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PROPERTY INSPECTION REPORT

Prepared for: **Howard, Fine, and Howard Investments, LLC**

Concerning: **24175 Sample Ave., Detroit, MI**

By: **Frank Bartlo**

InterNACHI ID # **04081281**

Inspection Date: **November 30, 2013**

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read *all* of this information.

The following abbreviations are used in describing the location of features: L=left, R=right (or rear, in certain contexts), C=center, F=front, N=north, S=south, E=east, W=west, br=bedroom, bsmt=basement, kit=kitchen, fr=family room and ofc=office. When describing the location of a feature on a building that does not generally face north, south, east, or west, left and right shall refer to the orientation as viewed from the front of the main building when used in a general context (e.g., left wall of right rear first floor lavatory).

An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is not required to move furnishings or stored items. It is also beyond the scope of an inspection to change burned-out light bulbs to test fixtures during the course of an inspection, though inspector may have do so or perform other simple corrective actions (such as removing a very dirty furnace filter or shutting off an electrical circuit that was deemed a serious hazard) where such action was deemed sensible and prudent to prevent serious injury and/or property damage that could be easily prevented. Inspector assumes *no* liability whatsoever for any such actions, nor for failure to take any such actions.

If the property is "de-winterized" to conduct this inspection, inspector assumes absolutely no liability whatsoever pertaining to such "de-winterization," nor "winterization" actions, if any, taken at the end of the inspection. It is the responsibility of the Client and any agents involved to contact the Seller to inform the Seller of any such actions to enable the Seller to ensure the property is "winterized" to their satisfaction.

While inspection report ***may*** address issues that are code-based or ***may*** refer to particular codes, **this is *not* a code compliance inspection** and ***does not*** verify compliance with manufacturer's installation instructions. The inspection ***does not*** imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify ***all*** potential hazards, some of which may involve examination of the property that is beyond the scope of such a general inspection as this.

Any estimates of the remaining useful life of features, such as the roof, furnace, etc. are strictly the inspector's opinion, and *no warranties of any sort* pertaining to such estimates are made or implied. Consultations with properly licensed specialists are recommended to obtain better estimates of such life expectancies.

In this report, the inspector will note which systems and components were Inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another. Some items reported as deficient may be considered life-safety upgrades to the property.

This property inspection is not an exhaustive inspection of the structure, systems, or components. The Inspector is a "general practitioner," *not* a specialist, and due to its limitations and time constraints the inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy.

It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers.

You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. However, it is ***not*** the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous reports, which may be obsolete or inaccurate in any case.

Items identified in the report do not obligate any party to make repairs or take other action, nor is the purchaser required to request that the seller take any action. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

Evaluations by qualified specialists may lead to the discovery of additional deficiencies that may involve additional repair costs, as such evaluations are likely to involve actions that are beyond the scope of such a general inspection as this. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made, but arrangements may be made for such follow-up services, for which inspector may charge additional fees.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc.

These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs and/or professional opinions of licensed specialists may affect the meaning of the information in this report.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Weather: **partly cloudy, light winds, temperature in mid to upper 30s F**
Natural gas: **on**
Electric: **on**
Water: **on**
Approximate year built: **1967**
Construction: **Metal frame office building on a concrete slab foundation**
Street address side faces (for purposes of report): **northeast (main parking lot and entrance on SW)**
Present at inspection: **Inspector, Client, Seller's Agent, Tenants**

Additional pages may be attached to this report. Read them carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair.

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D	Inspection item

I. STRUCTURAL SYSTEMS

X **A. Foundations**

Reporting typically includes structural and water entry conditions pertaining to the foundation and limitations regarding inspection of the foundation, such as basement finishing.

Please note that occasional or seasonal foundation leakage can be effectively concealed, so the possibility of such future leakage can be difficult if not impossible to anticipate in a recently cleaned or remodeled basement.

The inspector is not a structural engineer. If any concern exists about the potential for future movement, evaluation by a qualified, licensed structural engineer is recommended.

