

R.E.I. & Co Home Inspections

Commercial Inspection Report



5528 55 Avenue, Edmonton, Alberta
Inspection prepared for: Company 1234 & John Doe
Date of Inspection: 4/27/2022 Time: 10:30 am
Age of Home: 2001 Size: 17000 Sqft
Weather: Raining and 5 Degrees

Inspector: Geoff Latham

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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: EPDM rubber

- Sloped Metal

Observations:

- The sloped metal roof was in acceptable condition.
- The rubber roofing material was covered with stones and was difficult to tell if there were any defects in the material, there were areas that had fine sand that may restrict the flow to the drains on the roof. Have a contractor evaluate the roof every so many years and clean up any visible debris or fine particles that may cause the water on the roof not to drain or clog up the drains.

2. Presence of Exposed Membrane

Good	Fair	Poor	N/A	None
	X			

Observations:

- The visible portion of the membrane was in acceptable condition.

3. Slopes

Good	Fair	Poor	N/A	None
	X			

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
				X

5. Gutters

Good	Fair	Poor	N/A	None
		X		

Observations:

- Galvanized
- Clogged gutters noted. Suggest gutters be cleaned out as a part of a normal maintenance routine to ensure proper drainage.
- Debris blocked downspouts observed, suggest cleaning gutters and downspouts, which should be a regular part of maintenance.

6. Downspouts

Good	Fair	Poor	N/A	None
		X		

Observations:

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

Good	Fair	Poor	N/A	None
X				

Observations:

- Roof top **A/C** unit Curbs
- The penetration were in acceptable condition and no leaks were found. Monitor yearly and service as needed.

8. General Structure of the Roof

Good	Fair	Poor	N/A	None
X				

Observations:

- Truss construction
- Structural Steel construction

9. Defects

Good	Fair	Poor	N/A	None
	X			

Observations:

- **There are joints that need to be monitored for moisture penetration.**



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

Good	Fair	Poor	N/A	None
		X		

Observations:

- Main Entry door is aluminum storefront material with tempered glass
- **The front aluminum door does not open and will need to be serviced by a contractor.**



The front aluminum door does not open and will need to be serviced by a contractor.

2. Safety Issues

Good	Fair	Poor	N/A	None
				X

3. Windows

Good	Fair	Poor	N/A	None
	X	X		

Observations:

- Storefront
- caulking missing/cracking

4. Vegetation

Good	Fair	Poor	N/A	None
				X

5. Storm Water Drainage System

Good	Fair	Poor	N/A	None
		X		

Observations:

- The storm water around the building needs to be evaluated by a contractor and serviced as needed.
- The drainage swales are clogged and leaking back towards the building, there are high levels of moisture in the concrete floor inside the building. Have a contractor evaluate and service as needed.



The drainage swales are clogged and leaking back towards the building, there are high levels of moisture in the concrete floor inside the building. Have a contractor evaluate and service as needed.



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6. General Topography

Good	Fair	Poor	N/A	None
		X		

Observations:

- The topography will need to be evaluated by a contractor and serviced as needed.

7. Parking Areas

Good	Fair	Poor	N/A	None
	X	X		

Observations:

- The gravel parking lot is sloping towards the building in areas. Have a contractor evaluate and service as needed.

8. Sidewalks

Good	Fair	Poor	N/A	None
	X			

Observations:

- The sidewalks have typical cracks that indicate movement of the base under the sidewalk, water management needs to be addressed to control movement. If this is left it can effect the components of the building and surrounding areas.



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9. Lighting

Good	Fair	Poor	N/A	None
X				

Observations:

- The lighting on the exterior of the building is in acceptable condition.

10. Wall Covering

Good	Fair	Poor	N/A	None
		X		

Observations:

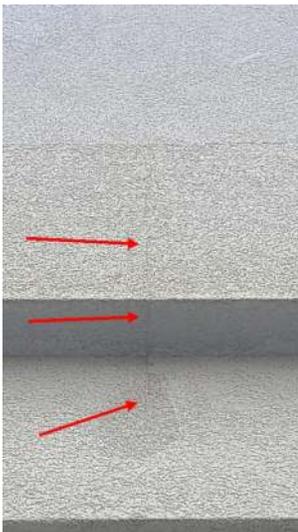
- The stone veneer is very loose in places and will need to be serviced.
- The EIFS wall covering is peeling and cracking, have a contractor evaluate and service as needed.
- There are holes around some of the pipes in the warehouse area that need to be sealed.



