



## BOGGS INSPECTION SERVICES

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### PROPERTY CONDITION REPORT COPY

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Capital City WA 98513

Joe Smith  
JANUARY 26, 2021



Inspector

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Agent

**Jane Doe**

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# 1: CONFIDENTIALITY

## Information

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### Confidentiality

This report is the exclusive property of the client(s) listed on the cover page and Boggs Inspection Services. Use of this report by any unauthorized third party is strictly prohibited.

The following Property Condition Report (PCR) is prepared for the sole, confidential and exclusive use of the client(s) named above. It is designed to highlight significant visual defects uncovered during the Property Condition Assessment (PCA). It is intended as a general guide to help clients evaluate the property.

To help protect your financial investment in this property, please read the complete PCR before your inspection contingency period expires.

Property Condition Reports should always be reviewed in their entirety. While many Realtors, attorneys, or client representatives will only casually scan the report, Clients should read the entire report before any due diligence periods expire and certainly before close of escrow. The sections that follow includes site-specific information and information about major defects, safety concerns, and maintenance concerns.

Property Condition Reports by nature focus on defects and may seem negative in tone. Some features of this property may be in excellent condition and of high quality but have not been mentioned, or have been deemed adequate in the report. This is not meant to downplay this property's assets, but to focus on alerting you to potentially expensive problems. Bear in mind that all properties, regardless of their age, have some number of defects.

Client has contracted with Boggs Inspection Services to perform a commercial Property Condition Assessment in accordance with the ASTM E2018-15 industry standard for the building inspection profession. This is different from a technically exhaustive inspection which takes several days to complete, involves the use of specialized instruments, the dismantling of equipment, video scanning, destructive testing, laboratory analysis of possible contaminants, and more. The purpose of the PCA is to identify concerns or adverse conditions that need further evaluation, are safety concerns, or may lead to costs that would significantly affect your evaluation of the subject property at time of inspection.

## 2: INSPECTION DETAILS

### Information

**Attendance**

Selling Agent, Property Manager,  
Occupants

**Entrance - Sides**

North, South

**Weather**

Showers

**Ground Conditions**

Wet

**Approx. Temperature (°F)**

55

**Inspection Start Time**

10:00 AM

**Inspection End Time**

2:00 PM

**Property Type**

Religious/Spiritual

**Occupancy**

Occupied - Furnished

## 3: GENERAL EXTERIOR

### Information

**General Information: Exterior Cladding Type**

Main Building, Pump House, Shed  
Concrete Masonry Unit (CMU),  
Plywood

**General Information: Paved/Parking Lot Materials**

Asphalt

**General Information: Walkway Materials**

Concrete

### Observations

#### 3.2.1 Exterior Cladding & Siding

**WOOD DAMAGE OR DETERIORATION**

Recommendation

SHED

Wood cladding was damaged or deteriorated at the time of the inspection. The inspector recommends repair/replacement of damaged pieces and regular maintenance of the protective coating to prevent future deterioration.



#### 3.3.1 Paving/Parking Areas

**SEALING RECOMMENDED**

Recommendation

The asphalt drive and parking area was weathered in several areas. Damaged areas including common transverse cracks should be repaired and the entire drive and parking area should be resealed to prevent further deterioration.

#### 3.3.2 Paving/Parking Areas

**EVIDENCE OF PONDING**

Recommendation

NW

Evidence of ponding was observed at the asphalt driving surface. Ponding is caused by water collecting in localized depressions that trap water and fail to properly route it to a storm drainage system where applicable. This condition will increase the rate of degradation of the asphalt at these areas. The inspector recommends correction by a qualified paving contractor.



### 3.3.3 Paving/Parking Areas

#### **TRANSVERSE AND LONGITUDINAL CRACKING**

NE

Asphalt drive and parking areas exhibited common transverse and longitudinal cracking. These cracks are caused by a number of conditions including the following:

- Poorly constructed paving joint crack
- Shrinkage of the asphalt layer
- Daily temperature cycling
- Cracks in an underlying layer that reflect up through the pavement
- Longitudinal segregation caused by the improper operation of the paver

Signs of correction were observed including the filling and sealing of cracks. These areas should be monitored for further deterioration and be maintained by a paving contractor as necessary.



