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PROPERTY CONDITION REPORT COPY

123 Main St Olympia WA 98513

> Joe Smith JANUARY 26, 2021



Inspector Jon Molby 360.480.9602 / 253.267.8600 info@boggsinspect.com



TABLE OF CONTENTS

1: Confidentiality	6
2: Inspection Details	7
3: Exterior	8
4: Roof	14
5: Interior Elements	16
6: Restrooms	18
7: Attic	19
8: Foundation & Wall Structure	20
9: Electrical	21
10: Heating, Air Conditioning, & Ventilation	28
11: Plumbing	33
12: Water Heater	35
13: Final Checklist	45

1) Maintenance - General building condition and/or systems maintenance items.

2) Recommendation - General building condition and/or systems that have been neglected, require further professional evaluation, or are in need of repair/replacement.

3) Health & Safety - Health and safety concerns in regards to the general building condition and/or systems.

This is a summary review of the inspectors' findings during this inspection. However, it does not contain every detailed observation. This is provided as an additional service to our client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further attention, investigation, or improvement. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician, or specialist. Others can be easily handled by a homeowner such as yourself.

Often, following the inspector's advice will result in improved performance and/or extended life of the component(s) in question. In listing these items, your inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for addressing any of these concerns. As with most of the facets of your transaction, we recommend consultation with your Real Estate Professional (when applicable) for further advice with regards to the following items.

SUMMARY







- 🕞 3.2.1 Exterior Paving/Parking Areas: Asphalt Advanced Deterioration
- 🕞 3.2.2 Exterior Paving/Parking Areas: Asphalt Fatigue Cracking
- 🕞 3.2.3 Exterior Paving/Parking Areas: Asphalt Heaving/Damage
- 🕒 3.2.4 Exterior Paving/Parking Areas: Asphalt Severe Damage or Deterioration
- 3.3.1 Exterior Walkways: Typical Cracks
- 🕒 3.4.1 Exterior Exterior Cladding & Siding: EIFS Significant Damage/Deterioration
- 🕞 3.4.2 Exterior Exterior Cladding & Siding: EIFS Minor Damage/Deterioration
- 🕞 3.4.3 Exterior Exterior Cladding & Siding: EIFS Inadequate Clearance From Grade
- 🕒 3.4.4 Exterior Exterior Cladding & Siding: Wood Cladding Damage/Deterioration
- 🕞 3.4.5 Exterior Exterior Cladding & Siding: Tile Damaged/Loose
- 3.4.6 Exterior Exterior Cladding & Siding: Expansion Joint Sealant Deterioration
- 🖯 4.2.1 Roof Roofing Material Observations: Flat Wear
- 4.2.2 Roof Roofing Material Observations: Flat Previous Repairs
- 4.3.1 Roof Flashing: Missing/Damaged Flashing
- ⊖ 4.3.2 Roof Flashing: Damaged/Loose Flashing
- 🕞 5.2.1 Interior Elements Ceilings, Walls, & Floors: Moisture Related Stains
- 😑 5.2.2 Interior Elements Ceilings, Walls, & Floors: Ceiling/Wall Crack Moisture
- 🖯 6.3.1 Restrooms Urinals: Out of Order
- Ø 8.1.1 Foundation & Wall Structure Foundation: Cracks Minor
- 9.3.1 Electrical Panel: Openings
- 🙆 9.5.1 Electrical Breakers/Fuses: Labeling Missing
- 🙆 9.5.2 Electrical Breakers/Fuses: Mismatched

Θ

10.2.1 Heating, Air Conditioning, & Ventilation - General Condition - Forced Air/High Efficiency: Lack Of Service/Maintenance - Newer

Θ

10.2.2 Heating, Air Conditioning, & Ventilation - General Condition - Forced Air/High Efficiency: Lack Of Service/Maintenance - Older

🕒 11.2.1 Plumbing - Drain and Waste: Poor Repair

🕞 11.2.2 Plumbing - Drain and Waste: Open Waste Line - Interior

- ⊖ 11.3.1 Plumbing Venting: Disconnected
- 😑 12.1.1 Water Heater Water Heater: 2 Inch Pad
- 12.1.2 Water Heater Water Heater: No Catch Pan or Drain
- O 12.2.1 Water Heater Tank Casing: Corrosion
- ⊖ 12.3.1 Water Heater Age: 10 Years and Older
- ⊖ 12.3.2 Water Heater Age: Unknown, May Be Old
- 12.4.1 Water Heater Earthquake Straps: Straps Missing
- 12.6.1 Water Heater TPR Drain Line: Drain Line Missing
- 12.6.2 Water Heater TPR Drain Line: Terminates in the Interior