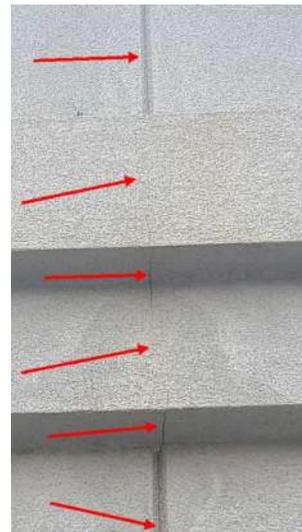
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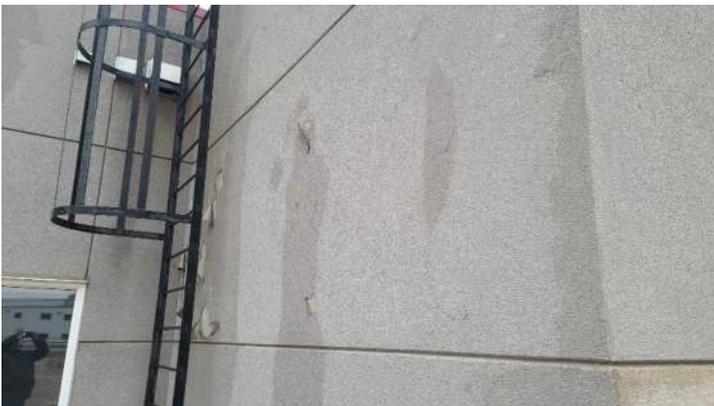
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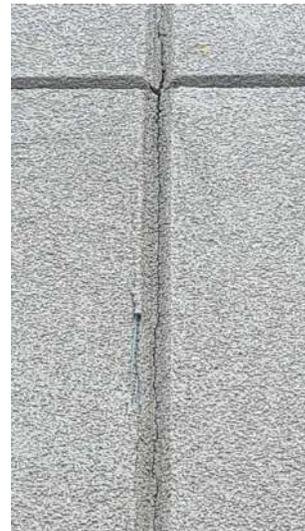


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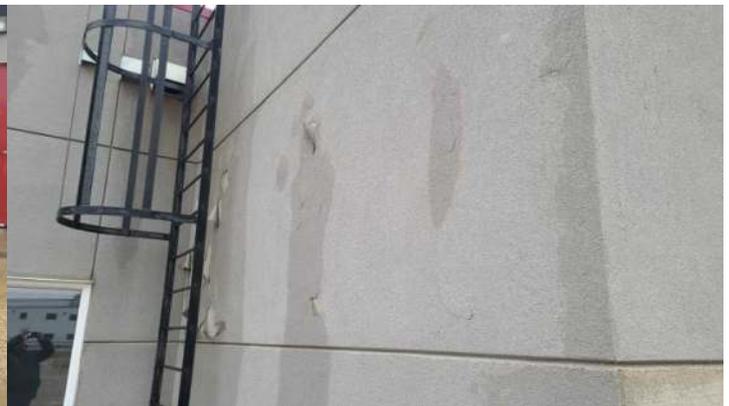
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6.5.4 Basement, Foundation and Crawlspace

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
				X

2. Foundation

Good	Fair	Poor	N/A	None
	X			

Observations:

- 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.

3. Crawlspace

Good	Fair	Poor	N/A	None
				X

4. Visible Structural Components

Good	Fair	Poor	N/A	None
X				

Observations:

- Steel support beams present
- Steel support columns observed
- No major system safety or function concerns noted at time of inspection
- The floor structure consists of a poured slab that could include reinforcing steel.
- The wall structure is in acceptable condition and does not have any visible defects.
- The roof structure is in acceptable condition and does not have any visible defects.

5. Location Of Under-Floor Access Openings

Good	Fair	Poor	N/A	None
			X	

6. Present or Clear Indications Of Active Water Penetration Observed

Good	Fair	Poor	N/A	None
	X			

Observations:

- There are higher levels of moisture under the slab especially at the front of the building. If this is not addressed accordingly there could be issues with structure. Have a contractor evaluate and service as needed.

