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Commercial Sample

Commercial Inspection Report

1234 Main Street
Anytown, VA 55555

9/16/2026



Prepared For:
Commercial Sample

Inspector:
Stephen A. Midkiff
VA Lic. # 3380001328
InterNACHI Certified Master Inspector # 18032217
Certified Commercial Property Inspector #CCPIA-003468

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INSPECTION SUMMARY

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ORIENTATION: All exterior and interior directions are from the viewpoint of someone facing the structure from the front.

SIGNIFICANT - IMMEDIATE REPAIR: Items in immediate need of evaluation, repair or replacement.

SHORT-TERM CONCERN: Items needing prompt repair or replacement.

LONG-TERM CONSIDERATION: MAINTAIN / MONITOR: Items that were in functional or serviceable condition but should receive regular preventive maintenance and be monitored closely for change in condition.

REPAIRS / REPLACEMENT: Repairs, replacement, or servicing and maintenance of any component or item should be done by qualified licensed contractors.

THERMAL IMAGING: Thermal imaging may be used during the inspection to check for water leaks, electrical issues, or other conditions. Any use of thermal imaging is limited to those areas or components noted and does not imply that a thermal scan of the entire structure was conducted.

MOLD AND WOOD-DESTROYING ORGANISMS: As a service to our clients, we will report any organic growth or wood damage observed during our inspection, but our comments are for information only and are not a confirmation that mold or wood-destroying organisms were present at time of inspection. Inspection, testing, and confirmation of mold or wood-destroying organisms should be done by qualified licensed contractors specializing in those areas.

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IMPORTANT: This Summary is not the entire report. The complete report may include additional information of concern to the client. The entire Inspection Report, including the Commercial Standards of Practice, limitations and scope of Inspection, and the Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

Costs to remedy are not included unless specifically requested. We suggest obtaining accurate estimates from qualified licensed contractors.

Any repairs should be done by qualified licensed contractors or other qualified licensed professionals.

REPORT SUMMARY

ROOF

Roof System:

Roof Condition:

SIGNIFICANT - IMMEDIATE REPAIR: Recommend immediate evaluation / repair / replacement by qualified licensed roofing contractor. Roof surface in poor condition. Loose portion(s) of roof covering. Roof surface showed signs of major deterioration or damage in multiple areas.

Soffit, Fascia, and Flashing:

SIGNIFICANT - IMMEDIATE REPAIR: Recommend immediate evaluation / repair / replacement by qualified licensed roofing contractor. Deteriorated flashing. Painting needed. Open seams. Not all locations shown, but these conditions were present all around the structure.

Chimney

SIGNIFICANT - IMMEDIATE REPAIR: Recommend immediate evaluation / repair / replacement by qualified licensed roofing contractor. Significant deterioration to visible flashing, water intrusion point.

EXTERIOR

Exterior:

Exterior Stairs and Railings:

SIGNIFICANT - IMMEDIATE REPAIR: Recommend immediate evaluation / repair / replacement by qualified licensed contractor. Trip / fall hazard. Drain at foot of basement stairs was clogged, causing water / mud build-up at basement entry.

HEATING, COOLING & VENTILATION

Heating:

Condition:

SIGNIFICANT - IMMEDIATE REPAIR: Recommend immediate evaluation / repair / replacement by qualified licensed contractor. Significant damage or deterioration to all units.

Controls:

Condition:

SIGNIFICANT - IMMEDIATE REPAIR: Recommend immediate evaluation / repair / replacement by qualified licensed contractor. Inspector was only able to activate thermostat for Unit #5. Left end of building felt cool and comfortable. Unable to activate thermostats in other areas of building, either needed batteries or were disconnected.

ELECTRICAL SYSTEMS

Service & Sub Panels:
Condition:
SIGNIFICANT - IMMEDIATE REPAIR: Recommend immediate evaluation / repair / replacement by qualified licensed contractor. Opening in panel cover that exposed energized components.

Electrical Outlets & Receptacles:
Condition:
SIGNIFICANT - IMMEDIATE REPAIR: Recommend immediate evaluation / repair / replacement by qualified licensed contractor. Significant corrosion / damage to electrical outlet under MDP-2 in basement / electrical room.

FIRE & LIFE SAFETY

Fire Protection
Fire Extinguishers:
SIGNIFICANT-IMMEDIATE REPAIR: Recommend immediate evaluation / repair / replacement by a qualified licensed contractor. Only one extinguisher observed in building. Inspection tag showed last checked in September, 2019.

Smoke / CO2 Detectors:
SIGNIFICANT-IMMEDIATE REPAIR: Recommend immediate evaluation / repair / replacement by a qualified licensed contractor. Building did not appear to have proper number of smoke / CO2 detectors installed.

Signage:
Conditon:
SIGNIFICANT-IMMEDIATE REPAIR: Recommend immediate evaluation / repair / replacement by a qualified licensed contractor. Missing exit signage in one or more locations.

ROOF

Roof System:
Drainage:
SHORT-TERM CONCERN: Recommend prompt evaluation / repair / replacement by qualified licensed roofing contractor. Loose gutter section. Downspout extensions needed on all downspouts around building (not all locations shown).

Vents, Skylights, and Penetrations:
SHORT-TERM CONCERN: Recommend prompt evaluation / repair / replacement by qualified licensed roofing contractor. Flashing loose on plumbing vent.

EXTERIOR

Exterior:
Curbs, Walkways and Sidewalks:
SHORT-TERM CONCERN: Recommend prompt evaluation / repair / replacement by qualified licensed contractor. Uneven area. Damaged / deteriorated concrete.

Exterior Doors:
SHORT-TERM CONCERN: Recommend prompt evaluation / repair / replacement by qualified licensed contractor. Missing or damaged hardware (handle, hinge, closer, etc.). Seal gap in frame to prevent water intrusion.

