



# Commercial Property Inspection Report

**Richard & Ruthie Garvas**

**Property Address:**  
3348 Clays Mill Road  
Lexington KY 40503



**InspectorUSA, Inc.**

**D. Michael Green, KY Licensed Home Inspector #HI-2003**  
130 Saint Ann Dr.  
Lexington, KY 40502  
859-420-4872 / 1-877-INSPECT  
inspectorusa.orders@gmail.com  
www. InspectorUSA.com

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<b>Date:</b> 6/24/2019	<b>Time:</b> 09:00 AM	<b>Report ID:</b> 062419-01
<b>Property:</b> 3348 Clays Mill Road Lexington KY 40503	<b>Customer:</b> Richard & Ruthie Garvas	

**This report is the exclusive property of inspection company and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited.** The observations and opinions expressed within this report are those of inspection company and supersede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with home inspector's standards of practice. The report is not intended for third party dissemination. This report shall not be forwarded to any other person, company, or legal entity without inspection company express written approval. Inspection company copyrights this report, which is protected by copyright law. This commercial inspection was performed in accordance with InterNACHI's Commercial Standards Of Practice [www.internachi.org/comsop](http://www.internachi.org/comsop). This standard is designed as a baseline from which the inspector and client can develop and agree to a scope of work that may deviate from this standard depending on budget, time constraints, purpose of the inspection, age of the subject property, and risk tolerance of the client. The level of due diligence should be set where the cost, in time and money, of acquiring information about the subject property will not likely exceed the value of that information. Therefore an inspection performed in accordance with this standard will not be technically exhaustive. In recognizing that the client likely has the goal of acquiring information about the subject property at a cost, in time and money, that does not exceed the value of that information, representative observations are not just permitted by this standard, but recommended as well.

The client should understand that no inspection report is completely accurate. A report is only the written communication of the observations made and research conducted by the inspector. The report contains those items which in the inspector's opinion are likely to be of interest to his/her client. The client should understand that the inspection report is, to a large degree, the subjective opinions of the inspector based on his/her observations and research within the limits of access, time, and budget and without the aid of special equipment or meters and without dismantling, probing, testing, or troubleshooting and without detailed knowledge of the commercial property, its components or its systems. The inspection report is not much more than a subjective professional opinion. An inspector performing a commercial inspection in accordance with this standard is not practicing architecture or engineering. This inspection is not a warranty and the inspection report is merely the written communication of the inspector's subjective opinion on the condition of the subject property.

The level of accuracy of information varies depending on its source. The inspector may rely on information obtained to the extent that the information appears to be accurate and complete. This standard does not require the inspector to independently verify the accuracy of the documents reviewed by the inspector or included in the report nor the statements made by those interviewed by the inspector. The inspector is not a fraud investigator and this standard does not require the inspector to look for intentionally hidden deficiencies in the subject property. The inspection report is supplementary to the seller's disclosures.

This inspection report is to inform you of current condition as observed at time of inspection. As a general rule cosmetic deficiencies are considered normal wear and tear and are not within the scope of this inspection unless they constitute major and visually observable defects as defined in the Inspection Agreement. However some items, which may be considered cosmetic in nature, may have been noted to assist you in evaluating other issues covered in the Inspection Agreement.

It is ultimately your decision on what concerns you would like corrected. Keep in mind that if you do not get them corrected now the defects will have to be corrected in the future at your expense. It is not possible to detect every concern during a general visual inspection. Things are going to happen and this inspection in no way is a warranty or guarantee as to the condition of the property. Make sure to complete a final walk through of the property before the close of escrow.

This inspection does not include testing for radon, mold, termites and other wood destroying organisms, pests and rodents or other hazardous materials unless specifically requested.

We are always interested in advancing the quality of our service and our report. We welcome and value your input. We adhere to a high standard of professionalism and treat everyone with the utmost courtesy and respect.

We are proud of our service and trust you will be happy with the quality of our inspection and report. Please contact us with any concerns you may have regarding the report. We will be glad to discuss them with you.

### **PURPOSE OF THE INSPECTOR USA PROFESSIONAL INSPECTION REPORT**

To render the inspector's professional opinion of real estate in it's "as is" condition, as of the date of the inspection, limited to the definitions and guidelines as established in this report.