7. Wood In Contact Or Near Soil

Good	Fair	Poor	N/A	None
				X

8. General Indications Of Foundation Movement

Good	Fair	Poor	N/A	None
			X	

9. Cutting, Notching, And Boring Of Framing Members

Good	Fair	Poor	N/A	None
				X

6.5.5 Heating and Ventilation

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

I. The inspector should inspect:

- 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.
- The heating systems using normal operating controls and describe the energy source and heating method.
- And report as in need of repair heating systems which do not operate.
- And report if the heating systems are deemed inaccessible.
- 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 and piping were present and in acceptable condition.

2. Heating Systems Operating Controls and Energy Source

Good	Fair	Poor	N/A	None
X				

Observations:

- The heating system was operable at the time of inspection using normal operating controls.
- Thermostats are located thru the building and are functional.
- Natural Gas
- The rooftop units were all 11 years old and in acceptable condition.

3. Heating Systems Operation

Good	Fair	Poor	N/A	None
				X

4. Heating Systems Accessibility

Good	Fair	Poor	N/A	None
X				

Observations:

- The heating components were all accessible.

5. Permanent Means Of Roof Access

Good	Fair	Poor	N/A	None
X				

Observations:

- A permanent means of access with permanent ladders and/or catwalks is present for equipment and appliances on this roof which is higher than 16 feet.

6. Presence of Level Service Platforms

Good	Fair	Poor	N/A	None
X				

Observations:

- The rooftop unit were level and sloped accordingly, no service is needed at this time.

7. Luminaire And Receptacle Outlet

Good	Fair	Poor	N/A	None
X				

Observations:

- There is a luminaire and receptacle outlet provided at or near the appliance.

8. System Piping Drainage

Good	Fair	Poor	N/A	None
X				

Observations:

- The system piping appears to be sloped to permit the system to be drained.

9. Ducts & Vents

Good	Fair	Poor	N/A	None
	X			

Observations:

- The ducts should be cleaned by a contractor.

10. Connector Damage

Good	Fair	Poor	N/A	None
				X

11. Wood Framing Cutting, Notching, And Boring

Good	Fair	Poor	N/A	None
				X

12. Pipe Penetrations Sleeved

Good	Fair	Poor	N/A	None
		X		

Observations:

- There are pipes penetrating thru the roof that need to be insulated inside to keep the hot and cold air away from each, if not serviced this can cause condensation damage to the the ceiling inside the building. Have a contractor evaluate and service as needed.



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13. Gas Piping Marking

Good	Fair	Poor	N/A	None
X				

Observations:

- The gas pipes were identified on the property.

14. Heating Equipment in or near Sleeping Areas

Good	Fair	Poor	N/A	None
			X	

15. Presence of Exhaust Systems

Good	Fair	Poor	N/A	None
		X		

Observations:

- The exhaust systems are very dirty and should be serviced by a contractor accordingly.
- The exhaust system for the warehouse area has a few leaking that should be serviced by a contractor.



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16. Location of Outdoor Exhaust Outlets

Good	Fair	Poor	N/A	None
X				

Observations:

- The outdoor exhaust outlets were in acceptable condition and does not need any service.

17. Presence of past Flooding or Potential for Future Flooding

Good	Fair	Poor	N/A	None
				X

Observations:

- There were no signs of flooding in and around heating system.

18. Condensate Drains

Good	Fair	Poor	N/A	None
X				

Observations:

- Condensate pitched to roof drain

19. Radiant Heat System

Good	Fair	Poor	N/A	None

Observations:

- The radiant heat systems in the warehouse area were in functional condition, recommend having the systems serviced and maintained on a Bi annually schedule to ensure they functioning correctly.
- There a few **combustion air** vents that need to be reconnected to the radiant heaters. Have a contractor evaluate and service as needed.

6.5.6 Cooling

I. The inspector should inspect:

- 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.
- The central cooling equipment using normal operating controls.
- And verify that a luminaire and a receptacle outlet are provided at or near the appliance.
- 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.
- And verify the presence of level service platforms for appliances on roofs with a 25 percent slope or greater.
- Wood framing for cutting, notching and boring that might cause a structural or safety issue.
- 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
X				

Observations:

- The Compressors are in acceptable condition and do not need any service.