Exterior Windows:
SHORT-TERM CONCERN: Recommend prompt evaluation / repair / replacement by qualified licensed contractor. Painting needed on window trim / lintels around building.

Porches:

SHORT-TERM CONCERN: Recommend prompt evaluation / repair / replacement by qualified licensed contractor. Soil erosion under porch slab.

ELECTRICAL SYSTEMS

Electrical Service:

Connection & Condition:

SHORT-TERM CONCERN: Recommend prompt evaluation / repair / replacement by qualified licensed electrician or local electric utility. Service drop masthead rusted. Service wire conduit needed painting.

Electrical Outlets & Receptacles:

Condition:

SHORT-TERM CONCERN: Recommend prompt evaluation / repair / replacement by qualified licensed electrician or local electric utility. Improper wiring (open hot). Other outlets checked appeared functional / no deficiencies noted.

INTERIOR

Main Entrance:

Entry Door:

SHORT-TERM CONCERN: Recommend prompt evaluation / repair / replacement by qualified licensed contractor. Door frame and glass appeared functional / no deficiencies noted. Unable to test door function, door locked / secured.

Interior Spaces:

Doors:

SHORT-TERM CONCERN: Recommend prompt evaluation / repair / replacement by qualified licensed contractor. Door to room with pink wallpaper next to main lobby was sticking.

Ceilings:

SHORT-TERM CONCERN: Recommend prompt evaluation / repair / replacement by qualified licensed contractor. Ceiling tiles not installed in multiple areas throughout building. Stacks of tiles were observed in the front lobby area.

Windows:

SHORT-TERM CONCERN: Recommend prompt evaluation / repair / replacement by qualified licensed contractor. Broken glass on window on rear hallway near men's room. Several windows on front side of building could not be opened.

PLUMBING

Water Service:

Water Piping Condition:

SHORT-TERM CONCERN: Recommend prompt evaluation / repair / replacement by a qualified licensed plumber. Copper pipe showed age-related wear.

Sinks / Toilets / Urinals:

Toilet Condition:

SHORT-TERM CONCERN: Recommend prompt evaluation / repair / replacement by a qualified licensed plumber. Urinal in men's room at rear flushed / drained slowly. Aerator and cold water faucet handle on sink in same bathroom not working properly (faucet handle would not turn).

Water Heater:

Condition:

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SHORT-TERM CONCERN: Recommend prompt evaluation / repair / replacement by a qualified licensed plumber Although the water heater was functional at time of inspection, it may be at or near the end of service life expectancy. Average service life of a storage-type water heater is 10-15 years.

EXTERIOR

Exterior:

Fencing:

LONG-TERM CONSIDERATION: Recommend ongoing maintenance, close monitoring for change in condition, and evaluation by qualified licensed contractor. Small section of wooden fence at right end of building appeared functional with signs of age-related wear and deterioration.

Parking Areas:

LONG-TERM CONSIDERATION: Recommend ongoing maintenance, close monitoring for change in condition, and evaluation by qualified licensed contractor. Parking lot surface at front of building showed previous patching repairs but appeared functional. Parking spaces marked and wheel stops were installed. Handicapped parking space marked. NOTE: Surface of parking area at right rear was badly deteriorated, client indicated they would not be using this area for parking.

INTERIOR

Interior Spaces:

Ceilings:

LONG-TERM CONSIDERATION: Recommend ongoing maintenance, close monitoring for change in condition, and evaluation by qualified licensed contractor. Stains observed on ceiling of room at left front. Thermal scan showed what appeared to be small amount of residual moisture in ceiling tile. No evidence of active water leak at time of inspection. Ceiling stains observed in several other rooms were scanned with thermal camera, no indication of moisture intrusion.

Walls:

LONG-TERM CONSIDERATION: Recommend ongoing maintenance, close monitoring for change in condition, and evaluation by qualified licensed contractor. Damaged wall surface in classroom at left rear. Thermal scan showed what appeared to be residual moisture. No evidence of active water leak at time of inspection.

PLUMBING

Drain, Waste & Vent:

Condition:

LONG-TERM CONSIDERATION: Recommend ongoing maintenance, close monitoring for change in condition, and evaluation by qualified licensed plumber.

FOUNDATION

Foundation:

Condition:

LONG-TERM CONSIDERATION: Recommend ongoing maintenance, close monitoring for change in condition, and evaluation by qualified licensed contractor. Efflorescence (white salt-like stains) on basement walls. Efflorescence is the result of normal moisture seepage through porous cinderblock walls.

Thank you for selecting our firm to assist you with this project. Please feel free to contact us with any questions.

Sincerely,

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Steve Midkiff
Premier Inspections LLC

GENERAL INFORMATION

Inspection Details:

Inspection Date:
9/16/2026 11:00 AM.

Client:
Commercial Sample

Inspection Purpose:
Pre-purchase.

In Attendance:
Client's agent. Client.

Inspection Start Time:
10:40 am.

Inspection End Time:
1:00 pm.

Weather:
Clear.

Soil Conditions:
Damp.

Temperature (F):
70-80.

Property Overview:

Address:
1234 Main St., Anytown, VA 55555.

Structure Type:
Office.

Approximate Age of Building:
Built 1970.

Size:
Square footage: 4263 square feet (city property database).

Structural:









Scope of Inspection:

Scope of Inspection:
Full. The client requested inspection of all accessible areas and components required by the Commercial Standards of Practice (ComSOP). Limitations and exclusions are outlined in the inspection agreement and ComSOP. Limitations and exclusions explained and discussed with client on site prior to start of inspection.

Standards Followed:
CCPIA COMSop (Commercial Standards of Practice).

Documents Reviewed:
None.

ROOF

Roof System:

Inspection Method:
Extendable camera pole with wireless digital camera attached.

Means of Access:
No roof access.

Roof Type(s):
Low-slope roof. Flat / shed roof at left rear.

Roof Covering(s):
Asphalt shingles. EPDM roofing membrane on flat / shed roof.