Comments:

- Limitations: Almost all of the flooring above the concrete foundation slab was finished, so slight cracking in the slab could not be detected. No indications of serious cracking, unevenness, or other indications of significant foundation issues were observed at the time of the inspection.

- Concrete slab foundation was in good condition to the extent observable, with no significant cracks or indications of leakage observed. No indications of structural issues related to foundation movement were observed at the time of the inspection.

X **B. Grading & Drainage**

Reporting typically includes general observations regarding grading and drainage to the extent such were observable.

Comments:

- Grading and drainage were generally good, with paved surfaces around the structure that were properly configured to drain water away to storm drains.

X **X** **C. Roof Covering Materials and Associated Features**

Reporting typically includes visible/accessible portions of the roof covering, flashings, skylights, gutters, downspouts, fascia, soffit, eaves, and roof penetrations. Limitations of such inspection due to accessibility are typically noted.

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I	NI	NP	D	Inspection item

If any concern exists about the roof covering life expectancy or the potential for future problems, a roofing specialist should be consulted. Roofs are not inspected for insurance company insurability unless otherwise noted, in which case no warranties of insurability are provided, as such is beyond Inspector's control.

Comments:

- Tar and felt roofing was observed to be generally in good condition, except as otherwise noted.

Stacks, vents, and other associated features were observed to be generally in good condition.

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I	NI	NP	D	Inspection item

Deficiencies

- "Alligatoring" of flat roof; not very severe: Noticeable "alligatoring" (cracking) of the roof surface was observed, indicating deterioration of the surface, though the cracking was still rather fine, for the most part, with no deep cracking observed of the type which would indicate the need for immediate resurfacing.

Top-coating after cleaning off dirt and debris every few years can help preserved the surface, but there are limits to its effectiveness. When the top-coating can no longer control the cracking and/or bubbling (delamination) of the surface appears, the surface will need repair and eventual replacement.

Built-up roofing can only be covered over a few times before the weight is excessive, and the entire roof needs to be removed, which is a very difficult and expensive process. Modern membrane materials for flat roofs tend to be more durable and easily replaced.

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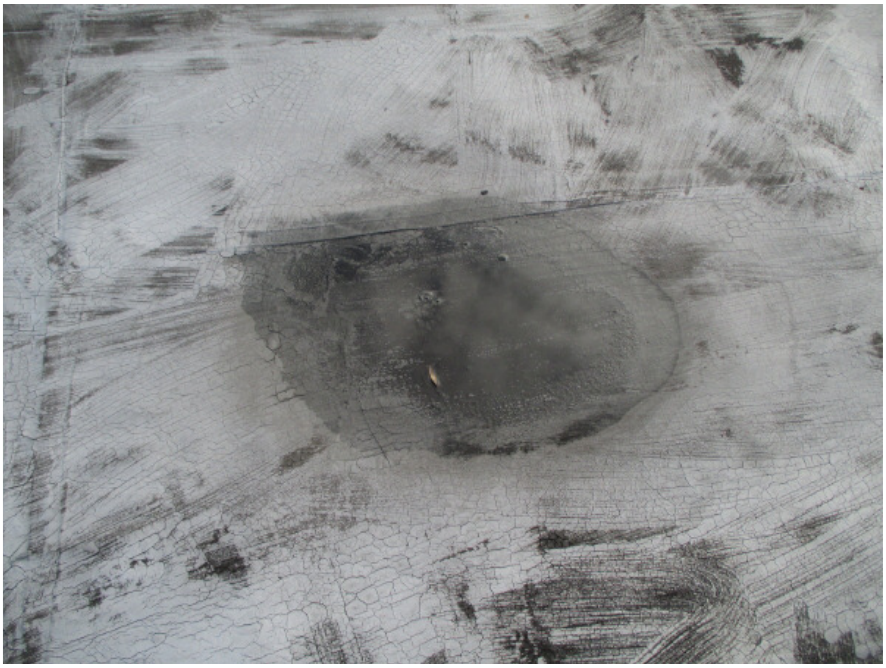
I	NI	NP	D	Inspection item

• Some folds and slight depressions in which water and debris tended to pool were observed on the roof surface.

Folds are a feature of substandard installation, and tend to crack and deteriorate more rapidly than a properly installed surface, but a few isolated folds, such as observed on this roof, are difficult to avoid during installation, and typical.



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I	NI	NP	D	Inspection item

Depressions are typically artifacts of a substandard configuration that did not provide for proper drainage, and can also cause premature deterioration.
Typically if water in such depressions evaporates within about 2 days under dry conditions, as appeared likely on this roof, such shallow depressions are unlikely to have a great impact on the life span of the surface, but debris can render top-coating ineffective if not cleaned off.

X **D. Roof Structure & Attic**

Reporting typically includes observations of the roof structure, sheathing, ventilation, insulation, and other features of attic spaces. Attic access issues and limitations, if any, are also noted. Observations of mechanical features such as duct issues may be reported in their respective categories.

Comments:

• Limitations: Roof structure was viewed from a few vantage points where the drop ceiling tiles were lifted due to time constraints. These were chosen on the basis of accessibility, quality of view, and exterior roof observations.

• Metal framing, ceiling structure, and corrugated metal roof sheathing were generally in good condition where visible.

• Rolled insulation was observed above the drop ceiling in one of the offices. Requirements for accessibility to structural and mechanical features limited the ability to effectively insulate the upper level ceilings, aside from using ceiling tiles that provide maximum insulation for their configuration.

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D	Inspection item

Plumbing stack/vent pipe

X **E. Walls (Interior & Exterior)**

Conditions pertaining to the interior and exterior wall surfaces related to structural performance and water penetration are typically reported. Cosmetic issues are typically only noted if they appear to relate to leakage and/or structural issues, except for new construction or remodeling inspections. in which case all significant substandard work is reported.

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D	Inspection item

Comments:
• Walls were observed to be generally in good structural condition, with typical, light cosmetic wear and tear, but no serious damage or structural issues evident.

X **F. Ceilings & Floors**

Observations of ceilings and floors related to structural performance and/or water penetration are typically reported. Cosmetic issues are typically only noted if they appear to relate to leakage and/or structural issues, except for new construction or remodeling inspections. in which case all significant substandard work is reported.

Comments:
• Ceilings and floors were observed to be in good overall condition, and free of significant defects or structural issues at the time of the inspection, except for noted possible concerns.

• Old floor tile was observed in utility rooms. The small tile pieces appeared to be of a variety that often contained asbestos. The tile was observed to be generally in good condition.
Asbestos dust can be hazardous. Such tiles generally do not pose a hazard if the floors are kept clean and the pieces are intact.
If the tile is removed it is important to use proper asbestos removal precautions. Building codes may prohibit covering of asbestos tile to avoid concealing hazards that may result if material is later removed.

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D	Inspection item
X			X	**G. Doors (Interior & Exterior)**

Observations of the condition and operation of interior and exterior doors including the overhead garage doors are typically reported. Minor cosmetic issues (paint condition, etc.) are typically not reported, except for new construction or remodeling inspections.

Comments:

- Doors were generally in good condition and operating properly at the time of the inspection, except as otherwise noted. Some doors were locked or alarmed, and therefore not operated.

Deficiencies

- Security Issue: Entry door on the main parking lot (SW) side did not latch properly, such that it could be pushed or pulled open even when locked. Lock/latch hardware was evidently out of alignment.

X				**H. Windows**

Reporting typically includes the operational condition of windows, with particular attention to potentially hazardous conditions, such as falling sashes that could pose chopping hazards.

Minor cosmetic issues (paint condition, tiny corner cracks or holes in screens, etc.) are typically not reported, except for new construction.

Conditions associated with sliding glass doors may be reported in this category to save redundant reporting.

Comments:

- Windows were observed to be generally very well maintained and in good condition at the time of the inspection, except as noted.

- Windows were old single-pane metal frame windows. A considerable amount of heat loss can occur through such windows. Use of energy conserving blinds, shades, and/or curtains can help reduce heat passage.

I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficiency

I	NI	NP	D	Inspection item

Deficiencies

- Some window caulking was deteriorated. This may allow leakage through the windows. Some insects were observed near the windows in the 1st floor office near the W corner and indications of possible leakage were observed on a window near the center of the NW side.

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D	Inspection item

• A small crack that was evidently from a pebble or some other small object was observed on a 1st floor window near the center of the NW (exit driveway) side. This was evidently essentially cosmetic in effect.

X **I. Porches, Balconies, Decks, Awnings, and Carports**

Observations pertaining to safety and structural soundness are typically reported. Code issues are typically not reported, except where obvious hazards were observed; nor are cosmetic defects typically reported, except for substandard work in new construction, or issues that are deemed to have potentially significant structural importance in the not too distant future.

Issues pertaining to porch roofs or balcony surfaces may be reported in the roof section where appropriate and/or to save redundant reporting.

Comments:

• Observed to be generally in good condition at the time of the inspection.

X X **J. Stairways and Access Ramps (Interior & Exterior)**

Reporting of stairways and access ramps typically pertains to visible or accessible observations of structural soundness and safety considerations.

Minor conditions, such as minor cosmetic damage and ordinary squeaking are typically not reported, nor are code matters pertaining to the height and depth of stairs, except where such pose obvious functional issues or hazards in Inspector's judgment.

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D	Inspection item

Conditions associated with features such as porches or decks may be reported in the porch, deck, and balcony category to save redundant reporting.

Comments:
• Stairways were observed to be firm underfoot and in good condition where visible, except as otherwise noted. Framing was mostly not visible where walls and ceilings were finished.

Deficiencies
• Stairways had improperly configured guard rails, with too wide of spaces. Guard rails with no openings exceeding 4" in width into which small children could fall or get stuck are recommended on open sides of all stairways exceeding 2 steps or 30 inches. Such standards evidently had not been in effect at the time of construction.

X **X** **K. Other**

Functional conditions observed during the inspection pertaining to other structural and/or landscaping matters not categorized elsewhere are typically reported here.

Comments:
• Parking lot, and other paved surfaces were observed to be generally serviceable and in good condition, with no significant issues observed.

• Some insect traps were observed. There were not an exceptional number of insects in the traps, in general.

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D	Inspection item

II. ELECTRICAL SYSTEMS

X X **A. Service Entrance and Panels**

Reporting typically includes observations pertaining to the service entrance wiring, electrical panels and sub-panels to the extent such are safe and accessible to inspect. Panels that cannot be opened with a screwdriver without undue difficulty (i.e., have screws that are rusted or badly over-painted in place) may not have been inspected.

Code matters such as amperage of service are typically not reported, as codes change over time, unless such are related to observed functional issues or hazards, or potential issues that may arise in the future (such as water pipe grounding to galvanized piping that may be replaced soon).

Comments:

- Limitations: Not all of the distribution panels were accessible for interior inspection (see below).

- Service equipment was observed to be functional, generally in good condition, and safely wired according to standard practices at the time of installation, with no indications of unprofessional work or other issues observed.

- Some disconnect switch covers could not be opened for inspection or servicing of their interior wiring with their latches or switch levers, These may be interlocked, requiring screws on adjacent covers to be undone.

I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficiency

I	NI	NP	D	Inspection item

• Old panel to the L of the main switch in the 1st floor electrical utility room tested as having no power, and its terminals were noticeably corroded. Evidently all its wiring was disconnected, no longer in use.

• Circuits in panel LPE on the 2nd floor numbered 18 & 20 (labeled for the disconnected sign noted below) and 28 & 30 (labeled for a pump, possibly for the boiler that had been removed) were evidently deliberately turned off (marked with dots).

Many other circuit breakers had no circuits connected to them, and were tripped off by Inspector to mark them as such.

Deficiencies

• Safety issue: Main service disconnect switch for the building, distribution panel PD, and several other panel or equipment disconnect switches in the 1st floor electrical room were obstructed by heavy cubicle panel boards that were improperly stored. It is very important that all active distribution panels be accessible to turn off power in an emergency.

I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficiency

I	NI	NP	D	Inspection item

• Noticeable corrosion was observed on LPE circuit #30, which was turned off and not in use anyway.