Recommendation



### 3.3.4 Paving/Parking Areas

#### **ASPHALT HEAVING/DAMAGE**

N, NW

Heaving/damage of the asphalt was observed. Heaving/damage can result from a number of causes including the following: - Expansive soils - Tree root displacement. Recommend further evaluation by a licensed asphalt contractor.



Recommendation





## 3.5.1 Walkways

**TYPICAL CRACKS**

MAIN BUILDING: E

Typical cracking was observed in the walkways. Cracks over 1/4 inch should be filled with an appropriate sealant to prevent further damage from the expansion of freezing water.



## 3.5.2 Walkways

**SETTLED/UNEVEN**

MAIN BUILDING: SE. PUMP HOUSE: E.

Concrete walkways exhibited settling resulting in trip hazards. Trip hazards are defined as any change in elevation over 1/4 of an inch. Repairs should be made by a qualified paving contractor.



Main Building: SE



Pump House: E

## 3.5.3 Walkways

**OLD FOOTINGS - TRIP HAZARD**

MAIN BUILDING: E

There are old footings that are uneven with the walkway surface. Trip hazards are generally defined as any change in elevation over 1/4 of an inch. Repairs should be made by a qualified paving contractor.



## 3.5.4 Walkways

**LARGER CRACKS**

MAIN BUILDING: N

Trip Hazard: Concrete walkways exhibited damage or deterioration at the time of the inspection. In some areas deterioration resulted in vertical displacement greater than 1/4" in the walking surface. Changes greater than 1/4" constitute a trip hazard. Recommend correction by a qualified paving contractor to eliminate trip hazards and prolong service life.







### 3.7.1 Topography

#### AREAS OF NEGATIVE OR NEUTRAL GRADE

MAIN BUILDING: S. PUMP HOUSE: N.

Localized areas of negative or neutral grade were observed that can direct runoff from precipitation toward the foundation. Erosion and/or excessive levels of moisture in the soil near the foundation can affect the ability of the soil to support the weight of the structure above. For ideal drainage, landscaping should slope away from the property at a rate of 1/4 inch per foot for at least six feet from the foundation. The inspector recommends regrading by a qualified landscaping or paving firm to direct water away from the foundation and building envelope.



Main Building: S



Pump House: N

### 3.8.1 Doors

#### DETERIORATED DOORS

SHED

Wood doors exhibited general damage or deterioration commensurate with their age. The finish coating was poorly maintained which resulted in UV and moisture damage.



## 4: ROOF

### Information

#### DESCRIPTIONS:

*The materials, styles and components present and observable are described as follows for the main building:*

|   |  |  |
|---|--|--|
| <b>Location</b><br>Main Building<br>Main Building | <b>Access</b><br>Walked on roof, Viewed from ground                  | <b>Style</b><br>Gable<br><br><b>Material Types</b><br>Laminated Composition Shingles |
| <b>Estimated Age</b><br>15+ years                 | <b>Estimated Layers</b><br>Roof appears to be a single layer         | <b>Vent Types</b><br>Can/Static, Soffit, Continuous Ridge, Gable                     |
| <b>Gutter Type</b><br>Metal                       | <b>Skylights/Solar Tubes</b><br>No skylights/solar tubes are present |  |

#### DESCRIPTIONS:

*The materials, styles and components present and observable are described as follows for the pump house:*

|                                     |  |  |
|-------------------------------------|--|--|
| <b>Location</b><br>Pump House       | <b>Access</b><br>Walked on roof, Viewed from ground          | <b>Style</b><br>Gable<br><br><b>Material Types</b><br>3-Tab Composition Shingles |
| <b>Estimated Age</b><br>Age unknown | <b>Estimated Layers</b><br>Roof appears to be a single layer | <b>Vent Types</b><br>Gable   |

#### DESCRIPTIONS:

*The materials, styles and components present and observable are described as follows for the shed:*

|  |   |  |
|--|---|--|
| <b>Location</b><br>Shed                              | <b>Access</b><br>Viewed from roof ledge on ladder, Viewed from ground | <b>Style</b><br>Gable<br><br><b>Material Types</b><br>3-Tab Composition Shingles |
| <b>Estimated Age</b><br>Original to age of structure | <b>Estimated Layers</b><br>Roof appears to be a single layer          |  |

## Roofing - Gutter System - Ventilation Inspection Overview

The roof system, gutters-downspouts and attic ventilation were inspected where components were fully accessible.

- The roofing material was inspected for concerns with wear and age, potential hail damage or other damage, and any flashing or roof penetration concerns.
- Gutters and downspouts were inspected to ensure proper drainage away from the structure and foundation.
- Metal flue pipes and chimneys were visually inspected for physical condition and flashing concerns.
- The roof inspection is not intended to predict how long the roof will last or if it will leak, and is not a warranty. All roofs should be inspected annually in order to detect and address concerns to ensure the roof will perform for the typical life span. Expect to make minor repairs to any roof.

## Limitations

Limitations

### ACCESS LIMITED:

MAIN BUILDING

When, "In the opinion of the inspector" the roof cannot be safely accessed or walked on for a hands on inspection, every reasonable effort will be made to visually evaluate the roof utilizing other vantage points. Regardless, conditions could exist which may not be detected. If you are not comfortable with the inspection findings or the method in which the roof was inspected, you are encouraged to have a licensed roofer with the proper safety equipment evaluate the roof more thoroughly. Be aware that hidden conditions may be present that are out of the scope of this inspection. The following reason(s) are:

Limitations

### MOSS/DEBRIS

MAIN BUILDING

Moss/Debris is present which could give way and cause slipping.

## Observations

### 4.2.1 Roofing Material Observations

#### NORMAL AGING

MAIN BUILDING, PUMP HOUSE, SHED

Normal appearing aging is present. There are some signs of weathering and aging which would seem consistent with the age of the roofing material. Regular maintenance and inspections are advised.



## 4.2.2 Roofing Material Observations

**MASTIC REPAIR**

MAIN BUILDING

Roof repairs are present which have been made with mastic/caulking. Where Mastic, tar or caulking has been used for repair, it may only provide temporary benefits and will likely need periodic reapplication. Be aware that hidden damages may exist which are outside the scope of inspection. It is recommended a roofer evaluate the repair for any hidden damages and provide a more permanent fix.

 Recommendation

## 4.3.1 Flashing

**PLUMBING BOOT DAMAGE**

MAIN BUILDING

Plumbing vent boot(s) damaged. Be aware that with used or older structures that hidden conditions may exist. Recommend further evaluation and repair.

 Recommendation

## 4.4.1 Framing

**DAMAGED POST**

MAIN BUILDING: S

Damage is present on the roof framing support post. Recommend evaluation by a licensed contractor.

 Recommendation

## 4.4.2 Framing

**BEAM DEFLECT**

MAIN BUILDING: S

The roof framing beam(s) appear deflected. Further evaluation and correction is recommended.

 Recommendation

## 4.5.1 Gutters

**MISSING GUTTER(S)**

PUMP HOUSE: S, N

 Recommendation



One or more gutters was missing at the fascia where a pitched roof terminated. This condition will route excessive levels of moisture toward the foundation and/or building envelope. The inspector recommends the installation of gutters at all bottom roof edges.



## 5: ATTIC

### Information

#### DESCRIPTIONS:

*The materials, styles and components present and observable are described as follows for the attic area:*

|   |   |  |
|---|---|--|
| <b>Location</b><br>Main Building: W Attic | <b>Structure</b><br>Trusses                           | <b>Ceiling Structure</b><br>Trusses  |
| <b>Inspection Method</b><br>Traversed     | <b>Insulation Depth</b><br>Approximately 10-12 inches | <b>Insulation Material</b><br>Fiberglass - loose fill, Fiberglass roll or batt |

#### DESCRIPTIONS:

*The materials, styles and components present and observable are described as follows for the attic area:*

|   |                                |   |
|---|--------------------------------|---|
| <b>Location</b><br>Main Building: E Attic                     | <b>Structure</b><br>Rafters    | <b>Ceiling Structure</b><br>Ceiling Joists  |
| <b>Inspection Method</b><br>Viewed from attic access platform | <b>Insulation Depth</b><br>N/A | <b>Insulation Material</b><br>None Observed |

### Observations

#### 5.1.1 General Concerns

#### EVIDENCE OF ACTIVE ROOF LEAKS

##### N. SIDE OF THE W ATTIC

Evidence of roof leakage was observed on the attic framing and/or underside of the roof sheathing. The conditions described may be the result of observations made in the roofing section of the report. Recommend further evaluation and repair.



Recommendation



#### 5.1.2 General Concerns

#### OLD LEAKS

##### MAIN BUILDING: BOTH ATTIC AREAS

Signs of old appearing leakage are present in attic. With older structures in particular, it is not uncommon to see evidence of past leaks in the attic. Sometimes, what appears to be an old leak could relate to intermittent leaking or possibly a one time event related to an unusual or extreme weather condition. The evidence could relate to a condition documented in the roofing section of this report. If not, the seller may be able to provide a history of any leaks in the attic, and what (if any) corrective actions were taken. If the seller cannot provide adequate explanation, you may wish to have further evaluation by a licensed roofer. Be aware hidden conditions may exist which are outside the scope of inspection.



Maintenance





## 6: FOUNDATION & WALL STRUCTURE

### Information

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#### DESCRIPTIONS:

*The materials, styles and components present and observable are described as follows for the main structure:*

##### Slab Foundation Present

The structure is slab on grade. Inspection is limited to those areas of slab which are visible only. No comment can be made about condition of slab which is concealed by finished floor coverings.

| Perimeter Foundation   | Anchoring Method  | Type of Footing |
|--|-------------------|-----------------|
| Concrete footing with both concrete and cinder block stem wall | Unable to assess  | Concrete slab   |
|  | Wall Construction |                 |
|  | Wood Framing      |                 |

#### DESCRIPTIONS:

*The materials, styles and components present and observable are described as follows for the pump house structure:*

##### Slab Foundation Present

The structure is slab on grade. Inspection is limited to those areas of slab which are visible only. No comment can be made about condition of slab which is concealed by finished floor coverings.

| Perimeter Foundation                        | Anchoring Method  | Type of Footing |
|---|-------------------|-----------------|
| Concrete footing and cinder block stem wall | None observed     | Concrete slab   |
|   | Wall Construction |                 |
|   | Wood Framing      |                 |

#### Foundation Systems Inspection Overview:

The foundation, basement, and crawlspace components were inspected where present and accessible, including the following items:

- The visible portions of the foundation wall of the home where not covered by insulation or finishing.
- The insulation type and levels present where visible.
- The floor structure, wall structure, beams and posts where visible.

Limitations can exist on any foundation inspection since much of the structural components can be hidden or buried, or covered with insulation or a finished area. We do our best to observe all visible areas and look for any sign of structural concerns. We are not structural engineers, and therefore, if we do see areas of concern we may recommend further evaluation by an engineer to assess the area of concern.

#### The Structure Is 30+ Years Old

##### Main Structure

With very old structures, construction practices of the time were often unique, utilizing materials and resources at hand and the knowledge of the time. Commonly, conditions exist related to insufficient post supports, over spanned framing members and beam support, inadequate gusseting and bracing and inadequate provision to resist seismic events, to name a few. It is simply beyond the scope of a typical inspection to identify and detail all the potential conditions or deficiencies in such a structure. Further, detailed review by an experienced, licensed contractor is recommended.

## Observations

### 6.1.1 Foundation

#### CRACKS - MINOR

MAIN BUILDING: N, W, S. PUMP HOUSE.

One or more minor cracks (1/8 inch or less) were found in the foundation. These don't appear to be a structural concern, but recommend sealing them to prevent water infiltration and monitoring them in the future. Numerous products exist to seal such cracks including:

- Hydraulic cement. Requires chiseling a channel in the crack to apply.
- Resilient caulks (easy to apply).
- Epoxy sealants (both a waterproof and structural repair).

[Here is an informational article](#) on foundation cracks.



Main Building: N



Main Building: N



Main Building: W



Main Building: S



## 7: ELECTRICAL

### Information

#### Panel Photos: Photos of Main and Sub Panels



Main Building S Hall Left Main Panel



Main Building S Hall Right Main Panel



Main Building E Electrical Room



Pump House

#### DESCRIPTIONS:

*The materials, styles and components present and observable are described as follows for Main Building S Hall left main panel:*

##### Location

Main Building S Hall

##### Service Conductors

Overhead, Wire Type Not  
Assessed

##### Panel Brand

Eaton/Cutler-Hammer

##### Panel Wiring

Not Assessed

##### Panel Configuration

Breakers, 120/240 Volts,  
Approximately 200 Amps

##### Grounding System

Can't Identify/Verify

#### DESCRIPTIONS:

*The materials, styles and components present and observable are described as follows for the Main Building S Hall right main panel:*

##### Location

Main Building S Hall

##### Service Conductors

Overhead, Wire Type Not  
Assessed

##### Panel Brand

Eaton/Cutler-Hammer

##### Panel Wiring

Not Assessed

**Panel Configuration**

Breakers, 120/240 Volts,  
Approximately 200 Amps

**Grounding System**

Can't Identify/Verify

**DESCRIPTIONS:**

*The materials, styles and components present and observable are described as follows for the Main Building E Electrical Room sub panel:*

**Location**

Main Building E Electrical Room

**Service Conductors**

Underground, Wire Type Not  
Assessed

**Panel Brand**

Eaton/Cutler-Hammer

**Panel Wiring**

Not Assessed

**Panel Configuration**

Breakers, 120/240 Volts,  
Approximately 90 Amps

**Grounding System**

Can't Identify/Verify

**DESCRIPTIONS:**

*The materials, styles and components present and observable are described as follows for the pump house sub panel:*

**Location**

Pump House

**Service Conductors**

Underground, Wire Type Not  
Assessed

**Panel Brand**

Eaton/Cutler-Hammer

**Panel Wiring**

Not Assessed

**Panel Configuration**

Breakers, 120/240 Volts,  
Approximately 60 Amps

**Grounding System**

Can't Identify/Verify

**Electrical Inspection Overview**

Limited components of the electrical system were inspected (in Accordance with ASTM E2018-15 standards) to include the following:

- The services entrance wiring and main electrical disconnect
- Inspection of the main electrical panel(s) and sub panel(s) if present.

**Observations****7.4.1 Breakers/Fuses****LABELING****MAIN BUILDING S HALL RIGHT MAIN PANEL**

Panel breakers are not properly labeled to identify circuits. For safety and convenience, breakers should be properly labeled.



Health & Safety



## 7.8.1 Overhead Service

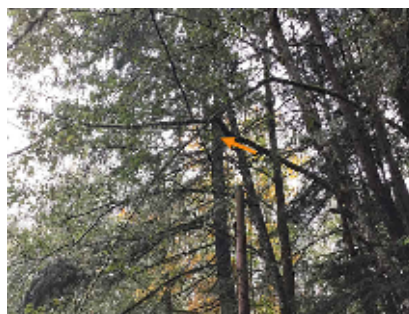
**VEGETATION**

MAIN BUILDING: S

Trees are obstructing the overhead service wires. This can be a potential safety issue. Correction is recommended.



Recommendation





## 8: HEATING, AIR CONDITIONING, & VENTILATION

### Information

#### HVAC Photos: Photos of HVAC Equipment/Units



Main Building W Mechanical Room



Main Building N Mechanical Room



Pump House

#### DESCRIPTIONS:

*The materials, styles and components present and observable are described as follows for the standard forced air unit:*

#### Location

Main Building W Mechanical Room

#### Primary Energy Source

Electric

#### System Type

Forced Air Furnace

#### Size of Heating Unit in Approximate BTU

160K

#### Efficiency of Unit

Medium

#### Cooling Capacity in Approximate Tons

4

#### Distribution

Ducts and Registers

#### Manufacturer

Advanced Distributor Products

#### Date of Manufacture (Month/Year)

01/2007

#### Last Service Date

Over 1 year

#### DESCRIPTIONS:

*The materials, styles and components present and observable are described as follows for the standard forced air unit:*

#### Location

Main Building N Mechanical Room

#### Primary Energy Source

Electric

#### System Type

Forced Air Furnace

#### Size of Heating Unit in Approximate BTU

160K

#### Efficiency of Unit

Medium

#### Cooling Capacity in Approximate Tons

4

**Distribution**

Ducts and Registers

**Manufacturer**

Advanced Distributor Products

**Date of Manufacture****(Month/Year)**

06/2008

**Last Service Date**

Over 1 year

**DESCRIPTIONS:***The materials, styles and components present and observable are described as follows for the unitary heater(s):***Location**

Pump House

**Primary Energy Source**

Electric

**System Type**

Electric fan forced heater

**Size of Heating Unit in  
Approximate BTU**

Unknown

**Distribution**

At the unit

**Manufacturer**

Cadet

**Date of Manufacture**

2011

**Cadet Model Series Present**

CS

**System Inspection Overview**

The HVAC system for the structure was visually inspected including the following:

- Opening readily accessible panels to visually inspect the system.
- Inspecting the venting system, flues and chimneys, where present.

Regular service of the HVAC system is important for efficient operation and to achieve maximum life from equipment; equipment can fail at any time without warning; most manufacturers recommend annual service.

**Observations**

## 8.2.1 General Condition

**LACK OF SERVICE/MAINTENANCE - NEWER**

Recommendation

MAIN BUILDING W MECHANICAL ROOM, MAIN BUILDING N MECHANICAL ROOM

The furnace lacks evidence of recent service. Central heating units should always be checked and serviced yearly, especially those which burn gas, oil or LPG. Furnaces which have not been serviced on a regular basis may have subtle, hidden conditions which may only be detected during detailed, technical servicing. Lack of servicing may also cause some components to be prone to early failure, which cannot be detected during the inspection. The average lifespan of forced air furnaces is 15-25 years but lack of annual service and maintenance may reduce the life of the unit.

## 8.4.1 Fuel Supply

**POSSIBLE ABANDONED OIL TANK**

Recommendation

MAIN BUILDING N MECHANICAL ROOM

An abandoned oil tank may be present: Typical indicators include old, small diameter copper pipe, and/or vent pipes and filler pipes in the ground. If a tank is present, decommissioning may be required if it has not been done so already. Only an Environmental Auditor is qualified to conduct a Phase I Environmental Site Assessment which you may wish to have performed if this is of concern.



## 8.10.1 Chimney

**DAMAGED**

## MAIN BUILDING

The chimney brick/block is damaged, deteriorated and/or loose. A licensed mason should be called to make further evaluation and repairs as needed.



Recommendation



## 9: WATER HEATER

### Information

#### Photos of Units: Photos of Units



Main Building W Mechanical Room



Main Building E Attic

#### DESCRIPTIONS:

*The materials, styles and components present and observable are described as follows:*

|                                 |                            |                            |
|---------------------------------|----------------------------|----------------------------|
| <b>Location</b>                 | <b>Manufacturer</b>        | <b>Energy Source</b>       |
| Main Building W Mechanical Room | Rheem                      | Electricity                |
|                                 | <b>Capacity in Gallons</b> | <b>Date of Manufacture</b> |
|                                 | 50                         | 07/2010                    |

#### DESCRIPTIONS:

*The materials, styles and components present and observable are described as follows:*

|                       |                            |                            |
|-----------------------|----------------------------|----------------------------|
| <b>Location</b>       | <b>Limitations</b>         | <b>Manufacturer</b>        |
| Main Building E Attic | Tank wrapped in insulation | Unable to identify         |
| <b>Energy Source</b>  | <b>Capacity in Gallons</b> | <b>Date of Manufacture</b> |
| Electricity           | Unable to identify/verify  | Unable to identify/verify  |

### Observations

#### 9.2.1 Water Heater

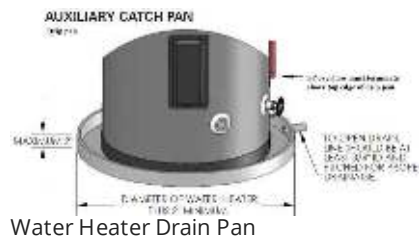
#### **NO CATCH PAN OR DRAIN**

##### MAIN BUILDING E ATTIC

A water heater is installed over interior areas and has no catch/drip pan and drain installed or the catch/drip pan and drain is installed wrong. Recommend having a qualified contractor install a catch/drip pan and drain to prevent water damage to finished interior spaces below if/when the water heater develops a leak or is drained.



Maintenance



### 9.3.1 Age

## 10 YEARS AND OLDER

## MAIN BUILDING W MECHANICAL ROOM

The estimated useful life for most water heaters is 8-15 years. This water heater appears to be at this age or older and may need replacing at any time. Recommend budgeting for a replacement in the near future.



## Recommendation



### 9.5.1 Tank Casing

## CORROSION ON TANK

## MAIN BUILDING E ATTIC

Corrosion was found in one or more areas on the water heater. The water heater may be failing. A qualified plumbing contractor should evaluate and replace or repair water heater if necessary.



## Recommendation



### 9.6.1 Earthquake Straps

## STRAPS MISSING

MAIN BUILDING E ATTIC

The water heater does not have seismic straps or struts installed. This is a potential safety hazard since movement can cause leaks in the gas supply lines or damage wiring. Leaks may also occur in water supply pipes. A qualified contractor should install seismic straps or struts as necessary and as per standard building practices.



## Health & Safety



#### 9.7.1 TPR Drain Line

### **DRAIN LINE MISSING**

MAIN BUILDING E ATTIC

No drain line appears to be installed for the temperature-pressure relief valve. This is a potential safety hazard due to the risk of scalding if someone is nearby the water heater when the valve opens. A qualified plumber should install a drain line as per standard building practices. For example, extending to 6 inches from the floor, or routed so as to drain outside.



#### 9.7.2 TPR Drain Line

### **DRAIN LINE ROUTED UPHILL**

MAIN BUILDING W MECHANICAL ROOM

The temperature-pressure relief valve drain line is routed upwards. This drain line should be routed either down or horizontally. This is a safety hazard as water may not be able to flow through the drain line adequately when the valve releases due to accumulated water. Also, accumulated water may corrode the valve and prevent it from working. A qualified plumber should evaluate and repair so the drain line is routed down or horizontally, but not up.





## 10: PLUMBING

### Information

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**Water System**

Private Well

**Main Water Shut-off Location**

Pump House

**Water Supply Pipe**

Copper, Galvanized Steel

**Drain Waste and Vent Pipes**

Galvanized steel, Cast iron, ABS

# 11: WELL FLOW TEST

## Information

### General Information: Overview

The Well Flow Rate test is designed to determine the rate at which the water is being pumped from the well into the structure. Generally, the rate is considered to be normal around 4-6 gallons per minute. Anything less than that may indicate a potential issue with the well pump and further investigation should be considered.

The process is performed by first making sure that no water is running inside or outside of the structure. The following steps are then taken.

1. A spigot nearest the pressure tank is accessed and turned on to allow for the tank to "draw down" or empty to the point the pump kicks on.
2. The spigot is then turned off to allow the pump to fully charge the pressure tank. This is called the "recovery".  
*These first two steps essentially "prime the system" so the measurements can begin*
3. Once the system is ready, the spigot is turned on and the amount of water released is measured until the pump turns back on. The spigot is then shut off.
4. Now, the system is timed to see how many seconds it takes for the recovery period.

These measurements are then used to determine the Well Flow Rate. Along with the measured PSI (pounds per square inch) of the system, which should be at least 40 PSI, we can determine the basic "health" of the system.

*Note: The well recovery rate, depth or capacity of the well are not determined during this operation. It is recommended to have a qualified well contractor assist with these details if they are a concern.*

### General Information: Flow Rate in General Information: Water

#### Gallons per Minute

10

#### Pressure (PSI)

45-50

## 12: INTERIOR ELEMENTS

### Observations

#### 12.1.1 Ceilings, Walls, & Floors

##### **EVIDENCE OF MOISTURE INTRUSION - PERIMETER WALL**

MAIN BUILDING: N STORAGE ROOM OFF SANCTUARY

There are signs of moisture intrusion observed on the interior side of the perimeter wall. Recommend further evaluation by a contractor specializing in waterproofing. Be aware hidden conditions may exist.



Recommendation



#### 12.1.2 Ceilings, Walls, & Floors

##### **MOISTURE RELATED STAINING - WALL/CEILING**

MAIN BUILDING: S ENTRY HALL, N CLASSROOM, N MECHANICAL ROOM, W MEETING ROOM

Dry appearing staining is observed on some areas of the wall(s) and/or ceiling(s) that were consistent with moisture intrusion. Staining was observed visually but full confirmation requires destructive testing that is outside the scope of the general PCA. Recommend further evaluation by a roofing and/or drywall contractor(s) to confirm or rule out active leaking.



Recommendation



S Entry Hall



N Classroom



## 13: RESTROOMS

### Observations

#### 13.2.1 Restroom Sinks

#### **DAMAGED/MISSING COMPONENTS**

##### E LADIES RESTROOM

The faucet fixture/components are missing/incomplete. Replacement indicated.



Recommendation



# 14: FINAL CHECKLIST

## Information

### General Information: Checklist

This checklist provides a record of the status of the structure when the inspector left the property.

### General Information: Items returned to original settings as found

Lights, Doors/Windows closed, Interior/Exterior Barrier photos taken

### General Information: Agent Present at End

Yes

### General Information: Barrier Photos

Exterior/Interior

### General Information: Client Present at End

No