Roof Condition:
SIGNIFICANT - IMMEDIATE REPAIR: Recommend immediate evaluation / repair / replacement by qualified licensed roofing contractor. Roof surface in poor condition. Loose portion(s) of roof covering. Roof surface showed signs of major deterioration or damage in multiple areas.

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Warped shingles/prior repair - Left front



Warped shingles/prior repairs - Left front



Loose shingles - Right rear



Damaged/loose shingles - Right front



Standing water/Warped - Rear middle



Damaged/deteriorated - Rear middle

Soffit, Fascia, and Flashing:

SIGNIFICANT - IMMEDIATE REPAIR: Recommend immediate evaluation / repair / replacement by qualified licensed roofing contractor. Deteriorated flashing. Painting needed. Open seams. Not all locations shown, but these conditions were present all around the structure.


Left front - Deteriorated / Paint needed


Right front - Rusted, open seam


Right front - Deteriorated


Right front - Open seam

Drainage:

SHORT-TERM CONCERN: Recommend prompt evaluation / repair / replacement by qualified licensed roofing contractor. Loose gutter section. Downspout extensions needed on all downspouts around building (not all locations shown).


Loose gutter - Right side


Extend downspout

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Extend downspout



Downspout extension graphic

Vents, Skylights, and Penetrations:

SHORT-TERM CONCERN: Recommend prompt evaluation / repair / replacement by qualified licensed roofing contractor. Flashing loose on plumbing vent.



Right front

Chimney

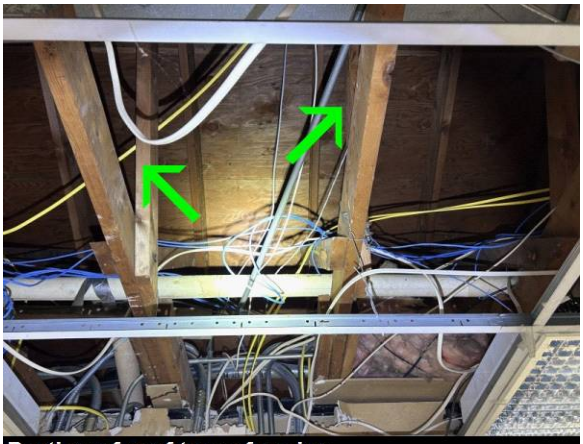
Chimney no longer in use, no evidence of leaning or pulling away from structure. No deficiencies noted with height or clearance. **SIGNIFICANT - IMMEDIATE REPAIR:** Recommend immediate evaluation / repair / replacement by qualified licensed roofing contractor. Significant deterioration to visible flashing, water intrusion point.

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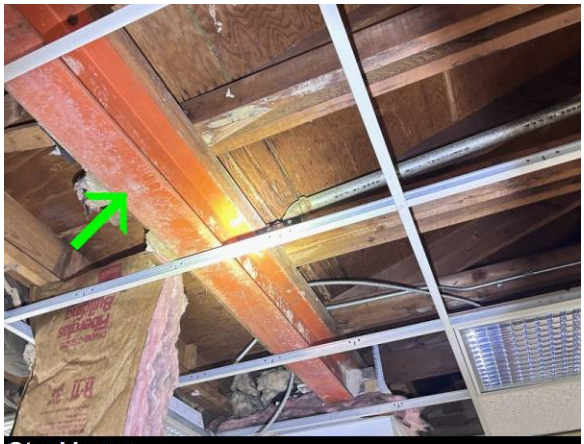




Roof Framing:
Wood trusses. Steel beam (observed in main office area). Portions of the roof framing were visible through open areas in the drop ceiling. No deficiencies observed in visible portions of roof framing.



Portion of roof truss framing



Steel beam

Attic:
No attic access / no flooring or walkway installed.

EXTERIOR

Exterior:

Environmental Concerns:
No visible or evident environmental issues on property being inspected or on adjacent properties.

Drainage:
No deficiencies observed.

Fencing:
LONG-TERM CONSIDERATION: Recommend ongoing maintenance, close monitoring for change in condition, and evaluation by qualified licensed contractor. Small section of wooden fence at right end of building appeared functional with signs of age-related wear and deterioration.

Parking Areas:
Surface material(s): Asphalt. **LONG-TERM CONSIDERATION:** Recommend ongoing maintenance, close monitoring for change in condition, and evaluation by qualified licensed contractor. Parking lot surface at front of building showed previous patching repairs but appeared functional. Parking spaces marked and wheel stops were installed. Handicapped parking space marked. NOTE: Surface of parking area at right rear was badly deteriorated, client indicated they would not be using

this area for parking.



Prior asphalt patching (multiple areas)



Main parking area at front of building



Parking area at right rear

Curbs, Walkways and Sidewalks:

SHORT-TERM CONCERN: Recommend prompt evaluation / repair / replacement by qualified licensed contractor. Uneven area. Damaged / deteriorated concrete.



Damaged - Front walkway



Uneven -Front walkway near R/F corner



Danage - At front entrance



Uneven - Right rear

Exterior Lighting:
No pole lighting installed.

Signage:
None installed.

Exterior Walls:
Brick.

Exterior Wall Condition:
No deficiencies observed.

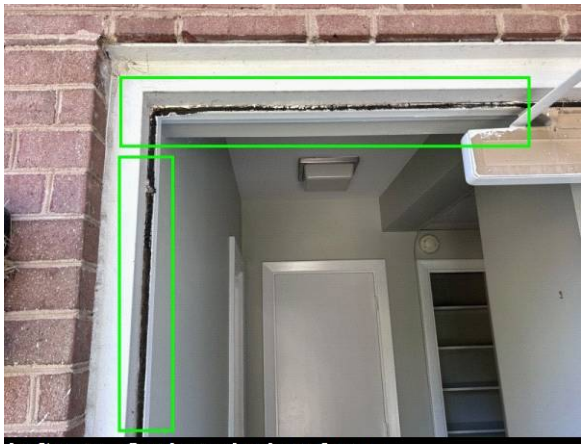
Accessbility Barriers:
No deficiencies observed. Curb cut installed at front entrance.