2. Central cooling equipment using normal operating controls

Good	Fair	Poor	N/A	None
X				

Observations:

- The operating controls are in functional condition.

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

Good	Fair	Poor	N/A	None
X				

Observations:

- The roof top HVAC units had service receptacles at or near the unit.

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
X				

Observations:

- Access to roof was by means of a permanent ladder / platform combination on the side of the building

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

Good	Fair	Poor	N/A	None
			X	

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

Good	Fair	Poor	N/A	None
	X			

Observations:

- The pipe penetrations are sealed correctly and do not need any service at this time.

7. Verify adequacy of piping support

Good	Fair	Poor	N/A	None
X				

Observations:

- The pipes are supported.

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

Good	Fair	Poor	N/A	None
				X

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

Good	Fair	Poor	N/A	None
				X

10. Verify the installation of Condensate Drains

Good	Fair	Poor	N/A	None
X				

Observations:

- Condensate pitched to roof drain

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 main water shut off is located next to the electrical disconnect.

2. Water Heating Equipment

Good	Fair	Poor	N/A	None
	X			

Observations:

- The hot water tank is 11 years old and is a 50 gallon capacity and in acceptable condition. It is located in the area where the fire suppression pipes are.

3. Toilets

Good	Fair	Poor	N/A	None
X				

Observations:

- The toilets and urinals were in acceptable condition at the time of the inspection.

4. Sinks, Tubs, Showers

Good	Fair	Poor	N/A	None
X				

Observations:

- The sinks in the building are in acceptable condition and there are no leaks at this time. They should be monitored for leaks.

5. Shower Doors

Good	Fair	Poor	N/A	None
			X	

6. Water Supply

Good	Fair	Poor	N/A	None
X				

Observations:

- The potable water pipes are in acceptable condition and are made of Copper and Polybutylene. There are a few joints that are seeping and should be serviced by a plumber

7. Drain, Waste, Vent

Good	Fair	Poor	N/A	None
X				

Observations:

- The visible portions of the drainpipes are a modern acrylonitrile butadiene styrene type, or **ABS**.
- Based on industry recommended water tests, the drainpipes are functional at this time. However, only a video-scan of the main drainpipe could confirm its actual condition.

8. Fuel Storage

Good	Fair	Poor	N/A	None
			X	X

9. Public or Private Water

Good	Fair	Poor	N/A	None
X				

Observations:

- The water system is Public

10. Flow

Good	Fair	Poor	N/A	None
X				

Observations:

- We have functional flow in the building.

11. Hot and Cold Identification

Good	Fair	Poor	N/A	None
X				

Observations:

- The hot and cold water pipes are plumbed correctly.

12. Drain Stops

Good	Fair	Poor	N/A	None
			X	

13. Verify adequacy of piping support

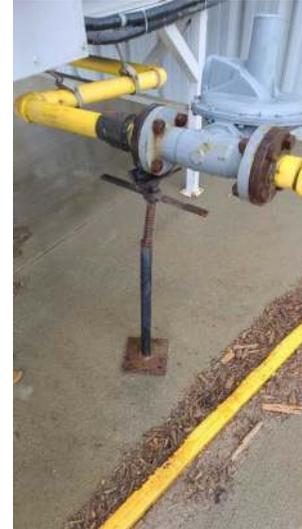
Good	Fair	Poor	N/A	None
		X		

Observations:

- The supports for the gas piping should be evaluated by a plumbing contractor and serviced as needed.



The supports for the gas piping should be evaluated by a plumbing contractor and serviced as needed.



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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.

1. Service Drop/Lateral

Good	Fair	Poor	N/A	None
X				

Observations:

- The inspector should inspect the service drop/lateral.

2. Meter Enclosures

Good	Fair	Poor	N/A	None
X				

Observations:
 • The electrical meter is in acceptable.

3. Service Conductors

Good	Fair	Poor	N/A	None
X				

Observations:
 • Service conductors are encased in rigid conduit

4. Main Disconnect

Good	Fair	Poor	N/A	None
X				

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

5. Service Entrance Equipment

Good	Fair	Poor	N/A	None
X				

Observations:
 • Switch gear present
 • Ct cabinet present

6. Amperage Rating

Good	Fair	Poor	N/A	None
X				

Observations:
 • 600 amp

7. Panelboards

Good	Fair	Poor	N/A	None
X				

Observations:
 • Panel covers are in acceptable condition and do not need any service.