### **OBJECTIVE OF THE INSPECTOR USA PROFESSIONAL INSPECTION REPORT**

To provide the client with a report of the condition of real estate, consisting of a series of visual inspections of items contained in the pages of this form, which the client may, at their own discretion, use in determining the some of the risk of the purchase situation.

The **InspectorUSA Professional Property Inspection and Report** is a visual examination and status report of the items listed throughout the report to screen the property for "major and minor defects" which may affect the clients decision to proceed with the purchase situation. For the purpose of this report a "major defect" is defined as an item or group of items that may, in the opinion of the inspector, cost \$500 or more to remedy or items that may be considered hazardous to the client should they occupy the property. "Minor Defects" are defined as items that may cost \$100 or more to remedy. Any items falling under this amount (in the opinion of the inspector) whether reported on or not are considered home owner general maintenance and are the sole responsibility of the client to remedy. The reporting of apparent defects (not cosmetic related problems) that require corrective action is limited to the following categories: 1) structure; 2) unsafe or hazardous conditions; 3) inoperative systems or appliances.

1. Structure: A visible load-bearing member of a building (including, but not limited to, footings, foundation walls, posts, beams, floor joists, bearing walls, or roof framing), is defective if it has one or more of these characteristics: abnormal cracking or splitting; unusual settlement; improper alignment or structural integrity compromised by modification; other characteristics that affect the buildings structural integrity. 2. Unsafe or Hazardous Condition: Any visible item that is identified, as a safety defect or a hazard, the presence or absence of that would be dangerous. (Suspected, visible friable asbestos is to be reported. The reporting of the possible or potential presence of lead paint, UFFI, radon, electromagnetic radiation, toxic wastes, mold or the potential for mold growth and other indoor pollutants are outside the scope of this report.) 3. Inoperative Systems and Appliances: Any installed system or built-in appliances that do not operate properly or perform their intended function in response to normal use as of the date of the inspection.

### **Comment Key or Definitions**

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

**Acceptable AC** The component or system was inspected and found performing its intended function as of the date of the inspection. This rating is not a representation of any continued acceptable use.

**Not Present NP:** The component or system does not exist in the structure being inspected.

**Not Inspected NT:** The component or system was not inspected due to: being not visible, being not readily accessible or seasonal (weather) impediments. The Licensed Property Inspector will provide a written explanation for any items noted as "Not Inspected".

**Monitor/Maintain MM:** The Licensed Property Inspector observed conditions that appear to need monitoring or general maintenance. It is recommended that the component or system be monitored for

future service needs or further evaluated and repaired as needed by homeowner or qualified service/tradesperson.

**Evaluate/Repair ER:** The Licensed Property Inspector observed conditions that appear significantly deficient. It is recommended that the component or system be further evaluated and/or repaired as needed by a licensed or qualified service/tradesperson.

**Major Concern MC:** Conditions that in the opinion of the inspector may cost \$500 or more to bring them to acceptable condition or that may be considered hazardous for the client(s) should they occupy the property.

**Minor Concern MN:** Those conditions that in the opinion of the inspector may require maintenance or repair but are not considered "Major" in nature and would cost \$499 or less to perform.

**General Maintenance Concern GM:** Those conditions that in the opinion of the inspector may require maintenance or repair that would cost \$100 or less to repair. Not all General Maintenance items will be reported on.

## **ABOUT YOUR REPORT**

Buildings are built to last a lifetime, but the various components and systems wear out at fairly regular and predictable times. There are literally thousands of variables to consider and we will not discover every item in need of attention. The purpose of our inspection is to discover the major deficiencies and unsafe conditions, but we cannot assure you that your house is free of major structural or other problems. Our inspection is basically visual and we must respect the property rights of the owner, and for that reason, we do not do any destructive testing, move personal belongings or furniture, nor can we interpret non-visual, obscured or concealed faults. Remember, all homes have problems, but not all the problems are detectable. This report is only a "snapshot" on the condition and operation of the equipment at the time of the inspection.