Exterior Doors:
SHORT-TERM CONCERN: Recommend prompt evaluation / repair / replacement by qualified licensed contractor. Missing or damaged hardware (handle, hinge, closer, etc.). Seal gap in frame to prevent water intrusion.



Right rear - Missing closer cylinder



Left rear - Seal gap in door frame

Exterior Windows:

SHORT-TERM CONCERN: Recommend prompt evaluation / repair / replacement by qualified licensed contractor. Painting needed on window trim / lintels around building.





Exterior Stairs and Railings:

SIGNIFICANT - IMMEDIATE REPAIR: Recommend immediate evaluation / repair / replacement by qualified licensed contractor. Trip / fall hazard. Drain at foot of basement stairs was clogged, causing water / mud build-up at basement entry.



At basement entry

Porches:

SHORT-TERM CONCERN: Recommend prompt evaluation / repair / replacement by qualified licensed contractor. Soil erosion under porch slab.



Under porch slab at left rear

HEATING, COOLING & VENTILATION

Heating:

Unit Type(s):

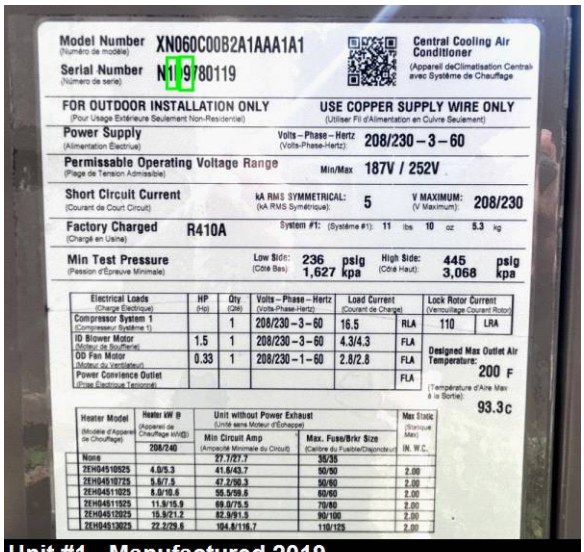
Package unit (gas or electric). Heating and cooling components in one housing.

Brand-Age:

York and Carrier brands. NOTE: Manufacture date was derived from manufacturer-provided data.



Unit #1 - York package unit



Unit #1 - Manufactured 2019



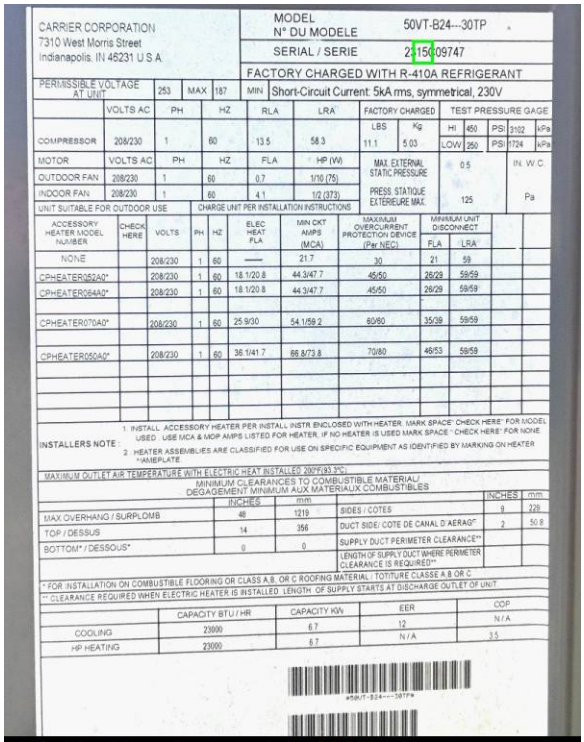
Unit #2 - York package unit



Unit #2 - Data plate missing



Unit #3 - Carrier package unit



CARRIER CORPORATION
7310 West Morris Street
Indianapolis, IN 46231 U.S.A.

MODEL / N° DU MODELE 50VT-B24---30TP
SERIAL / SERIE 2315009747
FACTORY CHARGED WITH R-410A REFRIGERANT

PERMISSIBLE VOLTAGE AT UNIT: 253 MAX 187 MIN
Short-Circuit Current: 5kA rms, symmetrical, 230V

	VOLTS AC	PH	HZ	RLA	LRA	FACTORY CHARGED LBS	Kg	TEST PRESSURE GAGE HI	PSI	kPa
COMPRESSOR	208/230	1	60	13.5	58.3	11.1	5.03	450	3102	
								LOW 250	PSI 1724	kPa

MOTOR	VOLTS AC	PH	HZ	FLA	HP (W)
OUTDOOR FAN	208/230	1	60	0.7	1/10 (75)
INDOOR FAN	208/230	1	60	4.1	1/2 (373)

MAX. EXTERNAL STATIC PRESSURE / PRESS STATIQUE EXTERIEURE MAX. 0.5 IN. W.C. / 125 Pa

UNIT SUITABLE FOR OUTDOOR USE — CHARGE UNIT PER INSTALLATION INSTRUCTIONS

ACCESSORY HEATER MODEL NUMBER	CHECK HERE	VOLTS	PH	HZ	ELEC HEAT FLA	MIN CKT AMPS (MCA)	MAXIMUM OVERCURRENT PROTECTION DEVICE (Per NEC)	MINIMUM UNIT DISCONNECT FLA	LRA
NONE		208/230	1	60	—	21.7	30	21	59
CPHEATER052A0*		208/230	1	60	18.1/20.8	44.3/47.7	45/50	28/29	59/59
CPHEATER064A0*		208/230	1	60	18.1/20.8	44.3/47.7	45/50	28/29	59/59
CPHEATER070A0*		208/230	1	60	25.9/30	54.1/59.2	60/60	35/38	59/59
CPHEATER050A0*		208/230	1	60	36.1/41.7	66.8/73.8	70/80	46/53	59/59