8. Panel Openings

Good	Fair	Poor	N/A	None
				X

9. Labeling

Good	Fair	Poor	N/A	None
X				

Observations:
 • Panels are labelled and do not need any service.

10. Grounding

Good	Fair	Poor	N/A	None
X				

Observations:
 • Driven Rod

11. Switches and Lights

Good	Fair	Poor	N/A	None
X				

Observations:
 • The switches and outlets are in functional condition and do not need any service.

12. Missing Covers

Good	Fair	Poor	N/A	None
	X			

Observations:
 • There are missing covers for the switches and outlets, this should be serviced.

13. Open Splices

Good	Fair	Poor	N/A	None
				X

14. Painted Outlets

Good	Fair	Poor	N/A	None
				X

15. GFCI

Good	Fair	Poor	N/A	None
		X		

Observations:

- **GFCI** are needed for the outside outlets as there are outlets that are not protected, this should be serviced by an electrician.
- There are loose outlets on the outside of the building, have an electrician service these accordingly



There are loose outlets on the outside of the building, have an electrician service these accordingly

16. Aluminum Branch Circuits

Good	Fair	Poor	N/A	None
				X

17. Inoperable GFCI

Good	Fair	Poor	N/A	None
X				

6.5.10 Attic Ventilation and Insulation

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

1. Unfinished spaces

Good	Fair	Poor	N/A	None
X				

Observations:

- The unfinished areas were in acceptable condition.

2. Ventilation

Good	Fair	Poor	N/A	None
	X			

3. Mechanical Ventilation Systems

Good	Fair	Poor	N/A	None
	X			

Observations:

- There are mechanical ventilation units that are missing the filtration components, have a contractor evaluate and service as needed.
- There are mechanical ventilation units that were not functional at the time of the inspection, have a contractor evaluate and service as needed.

This inspection does not include testing for radon, mold or other hazardous materials unless specifically requested.

Plumbing is an important concern in any structure. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring.

Note that if in a rural location, sewer service and/or water service might be provided by private waste disposal system and/or well. Inspection, testing, analysis, or opinion of condition and function of private waste disposal systems and wells is not within the scope of a home inspection. Recommend consulting with seller concerning private systems and inspection, if present, by appropriate licensed professional familiar with such private systems. If a Septic System is on the property, pumping is generally recommended prior to purchase, and then every three years.

Interior areas consist of bedrooms, baths, kitchen, laundry, hallways, foyer, and other open areas.

All exposed walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Although excluded from inspection requirements, we will inform you of obvious broken gas seals in windows. Please realize that they are not always visible, due to temperature, humidity, window coverings, light source, etc. Your inspection will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas, as the inspector will not move personal items.

An inspection does not include the identification of, or research for, appliances and other items that may have been recalled or have had a consumer safety alert issued about it. Any comments made in the report are regarding well known notices and are provided as a courtesy only. Product recalls and consumer product safety alerts are added almost daily by the Consumer Product Safety Commission. We recommend visiting the following Internet site if recalls are a concern to you: <http://www.cpsc.gov>.

6.5.11 Doors, Windows and Interior

6.5.11 Doors, windows and interior

I. The inspector should:

- Open and close a representative number of doors and windows.
- Inspect the walls, ceilings, steps, stairways, and railings.
- Inspect garage doors and garage door openers.
- Inspect interior steps, stairs, and railings.
- Inspect all loading docks.
- Ride all elevators and escalators.
- 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:

- The window and doors in the building are in acceptable. The windows and doors are a dual glazed aluminum frame.
- The interior doors are in acceptable condition.

2. Interior

Good	Fair	Poor	N/A	None
	X			

Observations:

- There are signs of moisture in the building that should be monitored, with the grading and drainage being poor this is a problem that may continue. A contractor should be used to evaluate the property and how to keep the moisture away from the building.



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3. Overhead Doors and Openers

Good	Fair	Poor	N/A	None
		X		

Observations:

- There are two doors that did not functional correctly or at all, they are doors 2 and 3. Have a contractor evaluate and service these doors.
- There are multiple doors that are damaged, you may want to have a contractor evaluate and service as needed . They were functional at the time of the inspection, but you may have issues if not serviced.



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There are two doors that did not functional correctly or at all, they are doors 2 and 3. Have a contractor evaluate and service these doors.

4. Interior Stairs

Good	Fair	Poor	N/A	None
				X

5. Loading Docks

Good	Fair	Poor	N/A	None
X				

6. Elevators and Escalators

Good	Fair	Poor	N/A	None
			X	X

7. Damaged Windows

Good	Fair	Poor	N/A	None
X				

Additions & Renovations

1. Renovations

The property has been renovated or remodeled. Therefore, you should request documentation that should include permits and any warranties or guarantees that might be applicable, because we do not approve or tacitly endorse any work done without permits, and latent defects could exist.

2. Additions

Additions have been made to this property. Therefore, you should request documentation that should include permits and any warranties or guarantees that might be applicable, because we do not approve of, or tacitly endorse, any work that was completed without permits, and latent defects could exist.

3. Permits

All the permits should be in place to ensure that the work completed is done to the government standard.

Preferred Vendors

1. Electrician

Materials: JEM Electrical
Stephen Morrissey
780-885-8674
14519 20 St
Edmonton, Alberta
T5Y 1V6

2. Heating, Cooling and Plumbing

Materials: Always Plumbing & Heating
Glenn Davis
780-489-8118
200, 17633 114 Avenue
Edmonton, Alberta

3. Painter

Materials: I Paint by Vic
Vic Lahure
780-218-5105
www.ipaintbyvic.com
3769 - 30 St NW
Edmonton, AB
T6T 1H6

4. Drains & Sewers

Materials: Pro Tech Drains (Sewer Scopes)
Danny Paiement
www.prodraintechs.ca
780-903-8142
info@prodraintechs.ca
14318-128 Ave NW
Edmonton, Alberta T5L 3H5

5. Mover

Materials: Eager Beaver Moving
Reilly McLaughlin
780-434-1100
reilly@eagerbeavermoving.com
www.eagerbeavermoving.com
117, 9920 63 Avenue
Edmonton, Alberta

6. Mudjacking

Materials: Muscle Mudjacking
Andrew White
780-887-6170
andrew@musclmudjacking.ca
314 – 222 Baseline Rd Suite 140
Sherwood Park, AB
T8H1S8

7. Insulation

Materials: Expert Insulation
Chris Ehry
780-995-2533
chris@expertinsulation.ca
www.expertinsulation.ca

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
Combustion Air	The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low.
EIFS	Exterior insulation and finishing system (EIFS) is a type of building exterior wall cladding system that provides exterior walls with an insulated finished surface and waterproofing in an integrated composite material system. For more information please visit http://en.wikipedia.org/wiki/Exterior_insulation_finishing_system
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.

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

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

6.5.1 Roof		
Page 3 Item: 1	Roof Covering	<ul style="list-style-type: none"> The rubber roofing material was covered with stones and was difficult to tell if there were any defects in the material, there were areas that had fine sand that may restrict the flow to the drains on the roof. Have a contractor evaluate the roof every so many years and clean up any visible debris or fine particles that may cause the water on the roof not to drain or clog up the drains.
Page 3 Item: 5	Gutters	<ul style="list-style-type: none"> Clogged gutters noted. Suggest gutters be cleaned out as a part of a normal maintenance routine to ensure proper drainage. Debris blocked downspouts observed, suggest cleaning gutters and downspouts, which should be a regular part of maintenance.
Page 3 Item: 6	Downspouts	<ul style="list-style-type: none"> Debris blocked downspouts observed, suggest cleaning gutters and downspouts, which should be a regular part of maintenance.
Page 5 Item: 9	Defects	<ul style="list-style-type: none"> There are joints that need to be monitored for moisture penetration.
6.5.2 Exterior		
Page 7 Item: 1	Doors, Decks, Stoops, Steps, Stairs, Porches, Railings, Eaves, Soffits and Fascias	<ul style="list-style-type: none"> The front aluminum door does not open and will need to be serviced by a contractor.
Page 8 Item: 3	Windows	<ul style="list-style-type: none"> caulking missing/cracking
Page 8 Item: 5	Storm Water Drainage System	<ul style="list-style-type: none"> The storm water around the building needs to be evaluated by a contractor and serviced as needed. The drainage swales are clogged and leaking back towards the building, there are high levels of moisture in the concrete floor inside the building. Have a contractor evaluate and service as needed.
Page 10 Item: 6	General Topography	<ul style="list-style-type: none"> The topography will need to be evaluated by a contractor and serviced as needed.
Page 10 Item: 7	Parking Areas	<ul style="list-style-type: none"> The gravel parking lot is sloping towards the building in areas. Have a contractor evaluate and service as needed.
Page 10 Item: 8	Sidewalks	<ul style="list-style-type: none"> The sidewalks have typical cracks that indicate movement of the base under the sidewalk, water management needs to be addressed to control movement. If this is left it can effect the components of the building and surrounding areas.