1: CONFIDENTIALITY

Information

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

Inspector Jon Molby License # 1812 Attendance Client, Selling Agent, Tenant(s), Customer(s)

Ground Conditions Dry

Inspection End Time 2:00 PM Approx. Temperature (°F) 70-90

Property Type Restaurant/Banquet, Commercial Office - Medical, Service

Entrance/Exit - Sides East, West

Weather Clear

Inspection Start Time 9:00 AM

Occupied; furnished; and in operation

3: EXTERIOR

Information

DESCRIPTIONS:

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

Exterior Cladding Type

Wood Panels, EIFS, Tile

Paved/Parking Lot Materials Asphalt Walkway Materials Concrete

Exterior Cladding & Siding: EIFS Installed

Exterior cladding included an exterior insulation finish system (EIFS). EIFS has historically been prone to failure, especially in damp climates and where manufacturer installation guidelines were not stringently followed. If maintained and installed properly with the proper architectural and flashing details, risk for cladding failures can be reduced. If however, proper architectural details or flashings are absent, installed incorrectly, or features (such as joints, flashings, etc.) are sealed incorrectly, or if there are cracks or gaps in the cladding or at wall penetrations like windows or trim, etc. conditions conducive to moisture intrusion and trapped moisture inside the wall cavities may be created. Prolonged moisture intrusion often results in structural damage and decay to wooden wall structures behind the EIFS requiring extensive and expensive repairs. Moisture intrusion and related damage are often difficult to visually detect even after significant damage has occurred. To determine the full condition of this type of cladding system requires moisture probing, intrusive testing of wall cavities, and additional specialty inspection procedures. These specialty inspection procedures are beyond the scope of the visual inspection process that was performed. The client should understand that inspector performed a visual inspection only, and is not an EIFS specialist. No destructive testing or probing was performed, and the inspector cannot determine the condition of materials inside or behind the EIFS finish. It is common practice for EIFS to be evaluated by a certified EIFS specialist, even when no obvious signs of deterioration or substandard installation are found. The inspector recommends that a certified specialist evaluate further to determine if repairs are needed. Any damage noted or areas noted in need of maintenance should be attended to promptly. Any repairs needed should be made by a gualified and competent contractor who specializes in EIFS application. Inspections and maintenance of this cladding material should occur routinely in the future.



Exterior Cladding & Siding: Recent Paint

The building appeared to be recently painted. This condition can mask defects, such all efflorescence from moisture intrusion. The inspection is based on visually observable defects.

Observations

3.2.1 Paving/Parking Areas ASPHALT - ADVANCED DETERIORATION



SEE PHOTO CAPTIONS

Advanced deterioration observed. Unsealed cracks were further damaged by vegetation and sealing in these areas will be difficult. Recommend evaluation by an asphalt and paving contractor to determine the cost of recovering or repair.



S Lot

E Lot

3.2.2 Paving/Parking Areas

ASPHALT - FATIGUE CRACKING



The asphalt drive exhibited fatigue cracking in the driving surface. Fatigue cracking is caused by the following conditions:

- Excessive loading
- Weak surface, base, or subgrade
- Thin surface or base
- Poor drainage

Fatigue cracking will eventually worsen over time. Sealing fatigue cracks will protect against degradation from thermal expansion and contraction, however it does not address the underlying causes. Fatigue cracks will eventually require a full depth patch. The inspector recommends correction by a qualified paving contractor.



3.2.3 Paving/Parking Areas ASPHALT - HEAVING/DAMAGE



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.



S Lot





3.2.4 Paving/Parking Areas ASPHALT - SEVERE DAMAGE OR DETERIORATION

E LOT

Areas were observed on the fatigue cracked surfaces with severe damage or deterioration requiring a full depth patch.



3.3.1 Walkways TYPICAL CRACKS



SEE PHOTO CAPTIONS

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.













3.4.1 Exterior Cladding & Siding EIFS - SIGNIFICANT DAMAGE/DETERIORATION



SEE PHOTO CAPTIONS

Damage and/or deterioration was observed in EIFS panels. Exterior insulated finish systems vary by manufacturer, but typically consist of expanded polystyrene insulation (EPS aka styrofoam), covered by a fiberglass embedded base coat, and a finish coat. The majority of the panel thickness consists of the EPS insulation, and as such is susceptible to damage from impact and thermal expansion and contraction of the building substrate. Control joints allow for thermal movement if properly installed (usually ever 144 sq feet), but are also a point of weakness in the exterior cladding. Deteriorated control joints were observed at the time of the inspection. Control joints should be regularly maintained to avoid moisture intrusion.



3.4.2 Exterior Cladding & Siding

EIFS - MINOR DAMAGE/DETERIORATION



SEE PHOTO CAPTIONS

Light damage or deterioration was observed in EIFS panels. The inspector recommends correction by a qualified EIFS specialist to prevent further deterioration.









W Side



E Side

3.4.3 Exterior Cladding & Siding **EIFS - INADEQUATE CLEARANCE FROM GRADE**



SEE PHOTO CAPTIONS

The exterior insulating finish system (EIFS) cladding was in contact with or too close to dirt/paving in one or more areas. This condition is conducive for moisture and pest intrusion. The Inspector recommends a qualified contractor repair or grade as necessary and per best building practices.

123 Main St



3.4.4 Exterior Cladding & Siding

WOOD CLADDING - DAMAGE/DETERIORATION

SEE PHOTO CAPTIONS

Wood cladding was damaged and/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.





S Roof Parapet Wall

3.4.5 Exterior Cladding & Siding **TILE - DAMAGED/LOOSE** SEE PHOTO CAPTIONS



The exterior tile cladding is damaged/loose. The Inspector recommends further evaluation and repair by a qualified contractor.







NE Side

S Side

E Side



NE Side

3.4.6 Exterior Cladding & Siding **EXPANSION JOINT - SEALANT DETERIORATION** SEE PHOTO CAPTIONS



Deterioration of the expansion joint sealant is observed. The Inspector recommends maintenance repair by a qualified contractor.



W Side

4: ROOF

Information

DESCRIPTIONS:

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

present

Location	Access	Style
Primary Structure	Walked on root	Flat/Low
Material Types Modified Bitumen	Estimated Age 15+ years	Estimated Layers Unable to identify/verify number of layers
Gutter Type Scuppers	Skylights/Solar Tubes No skylights/solar tubes are	

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 home 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.

Observations

4.2.1 Roofing Material Observations

FLAT - WEAR



The flat roofing material is showing signs of increasing wear and age. A licensed roofer should be called to evaluate the roof and offer their opinion with regard to the estimated remaining life span, and the possible need for any immediate repairs. Recommendations for replacement versus repairs of any conditions documented below are at the roofer's discretion. At this time, the signs of roofing wear may include: Alligatoring, Bubbling, Lifting, Surface Deterioration and/or Open Seams.



Maintenance

4.2.2 Roofing Material Observations

FLAT - PREVIOUS REPAIRS

NE

Patches were observed in the roof covering membrane at the time of the inspection. These patches indicated some level of roof maintenance and seams at patches were intact. Repairs like those observed are necessary to ensure the roof lasts for the entirety of its life expectancy, however they also are a weak point in the membrane and their condition should be regularly assessed.



4.3.1 Flashing

MISSING/DAMAGED FLASHING

S SIDE

Roof flashing is missing/damaged. Missing/damaged flashing may lead to leaks/damage and repair by a licensed professional roofer is recommended. On older structures be aware hidden conditions may exist.



4.3.2 Flashing

DAMAGED/LOOSE FLASHING

NE SIDE

Roof flashing is damaged/loose and leaking maybe occurring. The Inspector recommends further evaluation and repair by a licensed roofing contractor.



5: INTERIOR ELEMENTS

Limitations

Limitations **LIMITED ACCESS**

See Photo Captions

The room was occupied/in-use and was unable to be inspected.



Unit 103: E Room Behind Register



Unit 102: Room #3

Observations

5.2.1 Ceilings, Walls, & Floors MOISTURE RELATED STAINS

SEE PHOTO CAPTIONS

Stains were observed on ceilings/walls that were consistent with moisture intrusion. Stains were observed visually. Confirmation requires destructive testing that is outside the scope of the general PCA. The inspector recommends further evaluation by roofing and/or drywall contractors to confirm or rule out leaking and to determine the cost of correction.



Utility Room

Unit 106: Customer Entrance

Unit 106: Dry Cleaning Area





Unit 102: Washroom





Unit 101: NE Office Area

5.2.2 Ceilings, Walls, & Floors CEILING/WALL CRACK - MOISTURE SEE PHOTO CAPTIONS



A ceiling/wall crack was observed that is consistent with damage caused by moisture intrusion. The inspector recommends further evaluation.



Washroom of Unit 105



Unit 104: Kitchen

Unit 103: W Hall

6: RESTROOMS

Observations

6.3.1 Urinals **OUT OF ORDER**

UNIT 102

The urinal appeared to be out of order at the time of the inspection. This urinal was not operated because of the apparent risk of potential problems.



7: ATTIC

Information

DESCRIPTIONS:

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

Location Primary Structure Structure Wood Trusses

Inspection Method Viewed from hatch and/or drop ceiling tiles Insulation Depth Unable to assess Ceiling Structure Drop Down Tiles

Insulation Material Unable to assess

8: FOUNDATION & WALL STRUCTURE

Information

DESCRIPTIONS:

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

Location

Primary 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.

Concrete footing and stem wall

Anchoring Method Unable to assess Type of Footing Concrete slab

Wall Construction

Wood Framing

Foundation Systems Inspection Overview:

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

- The visible portions of the foundation wall of the structure 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.

Maintenance

Observations

8.1.1 Foundation

CRACKS - MINOR

SEE PHOTO CAPTIONS

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.



N Side

9: ELECTRICAL

Information

Photo(s) Interior of Units



Sub Panel - Unit 102



Sub Panel - Unit 105



Sub Panel - Unit 103



Sub Panel - Unit 104



Sub Panel - Unit 106

Photo(s)

Utility Room



HICE 12 SPACE

Main Panel - Unit 106



Sub Panel Unit 101 Labeled: "Village Manor Storage Room"

Sub Panel Labeled: "House Panel'

DESCRIPTIONS:

The materials, styles and components present and observable are described as follows for the main panel/disconnect for Unit 101-A:

Location

S Wall of Utility Room

Panel Wiring Not Assessed **Service Conductors** Underground, Not Assessed

Panel Configuration Single-Phase, 120/240 Volts, Approximately 200 Amps

Panel Brand General Electric

Grounding System Can't Identify/Verify

DESCRIPTIONS:

The materials, styles and components present and observable are described as follows for the main panel/disconnect for Unit 101-B:

Location

E Wall of Utility Room

Service Conductors Underground, Not Assessed Panel Brand **General Electric**

Panel Wiring

Not Assessed

Panel Configuration

Single-Phase, 120/240 Volts, Approximately 200 Amps

DESCRIPTIONS:

The materials, styles and components present and observable are described as follows for the main panel/disconnect for Unit 102:

Grounding System

Can't Identify/Verify

Location

S Wall of Utility Room

Panel Wiring Not Assessed Service Conductors Underground, Not Assessed

Panel Configuration Single-Phase, 120/240 Volts, Approximately 200 Amps General Electric
Grounding System

Panel Brand

Can't Identify/Verify

DESCRIPTIONS:

The materials, styles and components present and observable are described as follows for the main panel/disconnect for Unit 103:

Location

S Wall of Utility Room

Panel Wiring

Not Assessed

Service Conductors Underground, Not Assessed

Panel Configuration Single-Phase, 120/240 Volts, Approximately 200 Amps Panel Brand General Electric

Grounding System Can't Identify/Verify

DESCRIPTIONS:

The materials, styles and components present and observable are described as follows for the main panel/disconnect for Unit 104:

Location S Wall of Utility Room Service Conductors Underground Panel Brand General Electric

Panel Configuration Single-Phase, 120/240 Volts, Approximately 200 Amps Grounding System Can't Identify/Verify

DESCRIPTIONS:

Not Assessed

Panel Wiring

The materials, styles and components present and observable are described as follows for the main panel/disconnect for Unit 105:

Location S Wall of Utility Room Service Conductors Underground, Not Assessed

Panel Configuration Single-Phase, 120/240 Volts, Approximately 200 Amps Panel Brand General Electric

Grounding System Can't Identify/Verify

DESCRIPTIONS:

Not Assessed

Panel Wiring

The materials, styles and components present and observable are described as follows for the main panel/disconnect for Unit 106:

Location S Wall of Utility Room

Panel Wiring Not Assessed Service Conductors Underground, Not Assessed

Panel Configuration Single-Phase, 120/240 Volts, Approximately 200 Amps Panel Brand General Electric

Grounding System Can't Identify/Verify

DESCRIPTIONS:

The materials, styles and components present and observable are described as follows for the sub panel for Unit 101:

Location

N Wall in Utility Room

Panel Wiring Not Assessed Service Conductors Not Assessed

Panel Configuration Breakers, 120/240 Volts, Approximately 70 Amps Panel Brand General Flectric

Grounding System Via Main Panel

DESCRIPTIONS:

The materials, styles and components present and observable are described as follows for the sub panel labeled "House Panel":

Location E Wall in Utility Room

Panel Wiring Not Assessed Service Conductors Not Assessed

Panel Configuration Breakers, 120/240 Volts, Approximately 40 Amps **Grounding System** Via Main Panel

Panel Brand

Square-D

DESCRIPTIONS:

The materials, styles and components present and observable are described as follows for the sub panel for Unit 102:

Location Interior of Unit 102

Panel Wiring Not Assessed

Service Conductors Not Assessed

Panel Configuration Breakers, 120/240 Volts, Approximately 200 Amps

General Electric Grounding System Via Main Panel

Panel Brand

DESCRIPTIONS:

The materials, styles and components present and observable are described as follows for the sub panel for Unit 103:

Location Interior of Unit 103

Panel Wiring Not Assessed Service Conductors Not Assessed

Panel Configuration Breakers, 120/240 Volts, Approximately 200 Amps Panel Brand **General Electric**

Grounding System Via Main Panel

DESCRIPTIONS:

The materials, styles and components present and observable are described as follows for the sub panel for Unit 104:

Location Interior of Unit 104

Panel Wiring Not Assessed Service Conductors Not Assessed

Panel Configuration Breakers, 120/240 Volts, Approximately 200 Amps **Panel Brand General Electric**

Grounding System Via Main Panel

DESCRIPTIONS:

The materials, styles and components present and observable are described as follows for the sub panel for Unit 105:

Location Interior of Unit 105

Panel Wiring Not Assessed Service Conductors Not Assessed

Panel Configuration Breakers, 120/240 Volts, Approximately 200 Amps Panel Brand General Electric

Grounding System Via Main Panel

DESCRIPTIONS:

The materials, styles and components present and observable are described as follows for the sub panel for Unit 106:

Location

Interior of Unit 106

Service Conductors Not Assessed

Panel Wiring Not Assessed Panel Configuration Breakers, 120/240 Volts, Approximately 200 Amps Panel Brand General Electric

Grounding System Via Main Panel

Electrical Inspection Overview

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

Health & Safety

- The services entrance wiring and main electrical disconnect, including noting the location of the main shut off.
- Inspection of the main electrical panel(s) and sub panel(s) if present.

Limitations

Sub Panel - General Info Unit 106

STORED ITEMS

INTERIOR OF UNIT 106

Stored items prevented a full view/access to the panel. Hidden conditions may exist.



Observations

9.3.1 Panel

OPENINGS

SEE PHOTO CAPTIONS

The electric panel(s) have unprotected openings. For safety, any unused breaker openings or other gaps in the panel should be properly closed.



Sub Panel for Unit 101 Labeled "Village Manor Storage Room" located on the N Wall of the Utility Room

123 Main St

9.5.1 Breakers/Fuses **LABELING - MISSING**

SEE PHOTO CAPTIONS

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

Interior of Unit 103

Interior of Unit 104

Interior of Unit 105



9.5.2 Breakers/Fuses

MISMATCHED

SEE PHOTO CAPTIONS

Circuit breakers are mismatched. Breakers do not appear to be compatible with panel brand and model. The Inspector recommends an electrician evaluate the panel.

Joe Smith

Health & Safety













Sub Panel for Unit 101 Labeled "Village Manor Storage Room" located on the N Wall of the Utility Room

Interior of Unit 104



Interior of Unit 106

10: HEATING, AIR CONDITIONING, & VENTILATION

Information

Photo(s)



Unit 102

Unit 103

Unit 104



Unit 105

Unit 106

DESCRIPTIONS:

The materials, styles and components present and observable are described as follows for a rooftop unit for Unit 101:

Location

E roof above Unit 101

Size of Heating Unit in Approximate BTU 60K

Distribution Ducts and Registers Primary Energy Source Electric

Efficiency of Unit High

Manufacturer Carrier System Type Rooftop package heat pump

Cooling Capacity in Approximate Tons 5

Date of Manufacture June/2014

Last Service Date

Unknown

DESCRIPTIONS:

The materials, styles and components present and observable are described as follows for a rooftop unit for Unit 101:

Primary Energy Source Location Middle roof above Unit 101 Electric Size of Heating Unit in **Efficiency of Unit Approximate BTU** High 24K Distribution Manufacturer Ducts and Registers Trane

System Type Rooftop package heat pump

Cooling Capacity in Approximate Tons 2

Date of Manufacture September/2008

Last Service Date

Unknown

DESCRIPTIONS:

The materials, styles and components present and observable are described as follows for a rooftop unit for Unit 101:

Electric

High

Trane

Electric

Efficiency of Unit

Manufacturer

Location	
W roof above Unit 101	

Size of Heating Unit in **Approximate BTU** 24K

Distribution Ducts and Registers

Last Service Date Unknown

DESCRIPTIONS:

The materials, styles and components present and observable are described as follows for the rooftop unit for Unit 102:

Location Roof above Unit 102	Primary Energy Source Electric	System Type Rooftop package heat pump
Size of Heating Unit in Approximate BTU 24K	Efficiency of Unit High	Cooling Capacity in Approximate Tons 2
Distribution Ducts and Registers	Manufacturer Trane	Date of Manufacture 1991
Last Service Date Unknown		
DESCRIPTIONS:		
The materials, styles and comp 103:	oonents present and observable are des	cribed as follows for the rooftop unit for Unit
Location	Primary Energy Source	System Type

Roof above Unit 103

Primary Energy Source System Type

Rooftop package heat pump **Cooling Capacity in Approximate**

Tons 2

Date of Manufacture November/1991

Rooftop package heat pump

Size of Heating Unit in Approximate BTU 24K	Efficiency of Unit High	Cooling Capacity in Approximate Tons 2
Distribution Ducts and Registers	Manufacturer Trane	Date of Manufacture November/1991
Last Service Date Unknown		
DESCRIPTIONS: The materials, styles and comp 104:	ponents present and observable are des	cribed as follows for the rooftop unit for Unit
Location Roof above Unit 104	Primary Energy Source Electric	System Type Rooftop package heat pump
Size of Heating Unit in Approximate BTU 24K	Efficiency of Unit High	Cooling Capacity in Approximate Tons 2
Distribution Ducts and Registers	Manufacturer Trane	Date of Manufacture October/1991
Last Service Date Unknown		
DESCRIPTIONS: The materials, styles and comp 105:	ponents present and observable are des	cribed as follows for the rooftop unit for Unit
Location Roof above Unit 105	Primary Energy Source Electric	System Type Rooftop package heat pump
Size of Heating Unit in Approximate BTU 24K	Efficiency of Unit High	Cooling Capacity in Approximate Tons 2
Distribution Ducts and Registers	Manufacturer Trane	Date of Manufacture November/2006
Last Service Date Unknown		
DESCRIPTIONS:		
The materials, styles and com 106:	ponents present and observable are des	cribed as follows for the rooftop unit for Unit
Location Roof above Unit 106	Primary Energy Source Electric	System Type Rooftop package heat pump
Size of Heating Unit in Approximate BTU 24K	Efficiency of Unit High	Cooling Capacity in Approximate Tons 2
Distribution Ducts and Registers	Manufacturer Trane	Date of Manufacture 1991
Last Service Date Unknown		

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

10.2.1 General Condition - Forced Air/High Efficiency

10.2.2 General Condition - Forced Air/High Efficiency LACK OF SERVICE/MAINTENANCE - OLDER

LACK OF SERVICE/MAINTENANCE - NEWER

SEE PHOTO CAPTIONS

The unit lacks evidence of recent service. Forced air units should be checked and serviced yearly, especially those which burn gas, oil or LPG. Units 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. It is possible the seller has receipts from recent servicing, but if not, it is recommended a full service and technical evaluation be performed. The average lifespan for this type of unit is 15-20 years with annual maintenance performed. This unit was <15 years old.



Unit 101 - E Rooftop



The unit lacks evidence of recent service. Forced air units should be checked and serviced yearly, especially those which burn gas, oil or LPG. Units 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. It is possible the seller has receipts from recent servicing, but if not, it is recommended a full service and technical evaluation be performed. The average lifespan for this type of unit is 15-20 years with annual maintenance performed. This unit was >15 years old. Repair/replacement may be needed in the near future.







Unit 103



Unit 106

11: PLUMBING

Information

Water System Public Main Water Shut-off Location At meter Water Supply Pipe Copper

Drain, Waste, and Vent Pipes ABS

Plumbing System Inspection Overview

The plumbing system and components in the structure(s) were tested and inspected, including the following items:

- Determining the location of the main water shut off valves if visible, and inspecting for any visual concerns.
- General visual inspection of exposed supply and drain piping material.
- Testing of fixtures and visually inspecting for leaks and overall condition.
- Testing of toilets for proper operation and general condition.
- Inspection of the hot water system, age, and general condition.

Observations

11.2.1 Drain and Waste

POOR REPAIR

UNIT 102: WASHROOM

A temporary or unprofessional drain line repair is present. Such repairs may function for a time, but may not be reliable. The Inspector recommends further professional evaluation.



11.2.2 Drain and Waste OPEN WASTE LINE - INTERIOR

UNIT 103: WATER HEATER AREA

There is an open waste line observed. The Inspector recommends that a cap be installed to prevent any sewer line gases from entering the interior.



11.3.1 Venting **DISCONNECTED**

- Recommendation

UNIT 104: NW ATTIC ABOVE KITCHEN AREA

The plumbing vent has come disconnected. The Inspector recommends further evaluation and repair by a licensed plumbing contractor.



12: WATER HEATER

Information

Photo(s)





3

Joe Smith

Unit 105	Unit 106	
DESCRIPTIONS:		
The materials, styles and component heater unit:	nts present and observable are desci	ribed as follows for Unit 101's N water
Location Unit 101: N Attic Above Client	Manufacturer Unable to identify	Energy Source Electricity
Restroom	Capacity in Gallons Unable to identify/verify	Date of Manufacture Unable to identify/verify
TPR Line Material Unable to identify		
DESCRIPTIONS:		
The materials, styles and component heater unit:	nts present and observable are desci	ribed as follows for Unit 101's W water
Location Unit 101: W Attic Above the	Manufacturer Unable to identify	Energy Source Electricity
Employee Restroom	Capacity in Gallons Unable to identify/verify	Date of Manufacture Unable to identify/verify
TPR Line Material Unable to identify		
DESCRIPTIONS:		
The materials, styles and component	nts present and observable are desci	ribed as follows for Unit 102's water heat
Location Interior of Unit 102	Manufacturer Richmond	Energy Source Electricity
Capacity in Gallons 50	Date of Manufacture October 1992	TPR Line Material Copper
DESCRIPTIONS:		
The materials, styles and component	nts present and observable are desci	ribed as follows for Unit 103's water heat
Location Interior of Unit 103	Manufacturer Rheem	Energy Source Electricity
Capacity in Gallons 50	Date of Manufacture April/2016	TPR Line Material Copper
DESCRIPTIONS:		
The materials, styles and component heater unit:	nts present and observable are desci	ribed as follows for Unit 104's N water
L ocation Unit 104 N Attic Above Kitchen	Manufacturer Unable to identify	Energy Source Electricity
Storage Area	Capacity in Gallons Unable to identify/verify	Date of Manufacture Unable to identify/verify
TPR Line Material Unable to identify		

DESCRIPTIONS:

The materials, styles and components present and observable are described as follows for Unit 104's S water heater unit:

LocationManufacturerUnit 104 S Attic Above RestroomsUnable to identify

Capacity in Gallons Unable to identify/verify **Date of Manufacture** Unable to identify/verify Energy Source Electricity

