPECTIONS