

Inspection Report

Provided by:



Zee Home Inspection

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Report Information

Client Information

Client Name Stepan Rodionovich

Property Information

Approximate Year Built 1985

Approximate Square Footage 35719 Sq Ft Approx

Number of Building Units. 3 (A,B,C)

Number of Bath Multiple baths

Direction Building Faces North West.

Occupancy.

1. Unit A was vacant and partially finished with a warehouse
2. Unit B was occupied and fully furnished with the warehouse.
3. Unit C was occupied and fully furnished with the warehouse.

Inspection Information

Inspection Date 05/05/2022

Inspection Time 10:00 AM

Weather Conditions Dry.

Outside Temperature 67°F

Disclaimer

EXCLUSIONS AND LIMITATIONS OF THIS INSPECTION REPORT

1. This report shall be confined to those matters specifically stated herein and shall not include any external documents or statements, oral or implied, not explicitly set forth in the written report.
2. This report is rendered as a professional opinion based on physical conditions observed by the inspector, his experience and technical knowledge. It is not intended to be factually or technically, shall assume no responsibility for the cost of replacing any unreported defects of conditions, or for any consequences stemming from any conditions reported or unreported.
3. Latent defects are beyond the scope of this report and are specifically excluded. Also excluded are items and conditions which are concealed, inaccessible, camouflaged or otherwise not easily observed. Swimming pools, tennis courts, play-ground equipment and other recreational or leisure time items are excluded along with cosmetic conditions such as, but not limited to; wall paper and

interior painting. Also excluded are complex machinery and hardware requiring specialised technical expertise to assess or repair. Detached structures, other than garages are also excluded from the scope of this report.

4. This report is based exclusively on the inspector's observation of conditions at the site as they existed at the time of the inspection only.

5. This report and the inspection on which it's based, shall not be constructed to be compliance inspection of any governmental or non-governmental codes, rules or regulations. 'No opinion is provided as the legality of any building, improvement, addition, alteration, or of any equipment, whether or not attached to the real property.

6. This report and the inspection on which it's based, shall not be intended as a guarantee or warranty, expressed or implied. No implied warranty of merchantability or fitness for a particular purpose or use in stated or intended, in regard to the real property itself or the mechanical systems and other items inspected and this report shall not be intended for such purpose.

7. Zee Home Inspection LLC, It's officer's, directors, agents and or employees, shall not be held liable for any mistakes, omissions or errors in judgement and assume no liability or responsibility for any mistakes, omission or errors caused by fraud, deception, concealment or camouflage perpetrated by others. It is understood that the liability of Zee Home Inspection LLC., it's officers, directors, agents and / or employees is strictly limited to the cost of the report itself, regardless of the consequential damages of any kind, including but not limited to personal injury and property damage of any nature.

8. This report shall not be intended to establish the value of the subject premise or any portion thereof. No representation or recommendation is made or intended regarding the advisability of purchase.

B. NOTICE

1. Zee Home Inspection LLC. Attests that the components and elements of the building have been inspected and rated with a "Professional Opinion Only". This report means that Zee has preformed an inspection of the building and its components and elements excluding any latent and/ or concealed defects which are not readily accessible and/ or otherwise visible and which could not be identified and / or rated without opening of the walls, ceilings and/ or floors, removal of insulation, disassembly of machinery, plumbing, electrical and / or heating system.

2. Because some utilities may not have been in service, or climatic or other conditions may not have required maximum output, the adequacy or capacity of heating, cooling, plumbing and/ or electrical system could not be determined

3 Mechanical and / or electrical systems can fail any time, often with little or no advanced warning. Accordingly, this report shall reflect the condition of such systems only at the time of the inspection and shall not be considered a guarantee or warranty as to the future operation of said system.