INSTALLERS NOTE : 1. INSTALL ACCESSORY HEATER PER INSTALL INSTR ENCLOSED WITH HEATER. MARK SPACE " CHECK HERE" FOR MODEL USED. USE MCA & MOP AMPS LISTED FOR HEATER. IF NO HEATER IS USED MARK SPACE " CHECK HERE" FOR NONE
2. HEATER ASSEMBLIES ARE CLASSIFIED FOR USE ON SPECIFIC EQUIPMENT AS IDENTIFIED BY MARKING ON HEATER NAMEPLATE

MAXIMUM OUTLET AIR TEMPERATURE WITH ELECTRIC HEAT INSTALLED 200°F/93.3°C

MINIMUM CLEARANCES TO COMBUSTIBLE MATERIAL/ DEGAGEMENT MINIMUM AUX MATERIAUX COMBUSTIBLES

	INCHES	mm		INCHES	mm
MAX. OVERHANG / SURPLOMB	48	1219	SIDES / COTES	9	228
TOP / DESSUS	14	356	DUCT SIDE/ COTE DE CANAL D'AERAG*	2	50.8
BOTTOM* / DESSOUS*	0	0	SUPPLY DUCT PERIMETER CLEARANCE**		
			LENGTH OF SUPPLY DUCT WHERE PERIMETER CLEARANCE IS REQUIRED**		

* FOR INSTALLATION ON COMBUSTIBLE FLOORING OR CLASS A,B, OR C ROOFING MATERIAL / TOITURE CLASSE A,B OR C
** CLEARANCE REQUIRED WHEN ELECTRIC HEATER IS INSTALLED. LENGTH OF SUPPLY STARTS AT DISCHARGE OUTLET OF UNIT

	CAPACITY BTU / HR	CAPACITY KW	EER	COP
COOLING	23000	6.7	12	N/A
HP HEATING	23000	6.7	N/A	3.5

Unit #3 - Manufacture date 2015



Unit #4 - York package unit



Unit #4 - Manufacture date 2008

Condition:

SIGNIFICANT - IMMEDIATE REPAIR: Recommend immediate evaluation / repair / replacement by qualified licensed contractor. Significant damage or deterioration to all units.



Unit #1 - Damaged cabinet



Unit #2 - Heavy rust



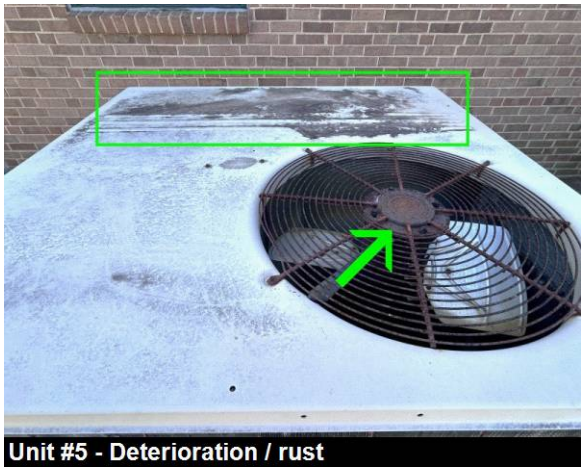
Unit #2 - Damaged / deteriorated cabinet



Unit #3 - Damaged fins



Unit #4 - Damaged fins



Unit #5 - Deterioration / rust

Controls:

Condition:

SIGNIFICANT - IMMEDIATE REPAIR: Recommend immediate evaluation / repair / replacement by qualified licensed contractor. Inspector was only able to activate thermostat for Unit #5. Left end of building felt cool and comfortable. Unable to activate thermostats in other areas of building, either needed batteries or were disconnected.

Ductwork

Condition:

No deficiencies observed in visible portions of ductwork.

Ventilation:

Condition:

No deficiencies observed.

ELECTRICAL SYSTEMS

Electrical Service:

Service Size:

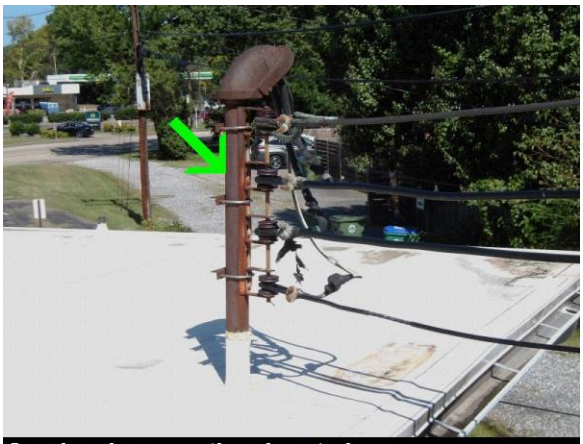
NOTE: Determining if electrical service installed is adequate for this building is beyond the scope of inspection. 120/208 volts, 3-phase, 4 wire.





Connection & Condition:

Overhead connection (service drop). **SHORT-TERM CONCERN:** Recommend prompt evaluation / repair / replacement by qualified licensed electrician or local electric utility. Service drop masthead rusted. Service wire conduit needed painting.



Service drop masthead rusted



Service wire conduit needed painting

Main Service Ground Verified:
Main service ground not visible or Inspector unable to locate.

Main Disconnect:

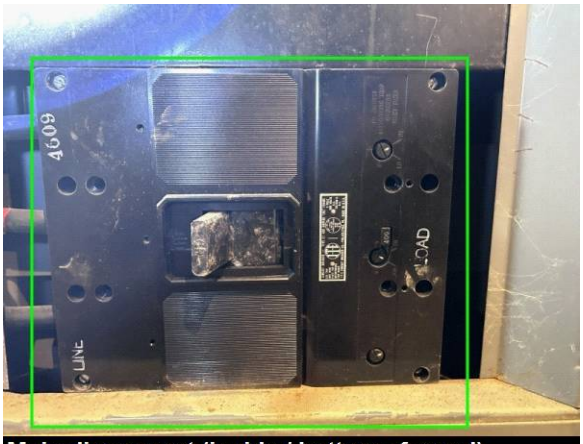
Location:
Electrical equipment room / basement. Inside MDP (main distribution panel) at bottom.



Main disconnect inside MDP



Main distribution panel



Main disconnect (inside / bottom of panel)

Condition:
No deficiencies observed. Working space in front of main distribution panels appeared adequate.



Working space in front of panels

Transformers:

Location:
No step-up / step-down transformers observed in this structure.

Switchboards & Panelboards:

Location:
Electrical equipment room.


MDP-2 in basement / electrical room

Condition:
No deficiencies observed.

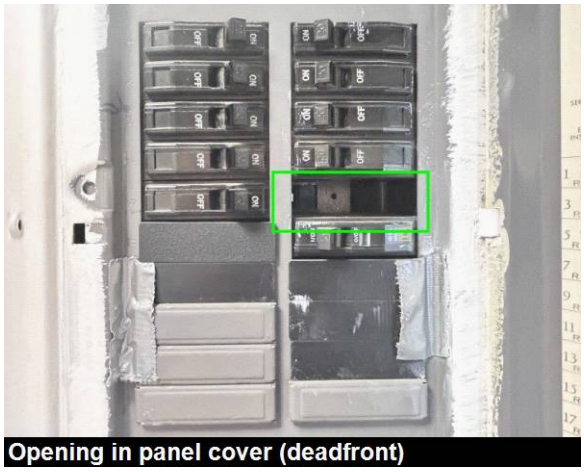
Service & Sub Panels:

Location:
Hallway next to main lobby / entrance.



Condition:
SIGNIFICANT - IMMEDIATE REPAIR: Recommend immediate evaluation / repair / replacement by qualified licensed contractor. Opening in panel cover that exposed energized components.





Opening in panel cover (deadfront)

Wiring:

Type(s):

Armored cable (Type AC). Non-metallic sheathed cable (NM / NM-B).

Condition:

No deficiencies observed in visible portions of wiring.

Electrical Outlets & Receptacles:

Condition:

A representative number of outlets and receptacles were checked throughout the structure. **SHORT-TERM CONCERN:** Recommend prompt evaluation / repair / replacement by qualified licensed electrician or local electric utility. Improper wiring (open hot). Other outlets checked appeared functional / no deficiencies noted.

SIGNIFICANT - IMMEDIATE REPAIR: Recommend immediate evaluation / repair / replacement by qualified licensed contractor. Significant corrosion / damage to electrical outlet under MDP-2 in basement / electrical room.



Men's bathroom - Left rear



Thermal Scans of Electrical Panels:

Condition:

All electrical panels were scanned with a thermal camera. None of the panels showed any evidence of excessive heat signature on breakers or other energized components.



Condition:









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INTERIOR

Main Entrance:

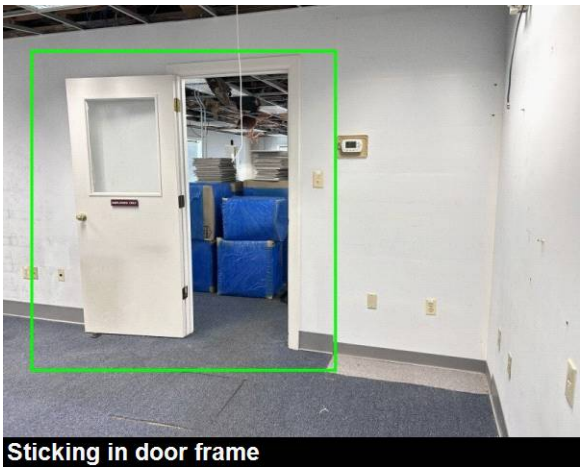
Entry Door:

SHORT-TERM CONCERN: Recommend prompt evaluation / repair / replacement by qualified licensed contractor. Door frame and glass appeared functional / no deficiencies noted. Unable to test door function, door locked / secured.

Interior Spaces:

Doors:

No deficiencies observed on majority of doors. **SHORT-TERM CONCERN:** Recommend prompt evaluation / repair / replacement by qualified licensed contractor. Door to room with pink wallpaper next to main lobby was sticking.



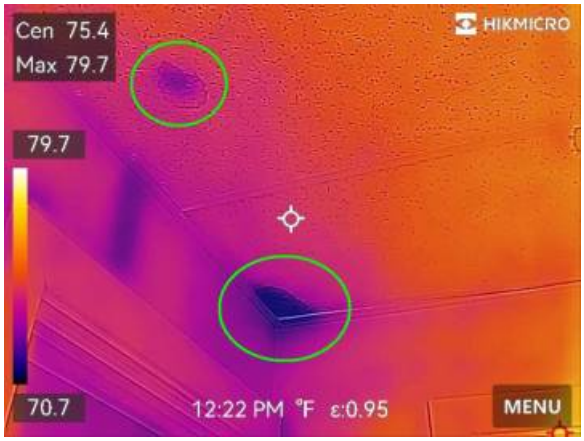
Sticking in door frame

Ceilings:

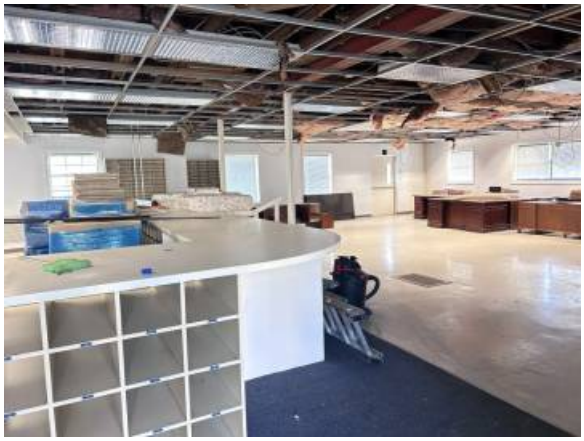
LONG-TERM CONSIDERATION: Recommend ongoing maintenance, close monitoring for change in condition, and evaluation by qualified licensed contractor. Stains observed on ceiling of room at left front. Thermal scan showed what appeared to be small amount of residual moisture in ceiling tile. No evidence of active water leak at time of inspection. Ceiling stains observed in several other rooms were scanned with thermal camera, no indication of moisture intrusion.

SHORT-TERM CONCERN: Recommend prompt evaluation / repair / replacement by qualified licensed contractor. Ceiling tiles not installed in multiple areas throughout building. Stacks of tiles were observed in the front lobby area.





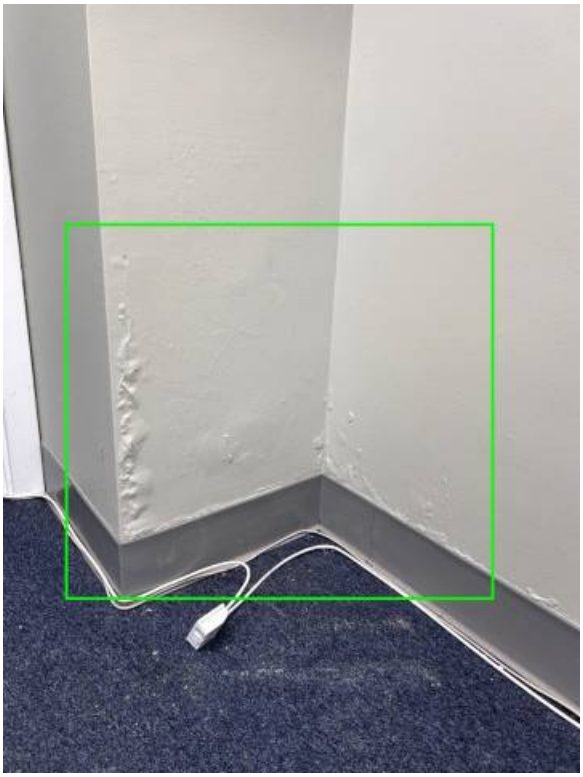


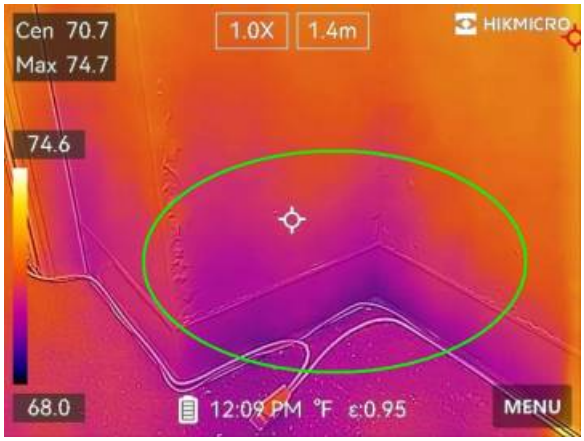


Walls:

No deficiencies observed on most of the visible wall surfaces. Minor cosmetic damage / dirt in multiple locations. **LONG-TERM CONSIDERATION:** Recommend ongoing maintenance, close monitoring for change in condition, and evaluation by qualified licensed contractor. Damaged wall surface in classroom at left rear. Thermal scan showed what appeared to be residual moisture. No evidence of active water leak at time of inspection.

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Windows:

SHORT-TERM CONCERN: Recommend prompt evaluation / repair / replacement by qualified licensed contractor. Broken glass on window on rear hallway near men's room. Several windows on front side of building could not be opened.



Floors:

Limited visibility due to stored equipment. No major deficiencies noted. Minor damage in multiple areas.



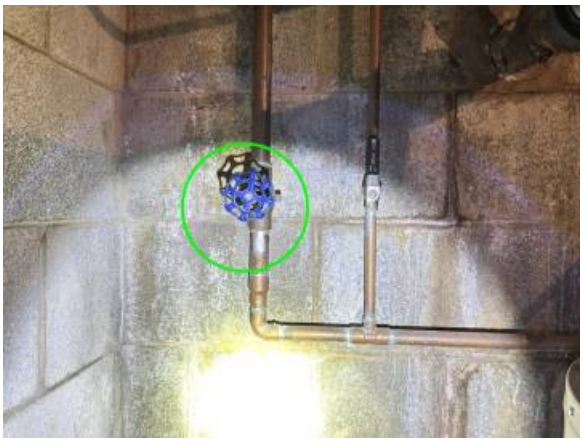
PLUMBING

Water Service:

Visible Water Piping Material(s):
Copper.

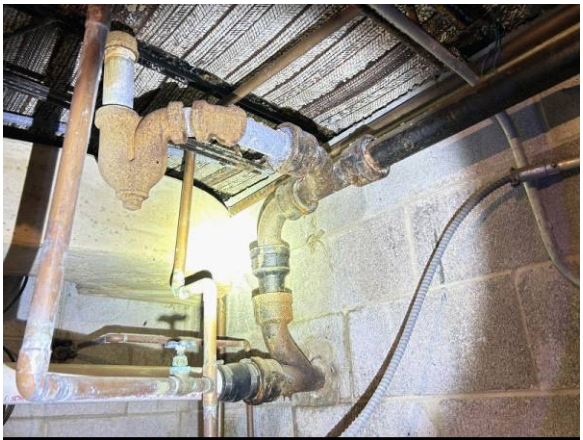
Water Piping Condition:
SHORT-TERM CONCERN: Recommend prompt evaluation / repair / replacement by a qualified licensed plumber. Copper pipe showed age-related wear.

Main Water Line Shutoff:
Basement over water heater. No deficiencies observed. Testing of main water shut-off is beyond scope of inspection.



Drain, Waste & Vent:

DWV Materials:
Cast iron. Galvanized.



Cast iron and galvanized waste pipe

Condition:

LONG-TERM CONSIDERATION: Recommend ongoing maintenance, close monitoring for change in condition, and evaluation by qualified licensed plumber.

Sinks / Toilets / Urinals:

Toilet Condition:

No deficiencies observed with toilets. Determining if the toilets are ADA-compliant is beyond the scope of inspection. **SHORT-TERM CONCERN:** Recommend prompt evaluation / repair / replacement by a qualified licensed plumber. Urinal in men's room at rear flushed / drained slowly. Aerator and cold water faucet handle on sink in same bathroom not working properly (faucet handle would not turn).





Drinking Fountains:

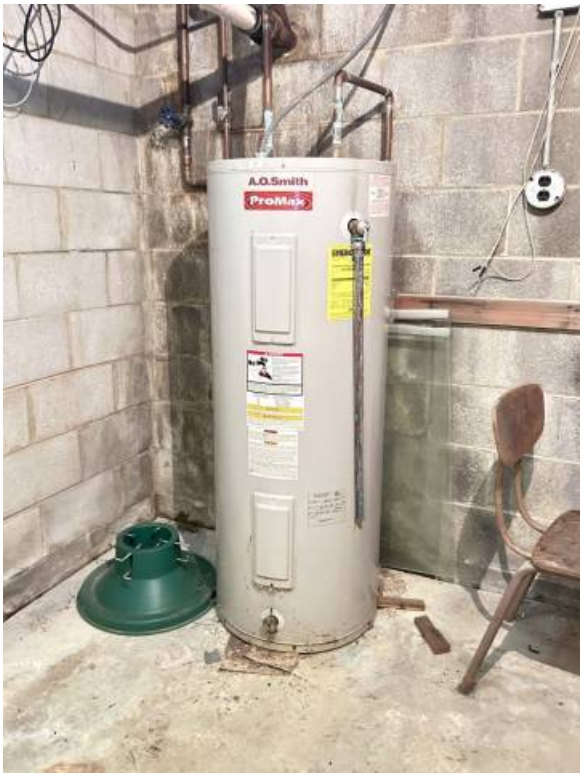
Condition:

No deficiencies observed. Determining if the drinking fountains are ADA-compliant is beyond the scope of inspection.

Water Heater:

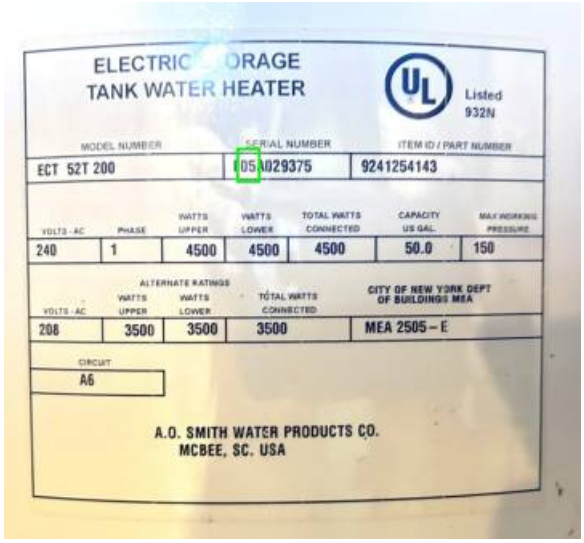
Location:

Basement.



Condition:
A.O. Smith, manufactured 2005. **SHORT-TERM CONCERN:** Recommend prompt evaluation / repair / replacement by a qualified licensed plumber Although the water heater was functional at time of inspection, it may be at or near the end of service life expectancy. Average service life of a storage-type water heater is 10-15 years.





FIRE & LIFE SAFETY

Site Ingress:

Street Number Visibility:

Street number posted and visible from street.

Fire Protection

Fire Hydrant Clearance
No deficiencies observed.

Fire Extinguishers:
SIGNIFICANT-IMMEDIATE REPAIR: Recommend immediate evaluation / repair / replacement by a qualified licensed contractor. Only one extinguisher observed in building. Inspection tag showed last checked in September, 2019.



Smoke / CO2 Detectors:
SIGNIFICANT-IMMEDIATE REPAIR: Recommend immediate evaluation / repair / replacement by a qualified licensed contractor. Building did not appear to have proper number of smoke / CO2 detectors installed.

Signage:

Conditon:
SIGNIFICANT-IMMEDIATE REPAIR: Recommend immediate evaluation / repair / replacement by a qualified licensed contractor. Missing exit signage in one or more locations.

Building Egress:

Condition:
No deficiencies observed. Exit doors appeared to meet the following requirements: (1) At least two exits to the outside, or one exit that had a maximum travel distance of 75 feet. (2) Exit doors not blocked, chained, or otherwise rendered unusable at time of inspection. (3) Exit doors swung open in the direction of egress. (4) Hallways and egress walkways clear of obstructions that could prevent building occupants from safely exiting the building.

KITCHEN

Kitchen:

Condition:
No kitchen / cooking area. Microwave oven in break room at left rear.

FOUNDATION

Floor Framing:

Type(s):
Steel joists (portion visible in basement). No deficiencies observed in visible portion of floor framing.

Foundation:

Condition:
Basement electrical / utility room. Remainder of building appeared to be built on slab. No vents or crawlspace access observed. **LONG-TERM CONSIDERATION:** Recommend ongoing maintenance, close monitoring for change in condition, and evaluation by qualified licensed contractor. Efflorescence (white salt-like stains) on basement walls. Efflorescence is the

result of normal moisture seepage through porous cinderblock walls.



Efflorescence on cinderblock wall