There are risks in property ownership, and our inspection cannot remove these risks for you. Although we will make an honest effort to shed light on problems by interpreting the signs and clues we see in our visual inspection. Unfortunately, mechanical equipment inspected today may fail after we leave, plumbing or roofs may develop leaks, air conditioning or heat may not keep you comfortable under all circumstances, or in all rooms. The water heater may not satisfy all your needs, nor can we assure you that your property complies with all codes and regulations, that repairs can be made based on our estimates or that repairmen will guarantee their work or even furnish fixed estimates. In addition, repairs may not be readily available or economically feasible.

As with any property, problems will occur. Mechanical items are like automobiles, one day they work and the next day they don't, or they may sometimes work intermittently. Our inspection does not relieve you of the responsibility to perform a walk through prior to closing. Mechanical items can fail and damage can occur between the time of our inspection and your occupancy.

We can assure you that we will make a conscientious and thorough effort to discover the major deficiencies that may significantly affect the property. Naturally, the inspector is a generalist with limited knowledge in many fields and not considered an expert in any specific field.

About the only certainties of property ownership are that problems will occur, you'll find opinions that differ from ours and that taxes will rise. However, hopefully you'll experience many joys and pleasures in your new property and enjoy its comforts and the returns of one of the best investments possible. We sincerely hope our survey and report are valuable to you and that our inspector is able to communicate his knowledge and experience, fairly and honestly to you.

Neither THE COMPANY nor the inspector has any financial interest in the property or is associated in any way in the transaction other than for inspection purposes.

If you disagree with our opinion please call. There is a tendency to view service people opinions as "the expert". These include roofers, plumbers, electricians, appliance trades people and air conditioning contractors. All these "specialists" have something to sell you but good mechanics may not be good troubleshooters. WE ARE OBJECTIVE AND IMPARTIAL, RELY ON US.

We are a customer driven company with a strong desire to serve our customers by providing the best possible inspection experience available.

Our goal is for our name to be synonymous with quality, integrity and service.

Unless ordered as a special purpose inspection, the inspection opinions described below are not required as part of the examination or the inspection report.

1. Compliance with local or national building codes.
2. General and/or routine maintenance.
3. Cosmetic, aesthetic or janitorial conditions.
4. Design or engineering considerations.
5. Any item or component not specifically included in the system description.
6. Destructive inspections.
7. Wood Destroying Insect/Organisms, Environmental Testing, Mold Testing, Pool/Spa, or Well and Septic Tank inspections.

**Inspections Ordered:**

Commercial Property Inspection

**Style of Property:**

Fast Food Restaurant

**Age Of Property:**

5 +/-

**Property Faces:**

South

**Client Is Present:**

No

**Weather:**

Cloudy

**Temperature:**

75 +/-

**Sellers Disclosure of Property****History Provided:**

No

**Permission to release report to****Realtor:**

Yes

**Realtor Present?:**

No

**Referral Source:**

Google or Yahoo

**Seller Present?:**

Yes

**Property Occupied or Vacant:**

Occupied

**Utility Status:**

All Active

**Additional Structures:**

None

**Number of Structures:**

1

**Add Pest Reports?:**

No

1. NEIGHBORHOOD CONDITION









		AC	NP	NI	MM	ER	MC	MN	GM
1.0	Neighborhood Condition								

AC= Acceptable, NP= Not Present, NI= Not Inspected, MM= Monitor/Maintain, ER= Evaluate/Repair As Needed, MC= Major Concern, MN= Minor Concern, GM= General Maintenance Concern

AC NP NI MM ER MC MN GM

### Comments:

**1.0 The neighborhood condition is good with a combination of residential, school/church and other small retail businesses within a mile of the property.** The area is generally middle to upper middle class in its composition. Apart from a pizza restaurant, a Subway and a small mexican restaurant there is little direct competition to the store.

## 2. ROOF AND CHIMNEY



## Styles &amp; Materials

## Method of Inspection:

On Roof

## System Visibility Limited By::

Design  
Appliances

## Roof Slope:

Flat

## Roof Style:

Flat

## Approximate Roof Age:

1-5

## Normal Life Expectancy:

20-25

## Roof Covering:

Thermoplastic Membrane  
Number of Layers: : 1

## Flashing and Valleys:

Thermoplastic Membrane

## Chimneys and Vents:

Plumbing Vents

## Roof Drainage:

Roof Drains &amp; Drain Pipes

		AC	NP	NI	MM	ER	MC	MN	GM
2.0	ROOF AND CHIMNEY (Overall Condition)	•							

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AC NP NI MM ER MC MN GM

		AC	NP	NI	MM	ER	MC	MN	GM
2.1	Exterior Roof Structure	•							
2.2	Roof Covering	•							
2.3	Flashing and Valleys	•							
2.4	Chimneys and Vents	•							
2.5	Roof Drainage	•							

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AC NP NI MM ER MC MN GM

## Comments:

### 2.0 All Visible Components Acceptable

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

**3. EXTERIOR AND GROUNDS****Styles & Materials****Method of Inspection: Visibility:**

On Grade  
Binoculars on Grade  
Amount Visible:  
Partial  
=====  
Limited By:  
Limited Access  
Height

**Exterior Siding****Material:**

Brick  
Veneer  
Stucco (EIFS)

**Exterior Plumbing & Electrical:**

Sewer Cleanout  
Exterior Faucets  
All not operated due to:  
Missing handles  
Exterior Electrical Components:  
Outlets  
Lights

**Trim Fascia & Soffit:**

Wood  
Metal  
Vinyl  
EIFS

**Exterior Doors:**

Type:  
Hinged  
=====  
Materials:  
Metal  
Insulated Glass  
=====

GFCI's

Number:

Additional Info: : Hose faucets are locked to prevent unauthorized use.

3

**Windows:**

Materials:

Metal

=====

Types:

Fixed

=====

Panels:

Double Paned

Insulated

**Stoops Steps Walks and Driveways or Parking Lots:**

Concrete

Asphalt

		AC	NP	NI	MM	ER	MC	MN	GM
3.0	EXTERIOR AND GROUNDS (Overall Condition)					•		•	
3.1	Exterior Siding, Veneer, Soffit, Fascia & Trim	•							
3.2	Exterior Foundation	•							
3.3	Doors & Windows	•							
3.4	Decks, Patios, Balconies, Porches, Stoops, Stairs, Sidewalks, Driveways, Carports & Parking Lots					•		•	
3.5	Fences, Retaining Walls, Grading, Drainage & Landscaping	•							

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AC NP NI MM ER MC MN GM

**Comments:**

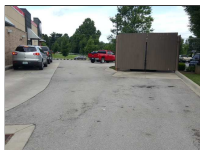
**3.0 (1) See individual component comments below.**

**3.0 (2) Lawn sprinkler systems are outside the scope of a home inspection.** If system is present it is recommended that it be evaluated by a qualified sprinkler contractor.

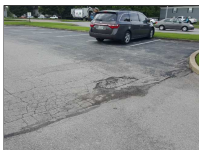


3.0 Item 1(Picture)

**3.4 Parking lot needs maintenance.** Recommend sealing with an appropriate asphalt driveway sealant.



3.4 Item 1(Picture)



3.4 Item 2(Picture)



3.4 Item 3(Picture)



3.4 Item 4(Picture)



3.4 Item 5(Picture)



3.4 Item 6(Picture)



3.4 Item 7(Picture)



3.4 Item 8(Picture)

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

**4. FOUNDATION AND SUBSTRUCTURE****Styles & Materials****Structure Type:**

Small Commercial Building

=====

Slab

**Visibility Limited By:**

Finished Walls/Ceilings/Floors

100% Slab Foundation

Appliances

Furnishings

Storage

**Method of Inspection:**

Entered

At Exterior

**Moisture Penetration & Control:**

Moisture Penetration:

None

**Floor (Lowest):**

Concrete

Not Visible due to interior floor covering.

		AC	NP	NI	MM	ER	MC	MN	GM
4.0	FOUNDATION AND SUBSTRUCTURE (Overall Condition)	•							
4.1	General Access	•							
4.2	Moisture Control & Ventilation	•							
4.3	Foundation, Foundation Walls, Columns and Piers	•							
4.4	Floor (Lowest)	•							

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AC NP NI MM ER MC MN GM

**Comments:****4.0 (1) All Visible Components Acceptable**

**4.0 (2) Visibility of structural components was limited due to finished walls/ceilings/floors, storage, vegetation, furnishings and/or appliances.** Only readily visible areas were inspected.

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

5. PLUMBING SYSTEM







## Styles & Materials

### Visibility Limited By:

Finished Walls/Ceilings/Floors  
Slab Foundation  
Storage  
Percent Visible: : 40%+/-

### Water Supply Material:

Main water source represented  
as:  
Municipal  
=====

Material:  
Copper  
=====

Main Water Valve Location:  
At Water Heaters

### Waste Disposal System

**Materials:**  
Main waste disposal system  
represented as:  
Municipal  
=====

Materials:  
PVC

### Natural Gas/Propane Lines & Shut-off

#### Valve Location:

Shut-off Location:  
On Gas Meter  
=====

Meter/Tank Location:  
Front of Building

### Water Heater Manufacturers:

UNKNOWN  
Approximate Appliance Age : 4+/-

### Water Heater Capacity:

TANKLESS  
=====

Fuel Type:  
Natural Gas  
Location: : Utility Area

### Hot Water Temperature (At Fixture):

120-130 Degrees F

### Water Heater Ventilation:

Diverter Fan  
Plastic Pipe  
Proper Combustion Ventilation  
Present? : Yes

		AC	NP	NI	MM	ER	MC	MN	GM
5.0	PLUMBING SYSTEM (Overall Condition)	•							
5.1	Water Supply Components (Readily Visible Components Only)	•							
5.2	Waste Disposal Components (Readily Visible Components Only)	•							
5.3	Gas, Oil or Propane Components	•							
5.4	Interior Plumbing Components	•							
5.5	Water Heater Installation Operation and Temperature	•							

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AC NP NI MM ER MC MN GM

## Comments:

**5.0 All Visible Components Acceptable**

**5.3 Special Remark:** Natural gas and propane lines cannot be properly tested for leaks without removing the meter and pressure testing the lines. If you have concerns about the gas lines please contact your local natural gas/propane supplier to have test completed.



5.3 Item 1(Picture)

---

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

## 6. ELECTRICAL SYSTEMS



## Styles &amp; Materials

## System Visibility:

Visibility:

Partial

Visibility Limited By:

Finished Walls/Ceilings/Floors

Locked Panel Cover

## System Voltage/Amps (Estimated):

Volts:

125/240 V

200 Amps

## Main Electric/Sub- Panels:

Manufacturer(s):

Eaton

Panel Type:

Circuit Breakers

3

Location: : Utility Area

## Branch Circuits:

15 A

20 A

## 220/240 V Circuits:

Heat/A/C Units

## GFCI/AFCI at Main Panel:

None

## Inspection Stickers:

Not Present

		AC	NP	NI	MM	ER	MC	MN	GM
6.0	ELECTRICAL SYSTEM (Overall Condition)					•			•
6.1	Main Disconnect/Sub Panel(s)					•			•
6.2	Entry/Mastheads/Meter Bases	•							
6.3	Ground Connection			•					

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AC NP NI MM ER MC MN GM

		AC	NP	NI	MM	ER	MC	MN	GM
6.4	Branch Circuits & Conductors	•							
6.5	220/240 V Circuits	•							
6.6	GFCI/AFCI Circuits at Main Panel	•							
6.7	Inspection Stickers		•						
6.8	General Wiring Practices			•					
6.9	Interior Electrical Components	•							

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AC NP NI MM ER MC MN GM

### Comments:

**6.0 See individual component comments below.**

**6.1**

**Open breaker slots** expose high voltage components in main panel. Install slot covers.



6.1 Item 1(Picture)



6.1 Item 2(Picture)

**6.3 Not visible, not verified.**

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

7. HEATING AND AIR CONDITIONING





## Styles & Materials

### Heating Appliances:

Gas Fired (Forced Air)

Number of Units : 4

### Heat System Manufacturers:

CARRIER

Approximate Age : 4+/-

### HVAC Systems Access:

HVAC Systems:

Limited (49% or Less)

HVAC System #2:

Limited (49% or Less)

HVAC Sytem #3:

Limited (49% or Less)

HVAC System #4:

Limited (49% or Less)

### HVAC System Access Limitations:

Restricted By Design

Exterior Temperature Restrictions

### System Fuel:

Electric

Natural Gas

### Distribution:

Returns

Supply

### Draft Control/Exhaust System:

Metal

Diverter Fan

### Thermostat(s):

Multi-Zone

### Blower Motors:

Direct Drive

Not Visually Inspected

### Air Conditioner Units:

Operated?:

Yes

=====

System Type:

Packaged Unit with Gas Furnace

### Air Conditioners Manufacturer :

SAME AS HEAT

### System(s) Reset to::

Unchanged

		AC	NP	NI	MM	ER	MC	MN	GM
7.0	HEATING AND AIR CONDITIONING (Overall Condition)	•							
7.1	Heating/Cooling Appliances	•							
7.2	Distribution System	•							

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AC NP NI MM ER MC MN GM

		AC	NP	NI	MM	ER	MC	MN	GM
7.3	Thermostats	•							
7.4	Blower Motors	•							
7.5	Air Conditioner #1	•							
7.6	A/C Condensation Drainage	•							

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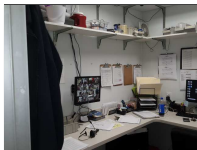
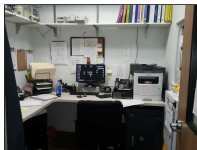
AC NP NI MM ER MC MN GM

## Comments:

### 7.1 View of burner chamber/heat exchanger restricted by design.

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

## 8. OFFICE AREAS



## Styles &amp; Materials

**Visibility Limited By: Components Where Only a Representative Number and Readily**

**Ceilings and Walls:**

Floor Covering  
Storage  
Furniture  
Pictures  
Appliances  
Finished Walls/  
Ceilings/Floors

**Accessible Components Are Operated:**  
Windows  
Doors  
Outlets

Drywall

**Floors and Floor Covering:**

**Interior Doors:**  
Wood  
Hinged

		AC	NP	NI	MM	ER	MC	MN	GM
8.0	Interior Areas (Overall Condition)	•							
8.1	Interior Electrical Components	•							
8.2	Ceilings and Walls	•							
8.3	Floors and Floor Covering	•							
8.4	Doors and Windows	•							
8.5	Cabinets and Counters	•							

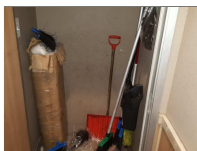
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AC NP NI MM ER MC MN GM

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



## 9. STORAGE AREA



## Styles &amp; Materials

## Ceiling Materials:

Drywall  
Suspended ceiling panels

## Wall Material:

Drywall  
Paneling

## Floor Covering(s):

Tile

		AC	NP	NI	MM	ER	MC	MN	GM
9.0	STORAGE AREAS (Overall Condition)	•							
9.1	Ceilings	•							
9.2	Walls	•							
9.3	Floors	•							
9.4	Counters and a Representative Number of Cabinets	•							
9.5	Outlets and Wall Switches	•							

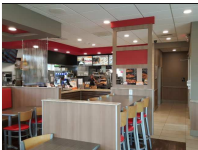
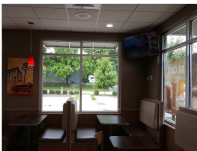
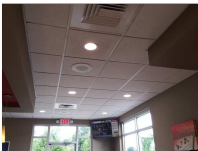
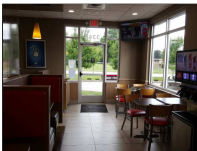
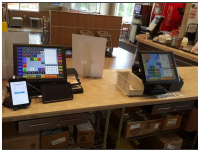
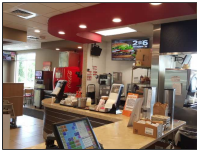
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AC NP NI MM ER MC MN GM

## Comments:

9.0 All Visible Components Acceptable

10. DINNING AREA



## Styles & Materials

**Ceiling Materials:**

Suspended ceiling panels

**Wall Material:**
Drywall  
Paneling
**Floor Covering(s):**

Tile

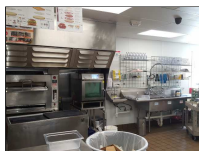
**Interior Doors:**
Solid  
Wood
**Window Types:**
Thermal/Insulated  
Fixed pane

		AC	NP	NI	MM	ER	MC	MN	GM
10.0	Ceilings	•							
10.1	Walls	•							
10.2	Floors	•							
10.3	Doors (Representative Number)	•							
10.4	Windows (Representative Number)	•							
10.5	Counters/Cabinets (Representative Number)	•							
10.6	Outlets and Wall Switches	•							

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AC NP NI MM ER MC MN GM

## 11. KITCHEN



## Styles &amp; Materials

## Ceiling Materials:

Suspended ceiling panels

## Wall Material:

Drywall  
Paneling

## Floor Covering(s):

Tile

		AC	NP	NI	MM	ER	MC	MN	GM
11.0	Kitchen (Overall Condition)	•							
11.1	Ceilings	•							
11.2	Walls	•							
11.3	Floors	•							
11.4	Doors (Representative Number)	•							
11.5	Counters and a Representative Number of Cabinets	•							

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AC NP NI MM ER MC MN GM

		AC	NP	NI	MM	ER	MC	MN	GM
11.6	Plumbing Supply, Fixtures	•							
11.7	Plumbing Drain, Waste and Vent Systems	•							
11.8	Outlets and Wall Switches	•							

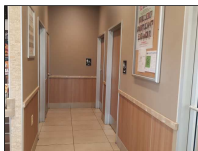
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AC NP NI MM ER MC MN GM

### Comments:

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### 11.0 All Visible Components Acceptable

**12. RESTROOMS (ACCESSIBLE COMMON  
RESTROOMS ONLY)**

## Styles & Materials

**Ceiling Materials:**

Suspended ceiling panels

**Wall Material:**
Drywall  
Paneling
**Floor Covering(s):**

Tile

**Bath Exhaust Fans:**

Fan only

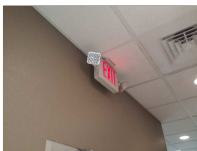
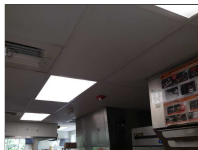
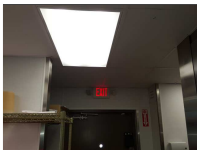
		AC	NP	NI	MM	ER	MC	MN	GM
12.0	Restrooms (Overall Condition)	*							
12.1	Ceilings	*							
12.2	Walls	*							
12.3	Floors	*							
12.4	Doors (Representative Number)	*							
12.5	Plumbing Supply, Fixtures	*							
12.6	Plumbing Drain, Waste and Vent Systems	*							
12.7	Outlets and Wall Switches	*							
12.8	Venting Systems	*							
12.9	Hand Dryers	*							

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AC NP NI MM ER MC MN GM

**Comments:**
**12.0 All Visible Components Acceptable**

## 13. LIFE SAFETY



		AC	NP	NI	MM	ER	MC	MN	GM
13.0	ACCESS ROADS (for emergency vehicle use)	•							
13.1	STREET NUMBER EASILY VISIBLE ON BUILDING	•							
13.2	FIRE HYDRANT ACCESS	•							
13.3	STORAGE OF FLAMMABLES (separated from ignition sources and isolated)	•							
13.4	NO SMOKING SIGNS PROMINENTLY POSTED NEAR FLAMMABLES	•							
13.5	FIRE ALARMS AND ALARM PANEL ACCESS (not inspected for operation only verify if present)	•							
13.6	PORTABLE FIRE EXTINGUISHERS (in readily available locations)	•							
13.7	MANUAL ACTUATION DEVICE (verify location and posting requirements for commercial cooking appliances)	•							
13.8	EXIT SIGNS, EMERGENCY LIGHTING AND BATTERY BACK UP (describe one or more if present)	•							

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AC NP NI MM ER MC MN GM



		AC	NP	NI	MM	ER	MC	MN	GM
13.9	EXIT DOORS, FIRE SEPARATION DOORS, DOORWAYS, STAIRWELL, HANDRAILS	•							

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AC NP NI MM ER MC MN GM