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D	Inspection item
X			X	**B. Branch Circuits, Connected Devices and Fixtures**

Reporting typically includes electrical receptacles, switches, fixtures, and general wiring conditions to the extent observable. Typically much of the wiring is concealed and some outlets may be obstructed by large and/or delicate furniture and personal possessions of occupants.

Comments:

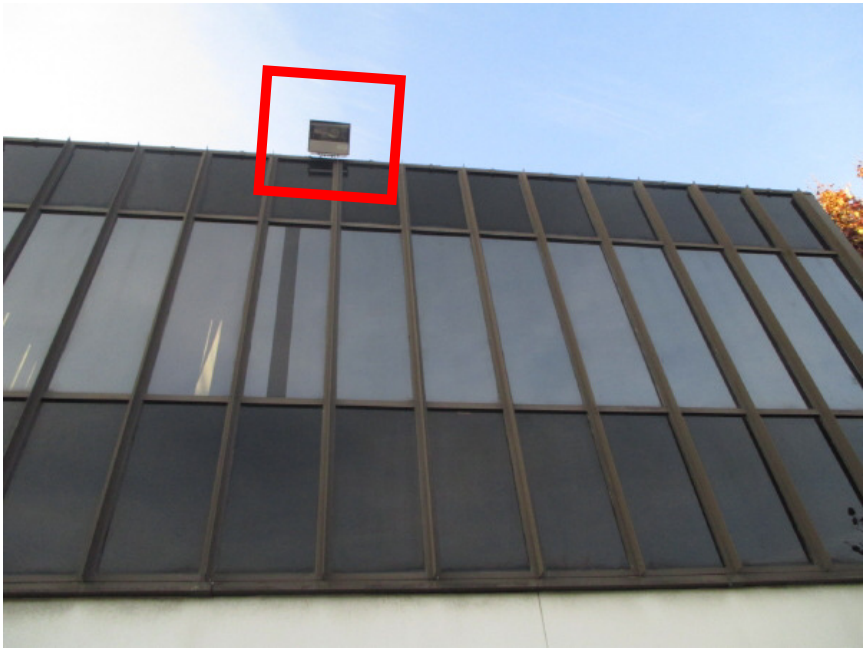
- Outlets, switches, and fixtures that were tested or operated were observed to be in good condition and functioning properly, except as otherwise noted.

Some light fixtures that were difficult or impossible to change bulbs without undue delay did not operate, but were observed to be generally in good physical condition. Their bulbs may have just been burned out. Some outlets were inaccessible for testing, obstructed by furniture or other items.

Some rooms, mainly offices in the E (parking lot side) hallway of the dialysis center, were inaccessible, so outlets and fixtures in them could not be inspected.

Deficiencies

- Security issue: One of the exterior lights on the edge of the roof was misdirected, pointing upward, rather than at the main parking lot; and did not turn on when it got dark. Another of the lights on the SE edge of the roof was also out. These light fixtures possibly had burned-out bulbs.



- Outlet in the 2nd floor SE hallway and some of the outlets configured for circular blades (such as one labeled for the disused circuit LPE 17) did not function. Wiring for the latter most likely had been disconnected, the outlets possibly having been used for obsolete equipment no longer in service. The outlet in the 2nd floor computer equipment room labeled for LPE 40 tested as having 120V functionality.

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D	Inspection item

• Some fluorescent light fixtures did not turn on, or had dim bulbs. It is possible bulbs were missing or burned out where the fixtures did not operate. Dim bulbs can damage fluorescent light fixtures. If the lights do not operate with new bulbs the fixture, switch, or wiring may be faulty.

I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficiency

I	NI	NP	D	Inspection item

• A few outlets tested as having an open ground (marked with green dots) or poor grounding connection, evidently due to worn, dirty, and/or excessively tarnished terminals (marked with yellow dots). Replacement of such outlets is recommended, as effective grounding provides a measure of protection against equipment damage or electric shock.

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D	Inspection item

• Disconnected wiring was observed on the roof, reportedly for a sign that had been taken down. Power to the wiring had been turned off, but the wiring was no enclosed. Enclosure of the wiring is recommended to protect it from corrosion so it could be usable if desired by a later lessee.

• A few outlets had no covers. These were mostly in work areas, such as utility rooms.

• Light switch near the door for room 140 was obstructed by a cubicle, so there was no obvious way to turn the overhead lights on when entering the room. This was evidently the doing of the tenant who leased the space.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

X **A. Heating Equipment**

Reporting typically includes the operation, safety, and functionality of heating equipment. No dismantling of the equipment beyond removal of easily removable panels is required in a inspection.

Please note that elevated carbon monoxide (CO) levels may result from sources other than the heating equipment, such as traffic and construction outside the building and/or cooking inside the building. Therefore, inspector may be unable to make a reliable assessment of carbon monoxide leakage from heating equipment under such conditions.

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D	Inspection item

Comments:
- Gas, forced-air furnace / AC rooftop combination units functioned and were generally in good physical condition to the extent observable. Units of this age (manufactured in 2000 per serial #) are typically more-or-less in the middle portion of their functional life.

Carbon monoxide (CO) level reading in the supply air was about the same as the ambient level of about 3ppm, and did not increase after the unit was run for a long time, so the CO appeared unlikely to have resulted from heat exchanger leakage, which is the typical cause of dangerously elevated CO in the supply air. Note that CO detector readings can also be triggered by other gases that are harmless, as

Cracks can eventually form in a heat exchanger from repeated expansion and contraction of the metal over time, and a heat exchanger can eventually corrode to the point it rusts through.

It is very important to have working carbon monoxide (CO) detectors in the most commonly used rooms (except kitchens) and any rooms in which people may fall asleep in any building with a gas, forced air heating.

The ideal location for these would be on the ceilings, near supply registers, where CO levels would be highest if such occurs.

X **B. Cooling Equipment**

Reporting typically includes the condition and performance of the cooling systems. Please note that operation of an AC unit when weather is not warm enough can cause damage. Such limitations are noted

It is recommended that the unit be serviced once a year by a licensed HVAC company, especially when a unit is over 10 years old.

Comments:
- Limitations: AC systems were not operated due to the outside air temperature having been below 65 degrees F (18 degrees C). Operation under such conditions can damage the unit. A servicing checkup by a qualified, licensed specialist is recommended before operating the units.

AC condensers of this age are typically in the mid to latter portion of their typical life expectancy. Annual servicing checkups are recommended.

X X **C. Duct Systems, Chases, Vents, and Other Components**

The condition and routing of the ducts, vents, flue systems, and filters is typically reported to the extent such are observable. Other heating and cooling system features such as thermostats and boiler system heat distribution features including piping, radiators, etc., are reported in this section.

Comments:
- Observed to be in good condition and properly configured, except for noted possible functional concerns with the zoning system.

I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficiency

I	NI	NP	D	Inspection item

Deficiencies:

- HVAC zoning system may not be working properly. The large office near the N corner of the 2nd floor was very hot, with pieces of plexiglass observed on and near registers to reduce the heat flow. Tenants complained about rooms sometimes being very cold, and space heaters were observed in many rooms.

Servicing is recommended. If the system cannot be corrected, it may be best to simply use manual adjustment of registers for supply flow.

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D	Inspection item

IV. PLUMBING SYSTEM

X X **A. Water Supply System and Fixtures**

The condition and operation of accessible and visible water supply components are typically reported to the extent possible. Limitations such as lack of water service are typically also noted.

Comments:

• Copper supply piping was observed to be generally in good condition to the extent it was visible. Water pressure was good at all fixtures, with very little decrease in water pressure when multiple fixtures were run at the same time. Fixtures were observed to be in good condition and functional, except as otherwise noted.

• Water to exterior faucets was off to prevent freezing damage. The piping was evidently sensibly configured, with a downward run to the faucets, so as to enable easy and complete draining for winter.

Deficiencies

• Noticeable leakage was observed from the faucet for the 1st floor utility room sink, evidently from an anti-backflow mechanism on the faucet. Almost all of the leakage was directed into the sink anyway. The faucet also slightly dripped when it was off, which may be correctable with a new stem washer.

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D	Inspection item

- Stem leakage was observed from the 2nd floor utility sink hot water faucet. Tightening of the stem nut may correct this if it can be done so as not to make the handle too difficult to turn.

- Very slight, intermittent stem leakage was observed from the 1st floor break room sink faucet.

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D	Inspection item

• Most of the shut-off valves ("stops") under sinks were stuck in their open position. A stuck valve may be able to be operated by turning it very carefully with pliers or a wrench. If it still does not operate properly, replacement is recommended.

This was not done during the inspection because sometimes valves leak when forcibly opened after being stuck.

Repair or replacement of any inoperative shutoff valves is advisable so it will be possible to work on fixtures individually without shutting off water elsewhere. It is important to use replacement valves that are compatible with the supply lines and conform to current codes.

• Automatic flush sensor for the 1st floor men's lavatory urinal did not function. The toilet did flush manually by pushing the button next to the sensor.

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D	Inspection item

X X **B. Drains, Wastes, and Vents**

The condition and performance of waste-water drain and vent pipes are typically reported to the extent such are observable and/or functional.
REPORTING DOES NOT INCLUDE STANDALONE CLOTHES WASHER DRAINS.

Comments:

- Drain, waste, and vent lines were observed to be a mix of cast iron main sections, with mostly copper branches and updated PVC and chromed brass or stainless steel sections near fixtures.

Underground sewer lines were typically sectional ceramic piping at the time of construction.

Updates were observed to be of professional quality, and drains performed well and were generally observed to be in good condition where visible.

Old cast iron and stainless steel lines are subject to deterioration as they corrode internally, and problems could arise at any time, though such issues tend to develop gradually.

Sectional ceramic sewer lines are subject to root penetration through their seams, and could eventually go out of alignment due to large roots or soil disturbances which would require major repair. No trees were observed that appeared large enough and located so as to disrupt drain piping.

I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficiency

I	NI	NP	D	Inspection item

Deficiencies:

- Stopper was disconnected in one of the 1st floor men's L sink and did not function in one of the 2nd floor women's lavatory sinks. The adjacent sinks had functional stoppers.

X		X	C. **Water Heating Equipment**

The condition and general operation of water heating equipment are typically reported to the extent such are observable.

Comments:

- Water heater functioned and heated the water effectively. A unit of this age (manufactured c. 2000 per serial #) in a commercial building is typically more-or-less in the mid to latter portion of its life expectancy if properly maintained, as units in such buildings tend to have relatively light use.

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D	Inspection item

• The bottom of the tank showed relatively little rust for a unit of its age, consistent with a unit that could be operable for many years to come, but a unit of its age could have more serious internal corrosion that was not visible.

It is advisable to periodically drain some water from the tank to see if a persistent, rusty color is present and watch for any external indications of tank leakage.

• Water drained from the tank had a rusty appearance at first, but cleared quickly, and had little sediment. The rusty color was probably due to the tank not having been drained recently, having cleared so quickly.

As a water heater ages, its effective capacity and efficiency may be reduced and by calcium deposits in the tank, which would cause the hot water to run out soon and the water to heat relatively slowly. Draining a few gallons of water from the bottom of the tank every month or two and/or the water heater once a year can help keep the tank relatively clean.