4. Zee Home Inspection LLC. Wished to emphasise that the building has been inspected according to the standards of the trade. Zee Home Inspection LLC. **However wished to empasize that this building is at least 37 years old.** This means that many, if not all the system are used and worn. Even though, At the time of the inspection, they have been deemed satisfactory and / or acceptable; it shall not mean that before closing of title, or shortly thereafter, the said system may reach the end of their economic life and as such may require replacement.

5. The condition of the premises may change after the date of our inspection due to many factors such as; weather condition, fire, moisture, leaks or action(s) of the premises and/ or systems with the scope of the inspection report at the time of the inspection only.

6. Zee Home Inspection LLC. Would like to point out the inspection shall not consist of dismantling certain systems or tearing walls apart, digging up basements, pipes, or any action deemed, outside the scope of this report, Rather, this report is done keeping cost factors in mind. Should we deem that specialized services from someone such as a licensed plumber, electrician, roofer, and / or any other specialized professional(s) should be contracted by the buyer, Zee Home Inspection LLC. Will make note of that in the report and that not shall serve as a warning that item(s) indicated require the attention of a said professional for further, more detailed review.

7. The presents of asbestos in ceiling, insulation, flooring and/ or pipe covering cannot be determined without laboratory testing in an approved E.P.A. certified laboratory. Consequently, Zee Home Inspection LLC. Shall not render any opinion as to the nature of said material(s). Independent laboratory analysis is recommended if a question exists as to the composition of any substance(s).

Report Summary Page

This is only a summary of the inspection report and is not a complete list of discrepancies.

Landscape. Exterior.

- Poor site drainage was observed. We recommend cleaning or fixing drainage areas. Repair or replace.
- The driveway appeared to be in serviceable condition and approaching the end of its useful life. Repair.
- Parking lines must be re-strip to identify parking spots. Parking lot striping/markings help ensure an organized flow of traffic in the parking lot.
- Some spalling and vertical cracks were observed at the front and East sides of the Buildings A, B & C walls. Repair or Further investigation is recommended.
- Building A, B, and C Most of the Exterior windows were uncleaned, weathering, and some deterioration was observed like broken glass. Recommend repairs, clean, or replace.
- Hose faucet was broken or missing handles at building # C front side. Need repair or replace with new faucet.
- The chimney or chimney flue did not have a rain cap installed. Recommend a cap to be installed.
- Exterior outlets appeared to be in a serviceable condition. Repair recommended.

•

Roofing.

- The roof had evidence of unprofessional installation i.e low sloping, air pocketing, and water ponding. Ask the seller if the sellers have any warranty or guarantee by the roofing company for future concerns.

•

HVAC System.

- Building A's upper-level Ac unit was not responding and need further evaluation or repair as needed.
- Building A Warehouse thermostat was not responding and need further investigation or repair as needed.
- Building A An abandoned Oil Heat or wood-burning furnace was observed in the basement. Need removal.
- Heating oil supply lines were present in the basement, Buried or above-ground tank may exist. Ask seller if they have any documentation otherwise sweep for oil tanks, Safety.

•

Electrical.

- Multiple abandoned Electric sub panels were present. Need to be removed for safety issues. All buildings
- Multiple outlets were either not responding or have reversed polarity and needs to be corrected by Electrical Contractor. Building A and B warehouses.
- Multiple Open junction boxes found in Building A and B needs to be covered for safety reason.

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Report Summary Page

- **Plumbing.**

- In buildings A, The water heater pilot was off. No Hot water was coming in any water faucet or closet. Need further evaluation and repairs.

-

- **Interior.**

- Buildings A has Drop ceiling-type panels. The general condition of the ceilings appeared to be in a serviceable condition with water stains visible. Replace or install new panels.

- The floor coverings were damaged on the first floor of building A. Recommend repairs.

- Building A, kitchen sink faucet leaked/dripped at the time of the inspection. Repair was recommended.

- Most of the toilets were leaking or were loose in building A. Recommend repair.

-

- **Life Safety.**

- Building A, illuminated exit signage were present and some of them were not functioning properly, Add new or replace as needed. safety.

- At building B egress door lock was not functioning properly needs maintenance as needed. Safety.

- Fire pulls, and strobes were not present or not visible at the time of the inspection, confirm with the sellers or re-check at final walk through before closing.

- Fire sprinklers were not noticed or not visible at the time of the inspection. confirm with the seller or re-check before closing.

Building/Property buyer, TAKE NOTICE, ANY ITEM THAT IS LISTED IN THE SUMMARY SHOULD CAUSE REASON FOR CONCERN. IT IS RECOMMENDED THAT A PROFESSIONAL CONTRACTOR, PLUMBER, ELECTRICIAN, ROOFER, ETC. SHOULD BE CONTACTED REGARDING THESE ITEMS FOR FURTHER INVESTIGATION AND OR REPAIR/REPLACEMENT.

Section	Condition#	Comment
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AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

1 Grounds

Grading

Grading Slope

The site is flat.

1.1) Grading Conditions

R

Poor site drainage was observed. We recommend cleaning or fixing drainage areas to assure water drainage is away from the property. Failure to fix or clean drainage system areas at the foundation can cause water seepage under slabs, into the basement/crawlspace, and/or cracks or movement in the foundation. It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.



Water Moss accumulating.



Broken or clogged Drainage.

Driveways - Sidewalks - Walkways

Driveway Material

Asphalt.

1.2) Driveway Conditions

R

The driveway appeared to be in a serviceable condition at the time of the inspection and appears to be approaching the end of its useful life. It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.

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Deteriorating driveway.



Multiple cracks on Driveway.



Path-hole Trip hazard.



Deteriorating Driveway At front Unit# C.

Sidewalk Material

Concrete.

1.3) Sidewalk Conditions

Inspected and was acceptable at the time of inspection.

1.4) Parking condition.

AS

Inspected and was acceptable at the time of inspection though parking lines must be re-strip to identify parking spots. Parking lot striping/markings help ensure an organized flow of traffic in the parking lot. The bright lines marking out parking spaces, arrows for entrances and exits, directional flow indicators, fire lanes, and handicap line markings guide drivers and pedestrians for smooth traffic flow.

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Faded lines/



Faded parking lines.



NO Loading/Unloading parking Zone Marking.

1.5) Parking Lighting condition.

Inspected and was acceptable at the time of inspection.

Retaining Wall

Retaining Wall Material

Block. All three buildings A, B, and C.

1.6) Retaining Wall Conditions

Inspected.

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2 Exterior

Front - Back Entrance

Front Entrance Type Front Door. Building A, B, C

2.1) Front Entrance Conditions

Inspected and no Major deficiencies were noted at the time of the inspection.

Back Entrance Type

- Building A has a side entrance on the west side warehouse door.
- Building B has a back entrance warehouse door.
- Building C has a back entrance through the warehouse.

2.2) Back Entrance Conditions

Inspected. All Buildings.

Exterior Walls

Structure Type Concrete Block. Wood frame. All Buildings.

Exterior Wall Covering Concrete blocks and Brick. All Buildings.

2.3) Exterior Wall Conditions

R

- Some spalling and vertical cracks were observed at the front and East sides of the Buildings A, B & C walls.
- Due to conditions observed, further evidence may exist in areas not readily visible or accessible. Water penetration may have occurred.
- Cracks on the walls do not seem to be a major issue at the time of the inspection. it is recommended to monitor the cracks periodically or have them checked by a licensed contractor or structural engineer for further evaluation and repairs.

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Building A & B cracks.



Building A & B cracks Front door.



Building A & B cracks front left side.



Crack and spalling Building A & B cracks Right side.

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spalling Near outside condenser unit Building# C

Exterior Windows - Doors

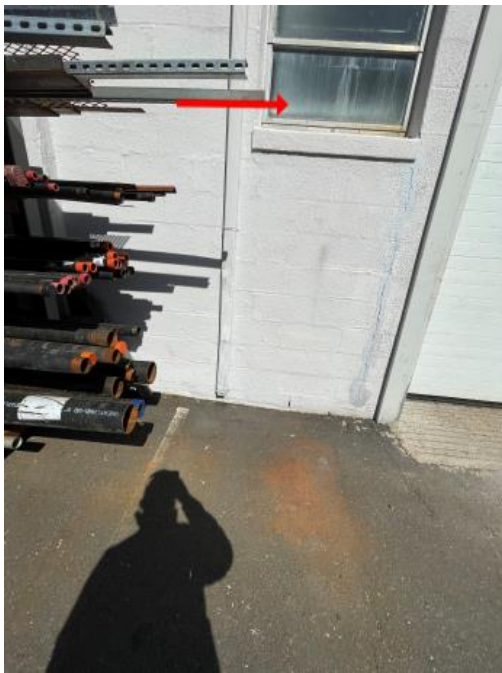
Window Type	Fixed/picture Window.
Window Material	Iron.Aluminum.
2.4) Window Conditions	<div>R</div>

Building A, B, and C Most of the Exterior windows were uncleaned, weathering, and some deterioration was observed like broken glass and drying putty or sealant. Recommend repairs, Replace, or maintenance as needed. It is suggested that a "Licensed Contractor" be contacted for further evaluation and repair or replace.

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Window outside view.



Cleaning or Broken seals.



Broken Glass Building C.

2.5) Exterior Door Conditions

Inspected.

Exterior Water Faucet(s)

Faucet Location

North Side of Building C.

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2.6) Faucet Conditions

R

Hose faucet was broken or missing handles at building # C's front side. Need repair or replace with new faucet.



Building# C broken Hose faucet.

Chimney

2.7) Chimney Conditions

AS

The chimney flue did not have a rain cap installed. Recommend a cap be installed during normal chimney maintenance. It is recommended installation of a rain cap.

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Missing Rain Cap Building A & B Roof.



Missing Rain cap.



Example reain cap.

Exterior outlets.

Outlet GFCI

No GFCI receptacles were observe outside of the building.

2.8) Outlet Conditions

R

Exterior outlets appeared to be in a serviceable condition at the time of the inspection.

install GFCI protection for all 15A and 20A, 125V receptacles located in bathrooms, rooftops, and kitchens in commercial/industrial facilities. However, GFCI protection is not required for receptacles installed outside a commercial or industrial occupancy.

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Exterior outlet tested.



Reverse polarity.

Fire Hydrants.

2.9) Fire Hydrants,

The fire hydrant was present on the street within 20 to 30 feet approximately to the structure. For average conditions, hydrants are normally placed 12,2 m from the building to be protected. Where this is not possible, they are set where the chance of injury by falling walls is small and where firefighters are not likely to be driven away by smoke or heat.



fire hydrant For information Only.

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3 Roofing

Roof Covering

Method of Inspection	The roof was inspected by walking the safe and accessible areas.
Roof Style	Flat.
Roof Covering Material	Rolled torch down rubber material.
Number of Layers	Two.

3.1) Roof Covering Condition

The roof covering and its material seem most likely new and recently installed.



View Roof. Building A & B

3.2) Flashing Conditions

Inspected.

3.3) Gutter & Downspout Conditions

Inspected.

3.4) Window Wells.

N/A Not present. Not present or was not visible at the time of the inspection.

3.5) Evidence of Ponding.

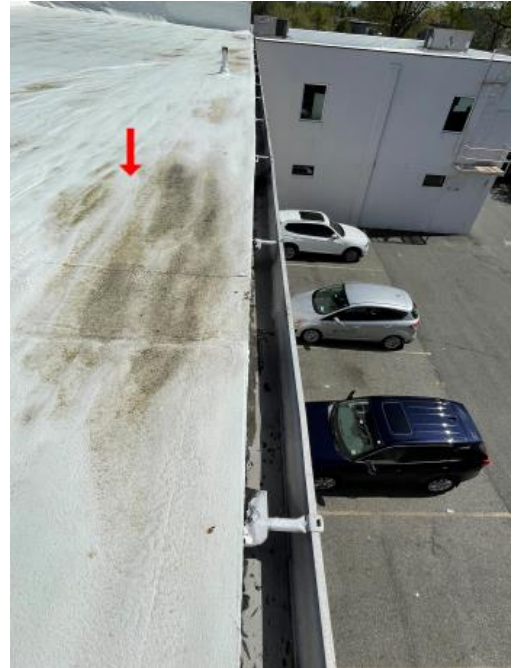
AS

The roof had evidence of unprofessional installation i.e low sloping, air pocketing, and water ponding. Given this condition, it is likely that the roof's age will be less long than expected. Recommend asking the seller if they have any Roof warranty or guarantee for future concerns.

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Air pockets.



Water ponding.



Low slope water ponding.



water ponding.

3.6) Rood Drainage System.

Inspected.

Attic Area

Attic Access

There was no access found to the attic as it was a flat roof. Framing, insulation, and associated roof components could not be inspected.

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Method of Inspection

The attic inspection was limited to those areas visible from the access.

Roof Frame Type

Flat.

3.7) Attic Conditions

N/A

Attic Ventilation Type

Passive vents.

3.8) Attic Ventilation Conditions

Inspected and no Major deficiencies were noted at the time of the inspection.

Attic Insulation Type

limited view.

3.9) Attic Insulation Conditions

NI

N/A

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4 Heating - Air

Heating

Location of Unit# A B C

- Building A has multiple Heat Pump units located in Closet 1st floor and 2nd unit in the warehouse utility room area.
- Building B has Heat Pump units in closet. upper floor.
- Building C has its Heat Pump unit in the Garage room area.

Heating Type

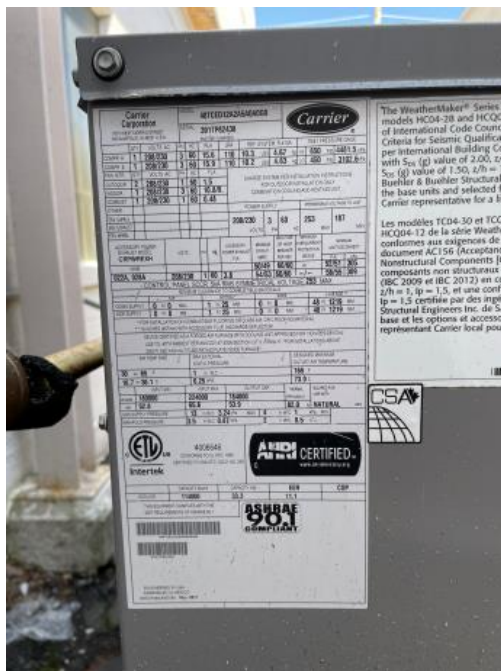
All building units have Heat Pumps. Central AC/Central Heat.

Energy Source

Natural Gas. All buildings A, B, and C.

Approximate BTU Rating

180000 to 184000.



Data plate condenser unit.



Data plate.

4.1) Unit Conditions

AS

- Building B and C, Heat Pump units Inspected and was functioning at the time of the inspection.
- Building A upper floor Heat Pump units was not responding need further investigation or repair. It is suggested that a "Licensed HVAC Contractor" be contacted for further evaluation

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and repair.



Upper floor view.



No heating Upper level Building A.

Distribution Type

The visible area of the heat distribution system is ductwork with registers. All 3 Buildings.



Cooling Temperature tested.



Cooling Temperature tested 2.

4.2) Distribution Conditions

AS

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Buildings A & B's distribution condition was Inspected and were accepted at the time of the inspection though, multiple abandoned ducts that were related to an old furnace or oil heating need to be removed. It is suggested that a "Licensed Contractor" be contacted for further evaluation and repair.

4.3) Ventilation Conditions

Inspected.

4.4) Thermostat Location and condition.

R

- Buildings A & B have a multi-zone control system throughout the building. These types of systems are very specialized and should be inspected by a qualified HVAC contractor annually to ensure proper operation and performance. A complete inspection and verification of system operation and specifications are outside the scope of this general building inspection.
- Building A warehouse thermostat was not responding at the time of the inspection. The Ac was not on at the upper level of building A and needs evaluation by the HVAC Contractor.
- It is suggested that a "Licensed HVAC Contractor" be contacted for further evaluation and repair.
- Building C thermostat was located in the Warehouse and inside the office and no deficiencies were noted.



Thermostat Not responding Building A warehouse.



Multi zone Thermostat.

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Building C In office.



Thermostat Building C Garage.

Air Condition - Cooling

Type of Cooling System

Split system.
Air Cooled Central Air Conditioning
Split system.

AC Unit Power

208/240 volts

4.5) AC Unit Conditions

AS

- Building **B** and Building C units were Inspected and were acceptable at the time of the inspection.
- Building A top floor Ac was not turning on or was not functioning at the time of the inspection.
- There were multiple abandoned condenser units on the roof of Building A & B and more than one abandoned unit Between Building A, B, and C. outside at ground level were observed to need to be removed though it is not an immediate concern, it is suggested to avoid burden and load on the roof and avoiding any moss to grow around these units.

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Street inside buildings A,B and C.



Abandoned Unit.



Abondend Unit on Building A & B.



Abondend Unit.

Oil Heating Evidence.

Presence of Oil Heating System

An abandoned Oil Heat or wood-burning furnace was observed in the basement.

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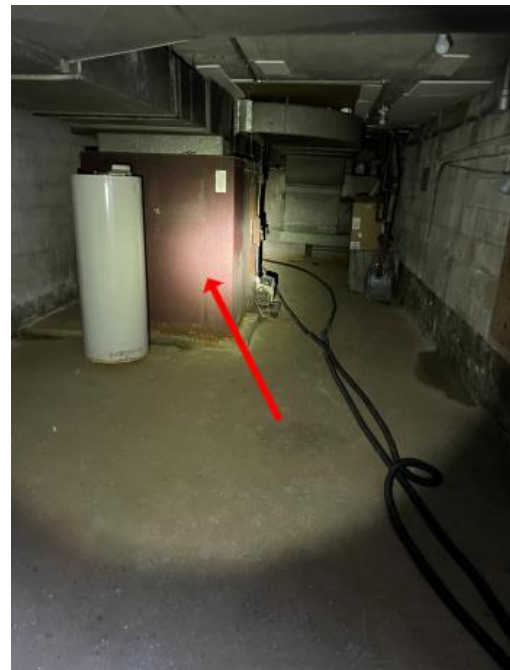
Basement Entrance outside.



Checkup list Oil heating Furnace.



Oil/wood Furnace.

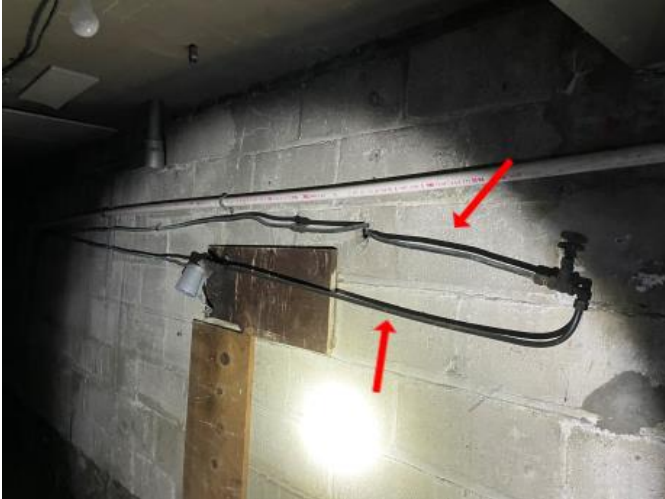


Oil/wood Furnace in the basement.

