



Commercial Property Inspection Report

Mr. Dave Muncy
Voestalpine Muncy Roll Forming Corp

Property Address:
1400 Isaac Shelby Drive
Shelbyville KY 40065



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Property: 1400 Isaac Shelby Drive Shelbyville KY 40065	Customer: Mr. Dave Muncy Voestalpine Muncy Roll Forming Corp	

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. 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 repairment 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:
Commercial Warehouse

Client Is Present:
Yes, At beginning only., At conclusion only.

Weather:
Clear

Temperature:
80+/-

Sellers Disclosure of Property History Provided:
No

Referral Source:
Google or Yahoo

Seller Present?:
No

Property Occupied or Vacant:
Partially Occupied

Utility Status:
All Active

Additional Structures:
None

Add Pest Reports?:
Yes, Wood Destroying Insect Report,
Structure Infesting Pest Report

1. ROOF AND CHIMNEY





Styles & Materials

Method of Inspection:

On Roof

System Visibility Limited By::

 Leaves and Debris on Roof
 Gravel Covering
 Percentage Visible: : 10%+/-

Roof Slope:

Flat

Roof Style:

Flat

Approximate Roof Age:

Unknown

Roof Covering:

 Rubberized Type Roofing
 Number of Layers: : 1

Chimneys and Vents:

Metal Appliance Vents

Roof Drainage:

Roof Drains & Drain Pipes

	AC	NP	NI	MM	ER	MC	MN	GM
1.0 ROOF AND CHIMNEY (Overall Condition)				•	•		•	•
1.1 Exterior Roof Structure				•			•	
1.2 Roof Covering					•		•	
1.3 Flashing and Valleys	•							
1.4 Chimneys and Vents	•							
1.5 Roof Drainage				•				•

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

Comments:

1.0 See individual component comments below.

1.1 (1) Roof supports for roof over break area appear to have dropped at some point. Supports appear to be performing as intended but it is recommended that they be monitored for any future movement.



1.1 Item 1(Picture)



1.1 Item 2(Picture)



1.1 Item 3(Picture)



1.1 Item 4(Picture)

1.1 (2) Vegetation and debris on roof. Recommend removal and trimming back overhanging trees.



1.1 Item 5(Picture)



1.1 Item 6(Picture)



1.1 Item 7(Picture)

1.2 (1) Inspector interviewed the commercial roofing contractor that was onsite making repairs to the roofing system and he stated that the roof covering was aging and that they were onsite several times a year making repairs. He said that the roof would likely need updating in the near future to prevent this type of repairs. He stated that part of the cause of the issues was the type of stone used on the roof. There are large pieces that have sharp edges that can cut the roof covering when walked on. The overall condition of the roof at the time of the inspection for functional.



1.2 Item 1(Picture)



1.2 Item 2(Picture)

1.2 (2) **Trees/vegetation or overhanging or in contact with roof.** Recommend that they be trimmed back.



1.2 Item 3(Picture)



1.2 Item 4(Picture)

1.5 **Inadequate Extensions** - Downspouts lack adequate extensions to carry water away from structure. Recommend extending downspouts from house.



1.5 Item 1(Picture)



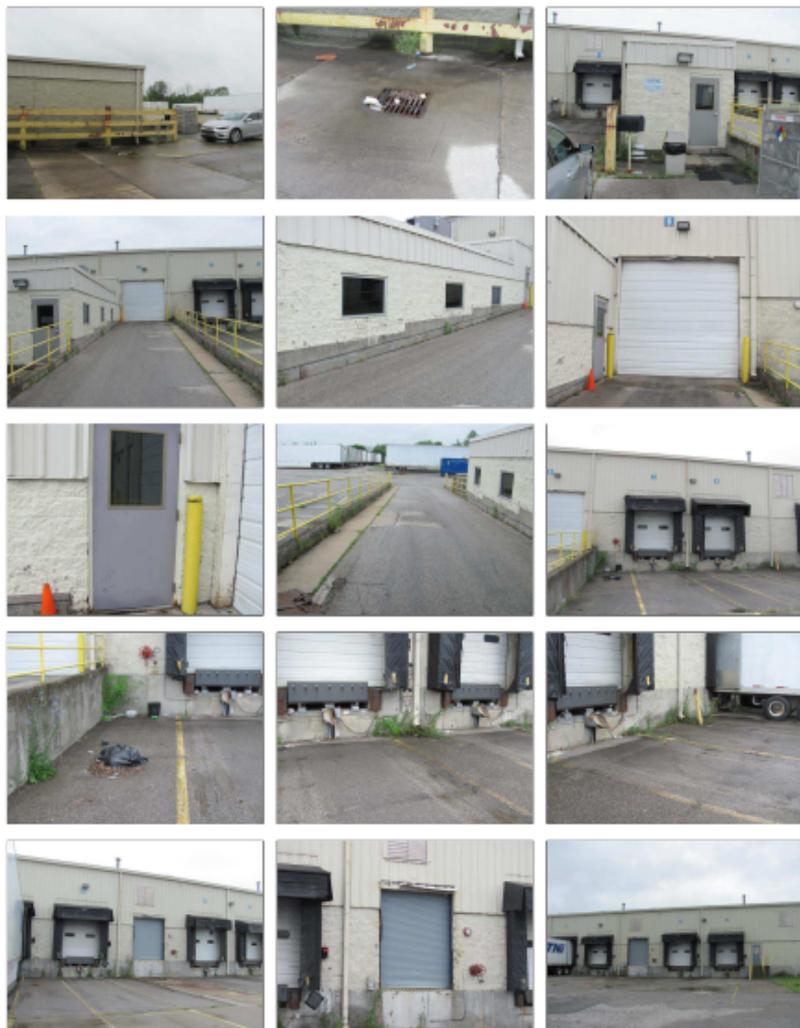
1.5 Item 2(Picture)