TPR Line Material Copper, Galvanized Steel

DESCRIPTIONS:

The materials, styles and components present and observable are described as follows for Unit 105's water heater:

Location Interior of Unit 105 Manufacturer Bradford White Energy Source Natural Gas

Capacity in Gallons

Date of Manufacture October/2013 **TPR Line Material** Copper

DESCRIPTIONS:

The materials, styles and components present and observable are described as follows for Unit 106's water heater:

Location

50

Interior of Unit 106

Capacity in Gallons

Manufacturer Rheem

Date of Manufacture February/1992 Energy Source Electricity

TPR Line Material Copper

Limitations

General Information - Unit 101: N Unit

BARRIERS:

UNIT 101: N ATTIC ABOVE CLIENT RESTROOM

The water heater was not able to be fully inspected for one or more of the following reasons:

General Information - Unit 101: N Unit

BLOCKED

SEE PHOTO CAPTIONS

Drop down ceiling materials and utility lines/conduits blocked access to the water heater. The Inspector was unable to fully evaluate the water heater.



Unit 101 - N Attic Above Client Restroom



Unit 104 - S Attic Above Restrooms



Unit 101 - W Attic Above Employee Restroom



Unit 101 - W Attic Above Employee Restroom

General Information - Unit 101: N Unit

INSULATED JACKET

UNIT 104 N ATTIC ABOVE KITCHEN STORAGE AREA

A permanently installed insulated jacket is installed on the water heater. It obscures the manufacturer's information label and most of the water heater. The inspector was unable to fully evaluate the water heater.



General Information - Unit 101: N Unit

STORED ITEMS

UNIT 106

Stored items, furnishings and/or debris blocked access to the water heater. The inspector was unable to fully evaluate the water heater.



Observations

12.1.1 Water Heater **2 INCH PAD** SEE PHOTO CAPTIONS



Boggs Inspection Services

Maintenance

Recommend installation of a 2 inch platform to prevent moisture from wicking into the water heater from the concrete and causing corrosion.



Interior of Unit 106

12.1.2 Water Heater **NO CATCH PAN OR DRAIN**

SEE PHOTO CAPTIONS

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. The Inspector recommends 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.





Unit 101: N Unit

Unit 104: N Unit



Unit 101: W Unit



Unit 104: S Unit

12.2.1 Tank Casing CORROSION

SEE PHOTO CAPTIONS

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



Interior of Unit 106

12.3.1 Age

10 YEARS AND OLDER



SEE PHOTO CAPTIONS

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.



Unit 102

Unit 106

12.3.2 Age UNKNOWN, MAY BE OLD



SEE PHOTO CAPTIONS

The estimated useful life for most water heaters is 8 to 15 years. The inspector was unable to determine the age of the water heater due to the manufacturer's label being obscured, no serial number being visible, or the serial number not clearly indicating the age. The client(s) should be aware that this water heater may be near, at, or beyond its useful life and may need replacing at any time. The Inspector recommends further evaluation to determine the age of the appliance.





Unit 101 - N Attic Unit

Unit 101 - W Attic Unit



Unit 104 - N Attic Un



Unit 104 - S Attic Unit

12.4.1 Earthquake Straps

STRAPS MISSING

SEE PHOTO CAPTIONS



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.

123 Main St





Unit 101 - N Attic Unit



Unit 101 - W Attic Unit



Unit 104 - N Attic Unit



Health & Safety

Unit 104 - S Attic Unit

Unit 106

12.6.1 TPR Drain Line

DRAIN LINE MISSING

SEE PHOTO CAPTIONS

No drain line is installed for the temperature-pressure relief valve. This is a potential safety hazard due to the risk of scalding if someone is standing next to 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.



Unit 101: N Unit

12.6.2 TPR Drain Line TERMINATES IN THE INTERIOR

SEE PHOTO CAPTIONS

The Temperature pressure relief (TPR) line from the water heater is not terminated to the exterior. Wherever it is possible to do so, the TPR line should be terminated outside and be pointed downward to within 6 inches from the ground. If this is not possible, for instance in a basement or garage, the line should terminate close to the floor. A plumber may be able to recommend other corrective actions.



Interior of Unit 106

🛕 Health & Safety

13: 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