I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficiency

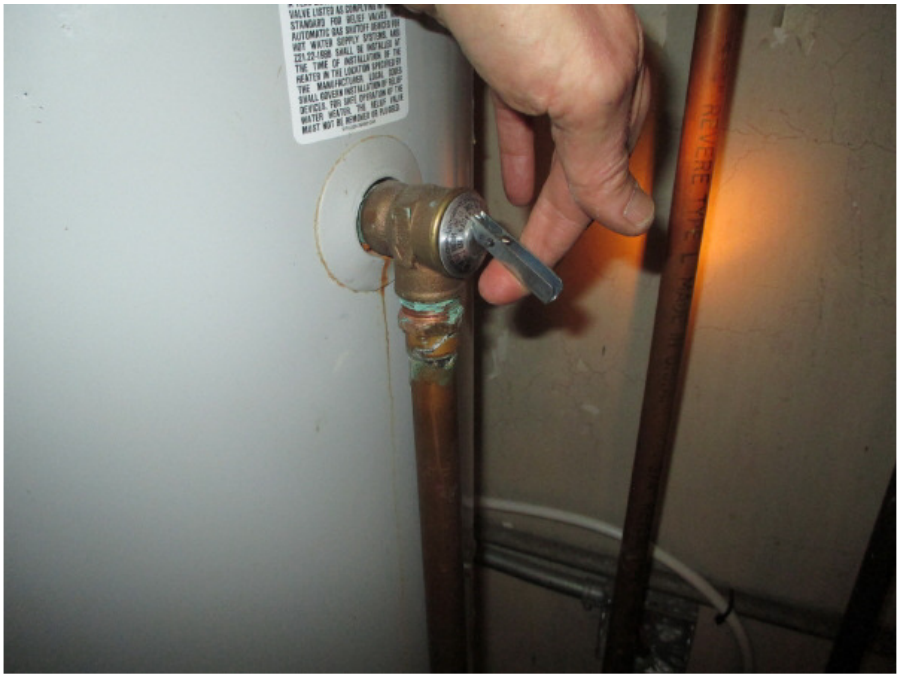
I	NI	NP	D	Inspection item

Deficiencies

- Safety issue: No flow was observed from the temperature/pressure relief ("T/P") valve when its lever was flipped. Evidently the valve was too clogged to function, most likely on account of the valve not having been tested or released in a very long time, possibly not at all.

Replacement is strongly recommended, as this is a very important safety mechanism to prevent the unit from exploding and destroying the house if the unit overheats due to a temperature control malfunction. It is very important to follow proper procedures, and not attempt such work when the water in the unit is hot.

The T/P valve should be periodically tested to ensure that it works. Testing should be done during business hours in case it does not function or fails to close after opened. Tapping the valve sharply with an object such as a screwdriver can often re-seat the valve if there is dripping from the valve after it is tested.



I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D	Inspection item

V. "BUILT-IN" APPLIANCES AND OTHER SYSTEMS

X **B. Food Waste Disposer**

The condition and operation of the food waste disposer ("garbage disposal") are typically reported to the extent observable.

Comments:

• Food waste disposers in the break rooms were briefly run, and observed to be functional and generally in good condition.

X **B. Mechanical Exhaust Vents and Bathroom Heaters**

Operation of such units, observing sound, intake (if possible), and ductwork for exhaust fans and bathroom heaters is typically reported. Performance and condition of wall heaters or radiant floor heating systems may be reported in the heating section.

Comments:

• Bathroom exhaust fans were functional. Ductwork for exterior discharge was observed on the roof and where visible above drop ceilings.

I=Inspected NI=Not Inspected NP=Not Present D=Deficiency

I	NI	NP	D	Inspection item
X				**C. Lawn and Garden Sprinkler Systems**

Reporting typically includes visual observation of water flow or pressure at the circuit heads during manual operation of functional zones or stations. Automatic function of the timer or control box, the rain sensor, or the effectiveness of anti-siphon valves or backflow devices are beyond the scope of such inspection, though observed issues pertaining to such features may be reported.

Comments:
- Sprinkler system was evidently "winterized," so the sprinkler system was not operated. Visible components were generally observed to be in good physical condition, except as otherwise noted. Servicing and de-winterization by a sprinkler specialist are recommended.

Deficiencies
- Sprinkler head near the main parking lot (SW side) entry door was leaning, and as such would probably misdirect its spray.

X				**D. Gas Supply Systems**

Inspection of gas supply systems was limited to the condition of all accessible and visible gas piping, and possible safety concerns. Gas leak testing is beyond the scope of such an inspection, but reporting may include observations (such as odors) consistent with possible gas leakage, if such are observed.

Comments:
- Gas piping was observed to be functional and generally in good condition where visible.