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.

2. EXTERIOR AND GROUNDS











Styles & Materials

Method of Inspection:

On Grade
Binoculars on Grade

Visibility:

Amount Visible:
Partial
=====
Limited By:
Limited Access
Vegetation
Height

Exterior Siding Material:

Brick
Veneer
Block

Exterior Doors:

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

Windows:

Materials:
Metal
=====
Types:
Fixed
=====
Panels:
Double Paned Insulated

Deck Patios Porches Balconies and Stairs:

Type:
Patio
Material:
Concrete
=====
Stairway:
Metal

Stoops Steps Walks and Driveways or Parking Lots:

Concrete
Asphalt

		AC	NP	NI	MM	ER	MC	MN	GM
2.0	EXTERIOR AND GROUNDS (Overall Condition)				*	*	*	*	*
2.1	Exterior Siding, Veneer, Soffit, Fascia & Trim					*	*	*	
2.2	Exterior Foundation				*			*	
2.3	Doors & Windows					*		*	*

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AC NP NI MM ER MC MN GM

		AC	NP	NI	MM	ER	MC	MN	GM
2.4	Decks, Patios, Balconies, Porches, Stoops, Stairs, Sidewalks, Driveways, Carports & Parking Lots					•	•	•	
2.5	Fences, Retaining Walls, Grading, Drainage & Landscaping				•			•	

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AC NP NI MM ER MC MN GM

Comments:

2.0 (1) See individual component comments below.

2.0 (2) Limited visibility due to vegetation around structure.

2.1 (1) Deteriorating paint on trim/siding/soffit/fascia observed. Recommend painting with good quality exterior paint as soon as possible.

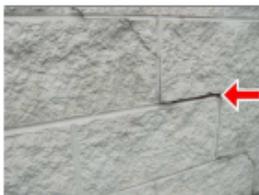


2.1 Item 1(Picture)

2.1 (2) Settlement crack(s) observed in block siding. Recommend evaluation and repair as necessary by a qualified tradesperson.



2.1 Item 2(Picture)



2.1 Item 3(Picture)

2.2 Inspector observed some foundation settlement cracks. Although they do not appear to be an ongoing problem it is recommended that they be monitored for future movement.



2.2 Item 1(Picture)

2.3 (1) **At the time of the inspection, the sweep at an exterior door was damaged and or missing. Replacing the sweep will help to prevent air/heat leakage which will increase heating/cooling costs and reduce home comfort. Sweeps are gaskets which seal the area between the bottom of a door and the threshold. Recommend replacement.**



2.3 Item 1(Picture)

2.3 (2) **Damaged door trim was observed.** Recommend evaluation and repair or replacement by a qualified general contractor.



2.3 Item 2(Picture)

2.3 (3) **Rusted window(s) and/or door(s).** Recommend repair or replacement.



2.3 Item 3(Picture)

2.3 (4) **Damaged Loading dock.**



2.3 Item 4(Picture)

2.4 (1) **The parking lot has significant deterioration at the time of the inspection.** Recommend evaluation by a qualified asphalt contractor to discuss options and costs for correction.



2.4 Item 1(Picture)



2.4 Item 2(Picture)



2.4 Item 3(Picture)



2.4 Item 4(Picture)



2.4 Item 5(Picture)



2.4 Item 6(Picture)



2.4 Item 7(Picture)



2.4 Item 8(Picture)



2.4 Item 9(Picture)



2.4 Item 10(Picture)



2.4 Item 11(Picture)



2.4 Item 12(Picture)

2.4 (2) **Exterior metal stairs next to break area and under trees is very slick with fungus growth making it unsafe.** Recommend a through cleaning to remove fungus growth.



2.4 Item 13(Picture)

2.4 (3) **Damaged or cracked patio was observed.** Recommend evaluation and repair as needed by a qualified tradesperson.



2.4 Item 14(Picture)

2.5 **Vegetation Overgrown.** Trees, shrubs and vines should be kept trimmed back away from the building to prevent moisture build-up and pest harborage.



2.5 Item 1(Picture)



2.5 Item 2(Picture)



2.5 Item 3(Picture)



2.5 Item 4(Picture)



2.5 Item 5(Picture)

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.

3. FOUNDATION AND SUBSTRUCTURE



Styles & Materials

Structure Type:

Commercial Warehouse
 =====
 Slab

Visibility Limited By:

Finished Walls/Ceilings/Floors
 100% Slab Foundation
 Appliances
 Furnishings
 Storage
 Exterior Vegetation
 Approximate Percent Visible : 20%+/-

Method of Inspection:

Entered
 At Exterior

Moisture Penetration & Control:

Moisture Penetration:
 None

Foundation Walls:

Not Visible

Floor (Lowest):

Concrete
 Some areas not visible due to interior floor covering.

		AC	NP	NI	MM	ER	MC	MN	GM
3.0	FOUNDATION AND SUBSTRUCTURE (Overall 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

		AC	NP	NI	MM	ER	MC	MN	GM
3.1	General Access	•							
3.2	Moisture Control & Ventilation	•							
3.3	Foundation, Foundation Walls, Columns and Piers	•							
3.4	Floor (Lowest)	•							
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:**3.0 (1) All Visible Components Acceptable**

3.0 (2) Inspector observed conditions that indicate past/present settlement of structure. In many cases such settlement may not present an ongoing concern. Conditions can change however, causing significant concerns to become evident at a later date. The inspector is not a structural engineer and cannot predict such occurrences. If the client has further concerns it is recommended that they obtain a more comprehensive evaluation by a qualified structural engineer.

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.

4. PLUMBING SYSTEM



Styles & Materials

Visibility Limited By:

Finished Walls/Ceilings/Floors
 Slab Foundation
 Blocked Access
 Locked Doors
 Percent Visible: : 10%+/-

Water Supply Material:

Main water source represented as:
 Municipal
 =====
 Material:
 Not Visible
 =====
 Main Water Valve Location:
 Not Found

Waste Disposal System Materials:

Main waste disposal system represented
 as:
 Municipal
 =====
 Materials:
 Not Visible

Natural Gas/Propane Lines & Shut-off Valve

Location:

Shut-off Location:
 On Gas Meter
 =====
 Meter/Tank Location:
 Exterior Yard

Water Heater Manufacturers:

UNKNOWN
 Approximate Appliance Age :
 Unknown

Hot Water Temperature (At Fixture):

120-130 Degrees F

	AC	NP	NI	MM	ER	MC	MN	GM
4.0 PLUMBING SYSTEM (Overall Condition)					•		•	
4.1 Water Supply Components (Readily Visible Components Only)	•							
4.2 Waste Disposal Components (Readily Visible Components Only)	•							
4.3 Gas, Oil or Propane Components			•					
4.4 Interior Plumbing Components					•		•	
4.5 Exterior Plumbing Components	•							
4.6 Water Heater Installation Operation and Temperature	•							

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AC NP NI MM ER MC MN GM

Comments:

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

4.0 (2) **System Components are aged and may require repair or replacement at anytime.** To avoid future repair expense it is recommended that client consider the purchase of a home warranty program. Such programs are available from most Realtors or by searching the internet. It is recommended that all warranty coverages be evaluated carefully before purchasing. InspectorUSA, Inc. takes no responsibility for any warranty program or their failure to make necessary repairs to components.

4.3 (1) **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.



4.3 Item 1(Picture)



4.3 Item 2(Picture)

4.3 (2) **Due to insurance and liability concerns gas components are not activated or tested in operation.**

4.4 **Faucet leak(s) observed.** Repair leaky faucet(s).



4.4 Item 1(Picture)

4.5 **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.



4.5 Item 1(Picture)

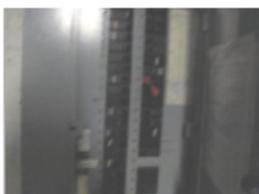
4.6 Water heating appliance was not located visually evaluated during inspection. It may have been in an area that was not readily accessible. Recommend that client inquire as to the location of the appliance. Operational verification was made by testing water temperature at supply source.



4.6 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.

5. ELECTRICAL SYSTEMS







Styles & Materials

System Visibility:

Visibility:

Partial

Visibility Limited By:

Finished Walls/Ceilings/Floors

Sub-panel(s) blocked by storage or appliances

Electric panel cover(s) not removed due to safety concerns. (See Comments)

Main Electric/Sub- Panels:

Multiple Brands

Panel Type:

Circuit Breakers

Location : Throughout building

Entry/Mastheads:

Conduit

Underground

Cable

Overhead

Conductors:

Not Visible

Ground Connection:

Not Visible

Not Verified

Branch Circuits:

15 A

20 A

		AC	NP	NI	MM	ER	MC	MN	GM
5.0	ELECTRICAL SYSTEM (Overall Condition)					*		*	
5.1	Main Disconnect/Sub Panel(s)	*							
5.2	Entry/Mastheads/Meter Bases	*							
5.3	Ground Connection			*					
5.4	Branch Circuits & Conductors	*							
5.5	220/240 V Circuits	*							
5.6	GFCI/AFCI Circuits at Main Panel			*					
5.7	Inspection Slickers	*							
5.8	General Wiring Practices	*							
5.9	Interior Electrical Components	*							
5.10	Exterior Electrical Components					*		*	

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AC NP NI MM ER MC MN GM

Comments:

5.0 (1) See individual component comments below.

5.0 (2) Some system components appear aged and may require repair or replacement at anytime..

5.3 Not visible, not verified.

5.10 Damaged loading dock control light box. Recommend repair or replacement.



5.10 Item 1(Picture)

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.

6. HEATING AND AIR CONDITIONING





Styles & Materials

HVAC Appliances:

Gas Fired (Forced Air)
Heat Pump (Forced Air)
Packaged Units with combination gas furnaces and electric central air
Operated?: : Attempted

System Fuel:

Electric
Natural Gas

Thermostat(s):

Multi-Zone
Standard
Electronic

HVAC Systems

Access:
HVAC Systems:
Limited (49% or Less)

Distribution:

Returns
Supply
Ductwork

Blower Motors:

Direct Drive
Not Visually
Inspected

HVAC System Access Limitations:

Restricted By Design
Exterior Temperature Restrictions
All or Part Located In Area With Restricted Access

Draft Control/Exhaust System:

Metal
Chimney(s)

		AC	NP	NI	MM	ER	MC	MN	GM
6.0	HEATING AND AIR CONDITIONING (Overall Condition)					•	•		
6.1	Heating/Cooling Appliances					•	•		
6.2	Distribution System	•							
6.3	Thermostats					•		•	
6.4	A/C Condensation Drainage	•							

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AC NP NI MM ER MC MN GM

Comments:

6.0 (1) See individual component comments below.

6.0 (2) System Components are aged and may require repair or replacement at anytime. To avoid future repair expense it is recommended that client consider the purchase of a home warranty program. Such programs are available from most Realtors or by searching the internet. It is recommended that all warranty coverages be evaluated carefully before purchasing. InspectorUSA, Inc. takes no responsibility for any warranty program or their failure to make necessary repairs to components.

6.0 (3) Special Remark: Due to the complexities involved with gas and oil heating systems, the heat exchanger is often hidden from view and cannot be examined and it's condition determined without the unit being dismantled. Since this is not possible during a visual inspection, it is recommended that a service contract be purchased on the unit and a service call made prior to closing to check unit for cracks.

6.0 (4) It is outside the scope of a visual inspection to determine the adequacy of service provided by a particular heating or air conditioning appliance.

6.1 (1) HVAC appliance(s) do not appear to be operating properly. Recommend evaluation and repair by a qualified HVAC technician. Specifically the office air conditioning was not cooling properly and some furnaces did not respond to an operational test. The use of a window air conditioner in one of the offices is an indication of this failure of the cooling system. Many thermostats are blank and inoperative indicating the systems are not functional. All systems appear aged and many do not appear to have been serviced regularly. It is recommended that all units be serviced and evaluated by a qualified commercial HVAC contractor.



6.1 Item 1(Picture)



6.1 Item 2(Picture)

6.1 (2) Damaged refrigerant line insulation on HVAC appliance(s). Recommend installing new insulation on refrigerant line.



6.1 Item 3(Picture)

6.1 (3) **Compressor is icing up during operation.** Recommend evaluation and repair by a qualified HVAC technician.



6.1 Item 4(Picture)



6.1 Item 5(Picture)

6.1 (4) **Individual gas heaters throughout the warehouse were shut down at the time of inspection and therefore not tested in operation.** Clients may wish to have systems services and evaluated by a qualified mechanical service company.



6.1 Item 6(Picture)



6.1 Item 7(Picture)



6.1 Item 8(Picture)



6.1 Item 9(Picture)

6.3 **Thermostats were damaged or inoperative.** Recommend evaluation by a licensed HVAC Technician and repair as deemed necessary.



6.3 Item 1(Picture)



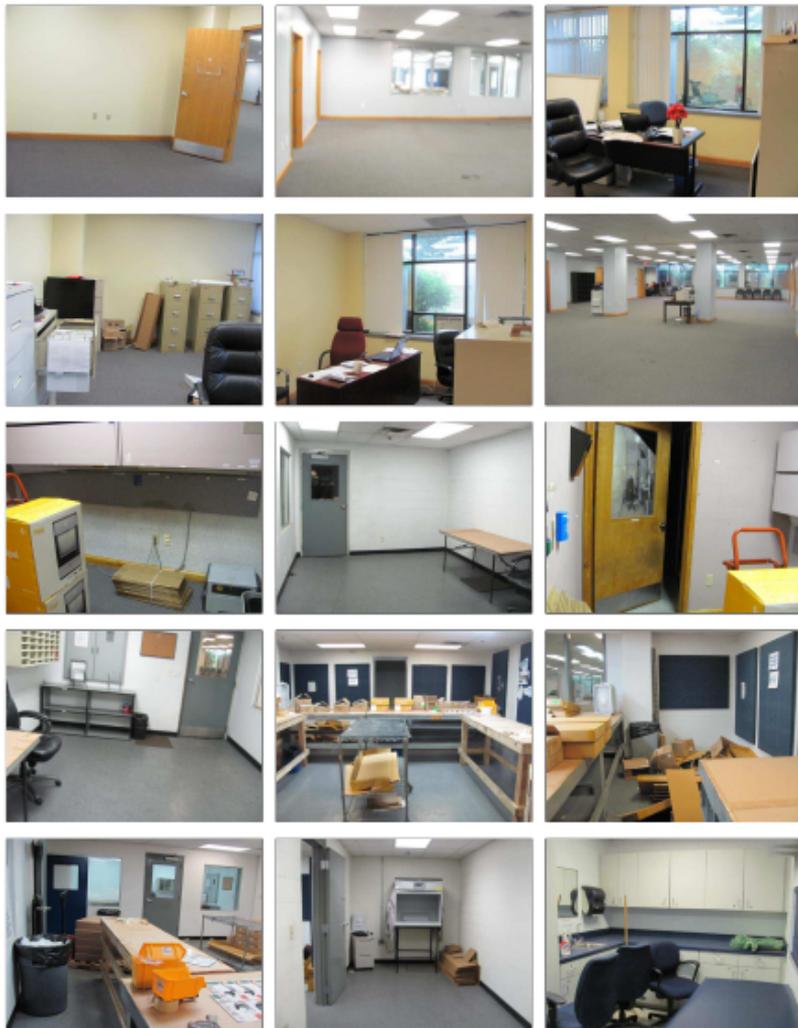
6.3 Item 2(Picture)

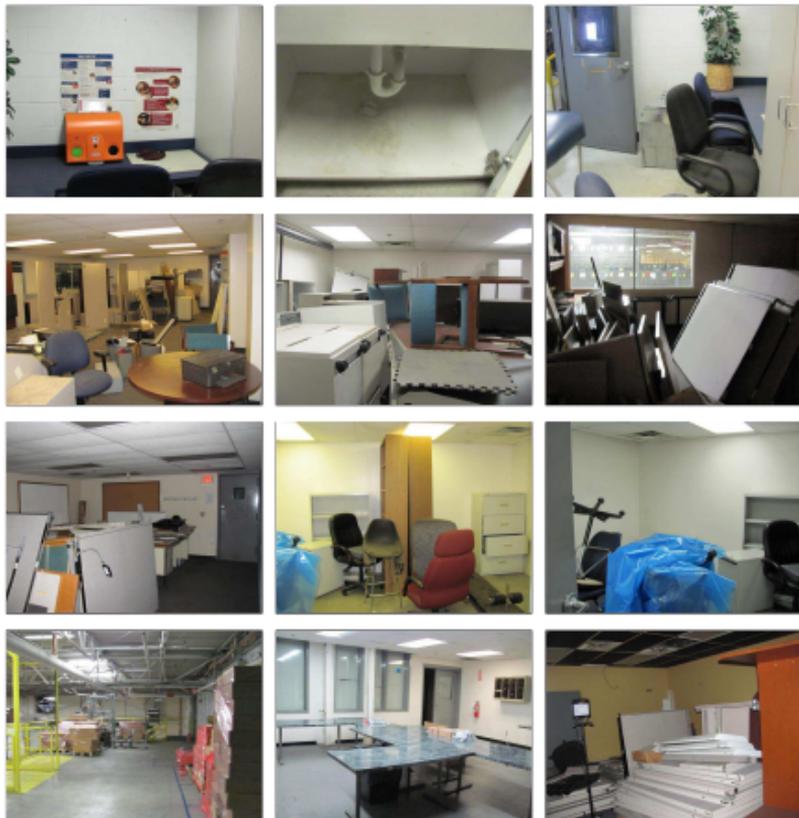
The heating system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection 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.

7. OFFICE / BREAK AREAS









Styles & Materials

Visibility Limited By:	Components Where Only a Representative Number and Readily Accessible Components Are Operated:	Interior Electrical Components:
Floor Covering	Windows	Outlets
Storage	Doors	Lights
Furniture	Outlets	GFCI's
Appliances		
Finished Walls/ Ceilings/Floors		
Ceilings and Walls:	Floors and Floor Covering:	Windows:
Drywall	Tile	Type:
Drop Ceilings	Carpet	Double Paned
		Insulated
		Fixed

Metal

Interior Doors:

Wood
Metal
Hinged
Glass

Stairs and Railings:

Second Floor

	AC	NP	NI	MM	ER	MC	MN	GM
7.0 Office/Break Areas (Overall Condition)				*	*		*	*
7.1 Disposal	*							
7.2 Refrigerator			*					
7.3 Interior Electrical Components	*							
7.4 Ceilings and Walls					*		*	
7.5 Floors and Floor Covering					*		*	
7.6 Doors and Windows	*							
7.7 Interior Plumbing Components				*	*		*	*
7.8 Stairs and Railings	*							
7.9 Cabinets and Counters				*				*

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AC NP NI MM ER MC MN GM

Comments:

7.0 See individual component comments below.

7.2 Refrigerator was not in use at time of inspection. Not inspected

7.4 (1) Sagging/Damaged/Missing ceiling observed. Recommend repair.



7.4 Item 1(Picture)



7.4 Item 2(Picture)

7.4 (2) **Stained ceiling or walls observed indicating a past or present leak.** Recommend further evaluation and repair as needed by a qualified tradesperson.



7.4 Item 3(Picture)



7.4 Item 4(Picture)

7.5 **Inspector observed damaged or worn floor covering.**



7.5 Item 1(Picture)

7.7 (1) **Loose handle on faucet.** Tighten handle.



7.7 Item 1(Picture)

7.7 (2) **Inoperative faucet(s) observed.** Recommend repair or replacement.



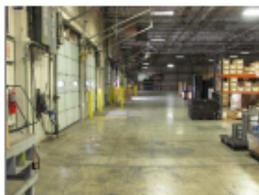
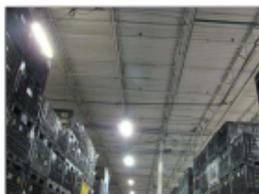
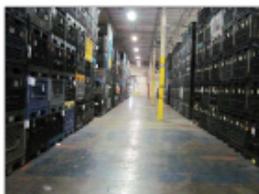
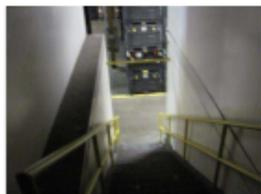
7.7 Item 2(Picture)

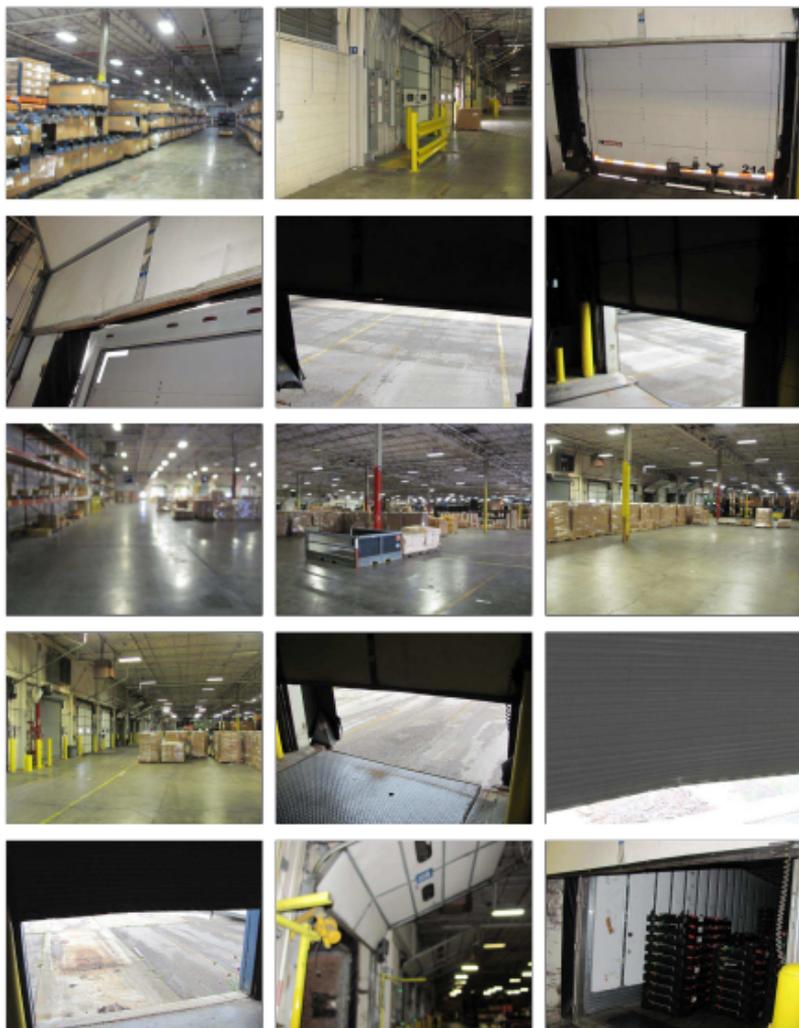
7.9 Damaged cabinet or drawer.

7.9 Item 1(Picture)

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.

8. WAREHOUSE AREA







Styles & Materials

Ceiling Materials:
Metal

Wall Material:
Block

		AC	NP	NI	MM	ER	MC	MN	GM
8.0	WAREHOUSE AREA (Overall Condition)					•	•	•	
8.1	Ceilings	•							
8.2	Walls	•							
8.3	Floors	•							
8.4	Doors (Representative Number)	•							
8.5	Windows (Representative Number)		•						
8.6	Steps, Stairways, Balconies and Railings	•							
8.7	Overhead Door(s) & Opener(s)					•	•	•	

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AC NP NI MM ER MC MN GM

Comments:

8.0 See individual component comments below.

8.7 (1) Some loading dock doors would not raise when tested. Recommend evaluation and repair as needed by a qualified garage door technician.



8.7 Item 1(Picture)



8.7 Item 2(Picture)



8.7 Item 3(Picture)



8.7 Item 4(Picture)



8.7 Item 5(Picture)



8.7 Item 6(Picture)

8.7 (2) **Numerous overhead doors are damaged.** Recommend evaluation and repair as needed by a qualified overhead door contractor.



8.7 Item 7(Picture)



8.7 Item 8(Picture)



8.7 Item 9(Picture)



8.7 Item 10(Picture)



8.7 Item 11(Picture)

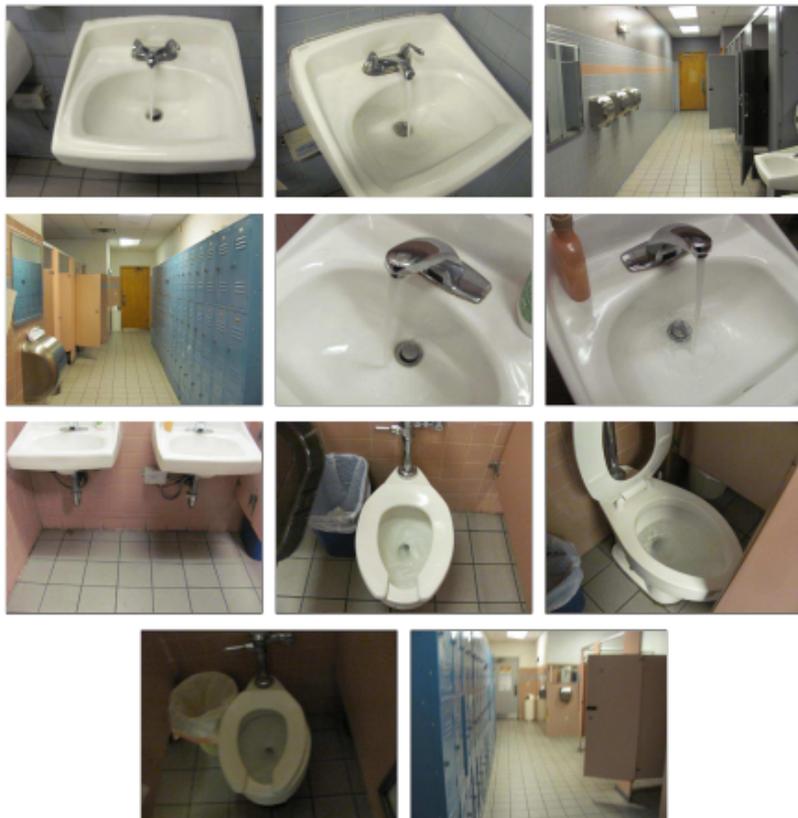


8.7 Item 12(Picture)

8.7 (3) **Only a representative number of overhead doors were tested in operation.**

9. RESTROOMS (ACCESSIBLE COMMON RESTROOMS ONLY)





Styles & Materials

Ceiling Materials:

Suspended ceiling panels

Wall Material:

Drywall

Floor Covering(s):

Tile

		AC	NP	NI	MM	ER	MC	MN	GM
9.0	Restrooms (Overall Condition)					•		•	
9.1	Ceilings	•							
9.2	Walls	•							
9.3	Floors	•							
9.4	Doors (Representative Number)	•							

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AC NP NI MM ER MC MN GM

		AC	NP	NI	MM	ER	MC	MN	GM
9.5	Plumbing Supply, Fixtures					•		•	
9.6	Plumbing Drain, Waste and Vent Systems	•							
9.7	Outlets and Wall Switches	•							
9.8	Ventling Systems	•							
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Comments:

9.0 See individual component comments below.

9.5 Toilet/Urinal is inoperative. Recommend repair by a qualified plumbing contractor.



9.5 Item 1(Picture)



9.5 Item 2(Picture)



9.5 Item 3(Picture)



9.5 Item 4(Picture)

10. LIFE SAFETY



Styles & Materials

Sprinkler system:

Not Inspected

Fire Hydrant:

Yes on property

Fire Alarm system:

Yes but did not test for operation

		AC	NP	NI	MM	ER	MC	MN	GM
10.0	ACCESS ROADS (for emergency vehicle use)	-							

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AC NP NI MM ER MC MN GM

		AC	NP	NI	MM	ER	MC	MN	GM
10.1	STREET NUMBER EASILY VISIBLE ON BUILDING	*							
10.2	FIRE HYDRANT ACCESS	*							
10.3	NO SMOKING SIGNS PROMINENTLY POSTED NEAR FLAMMABLES		*						
10.4	FIRE ALARMS AND ALARM PANEL ACCESS (not inspected for operation only verify if present)	*							
10.5	PORTABLE FIRE EXTINGUISHERS (in readily available locations)	*							
10.6	SPRINKLER SYSTEM (not inspected only verify if one is present)	*							
10.7	EXIT SIGNS, EMERGENCY LIGHTING AND BATTERY BACK UP (describe one or more if present)	*							
10.8	EXIT DOORS, FIRE SEPARATION DOORS, DOORWAYS, STAIRWELL, HANDRAILS	*							

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AC	NP	NI	MM	ER	MC	MN	GM
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11. WOOD DESTROYING INSECT & STRUCTURE INFESTING PEST REPORT



Styles & Materials

Areas Inspected:

Exterior
Interior Rooms
Warehouse Areas

Severity of Infestation:

None

Treatment Recommended:

No

		AC	NP	NI	MM	ER	MC	MN	GM
11.0	Structure Infesting Pest Infestation (Overall)	•							
11.1	Evidence of Roach Infestation	•							
11.2	Evidence of Mice Infestation	•							
11.3	Evidence of Bed Bug Infestation	•							
11.4	Evidence of Other General Pests	•							
11.5	Wood Destroying Insect/Organism Activity	•							

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AC NP NI MM ER MC MN GM

Comments:

11.0 No Visible Infestations Observed.

11.5 (1) Inspector found no visible evidence of an active infestation of wood destroying insects as of date of inspection. Please see Wood Destroying Insect Certificate in the Attachment Section of this report for more information.

11.5 (2) Due to limited access to some areas inspection was for wood destroying insects was limited. Inspection was completed in visually accessible areas of structure only.