Page 11 Item: 10	Wall Covering	<ul style="list-style-type: none"> • The stone veneer is very loose in places and will need to be serviced. • The EIFS wall covering is peeling and cracking, have a contractor evaluate and service as needed. • There are holes around some of the pipes in the warehouse area that need to be sealed.
6.5.4 Basement, Foundation and Crawlspace		
Page 23 Item: 6	Present or Clear Indications Of Active Water Penetration Observed	<ul style="list-style-type: none"> • There are higher levels of moisture under the slab especially at the front of the building. If this is not addressed accordingly there could be issues with structure. Have a contractor evaluate and service as needed.
6.5.5 Heating and Ventilation		
Page 25 Item: 9	Ducts & Vents	<ul style="list-style-type: none"> • The ducts should be cleaned by a contractor.
Page 25 Item: 12	Pipe Penetrations Sleeved	<ul style="list-style-type: none"> • There are pipes penetrating thru the roof that need to be insulated inside to keep the hot and cold air away from each, if not serviced this can cause condensation damage to the the ceiling inside the building. Have a contractor evaluate and service as needed.
Page 26 Item: 15	Presence of Exhaust Systems	<ul style="list-style-type: none"> • The exhaust systems are very dirty and should be serviced by a contractor accordingly. • The exhaust system for the warehouse area has a few leaking that should be serviced by a contractor.
Page 27 Item: 19	Radiant Heat System	<ul style="list-style-type: none"> • There a few combustion air vents that need to be reconnected to the radiant heaters. Have a contractor evaluate and service as needed.
6.5.6 Cooling		
Page 28 Item: 6	Pipe Penetrations In Concrete And Masonry Building Elements Are Sleeved	<ul style="list-style-type: none"> • The pipe penetrations are sealed correctly and do not need any service at this time.
6.5.7 Plumbing		
Page 30 Item: 13	Verify adequacy of piping support	<ul style="list-style-type: none"> • The supports for the gas piping should be evaluated by a plumbing contractor and serviced as needed.
6.5.8 Electrical		
Page 32 Item: 12	Missing Covers	<ul style="list-style-type: none"> • There are missing covers for the switches and outlets, this should be serviced.
Page 33 Item: 15	GFCI	<ul style="list-style-type: none"> • There are loose outlets on the outside of the building, have an electrician service these accordingly
6.5.10 Attic Ventilation and Insulation		
Page 34 Item: 3	Mechanical Ventilation Systems	<ul style="list-style-type: none"> • There are mechanical ventilation units that are missing the filtration components, have a contractor evaluate and service as needed. • There are mechanical ventilation units that were not functional at the time of the inspection, have a contractor evaluate and service as needed.
6.5.11 Doors, Windows and Interior		
Page 35 Item: 2	Interior	<ul style="list-style-type: none"> • There are signs of moisture in the building that should be monitored, with the grading and drainage being poor this is a problem that may continue. A contractor should be used to evaluate the property and how to keep the moisture away from the building.

Page 36 Item: 3	Overhead Doors and Openers	<ul style="list-style-type: none">• There are two doors that did not functional correctly or at all, they are doors 2 and 3. Have a contractor evaluate and service these doors.• There are multiple doors that are damaged, you may want to have a contractor evaluate and service as needed . They were functional at the time of the inspection, but you may have issues if not serviced.
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