Oil Heating Type Buried or above ground.

Oil heating supply lines were noticed in the basement, which is strong evidence of Oil tanks buried or above the ground inside or outside the building. it is recommended to ask sellers if they have any documentation of removal or remediation of the Oil heating tank above or underground otherwise scan the property for any oil or storage tank buried inside or outside the buildings.

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Oil filling Supply lines.



Oil Supply line 2.

4.6) Oil Heating Unit Conditions

Not in Use.

4.7) Gas Meters Locations.

- Building A & B have their Gas meter in the basement.
- Building C Gas meter located outside at the front door.



Gas meter unit A,B



Gas meter Building C.

4.8) Gas Meter Condition.

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5 Electrical

Service Drop - Weatherhead

Electrical Service Type	The electrical service is overhead. All units A, B, and C.
Electrical Service Material	Copper.
Number of Conductors	Three.

5.1) Electrical Service Conditions

Inspected.

Main Electrical Panel

Main Disconnect Location	At Main Panel.
Electric Panel Location	<ul style="list-style-type: none"> • Building A has its Electric panels on the 2nd floor left side room in the closet. • Building B has its Electric panels in the warehouse. • Building C has its Electric panel in the storage room ground floor.
Panel Amperage Rating	The electrical capacity of the main breaker was listed/labeled as 120/240 400/200 amps.
Circuit Protection Type	Breakers.

5.2) Wiring Methods

The main power cable is copper. The branch cables are copper.

5.3) Electrical Panel Conditions

- Building A and B. Inspected and no Major deficiencies were noted at the time of the inspection.
- Building C Electric panel. Inspected and no Major deficiencies were noted at the time of the inspection.

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Building A & B Electric panels.



Inside view.



Building C Electric Panel.



Copper main Copper branch circuits.

Electrical Subpanel

Subpanel Location

Multiple locations, and subpanels including abandoned subpanels in all units A, B, and C.

5.4) Subpanel Conditions

Inspected and no Major deficiencies were noted at the time of the inspection. though multiple subpanels were not in use or not up to date as per today's standards. Need to be removal.

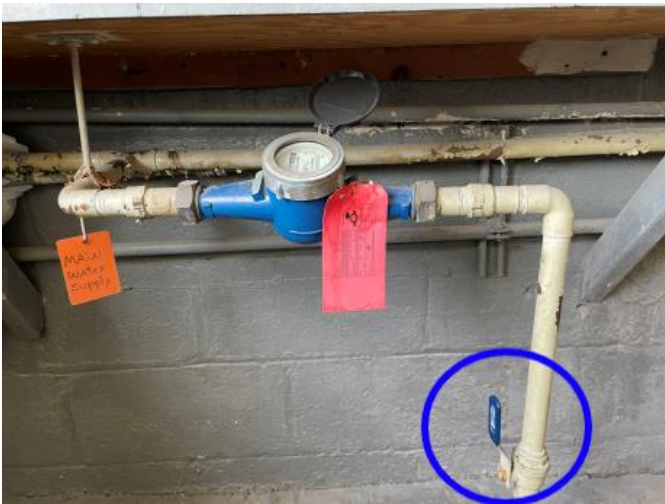
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6 Plumbing

Water Main Line

Main Shutoff Location Unit# A B C

- Buildings A and B have their main shut-off valve on the ground floor right side utility room.
- Building C has its water meter and shutoff valve in the ground floor office in the closet.



Building A shutoff valve.

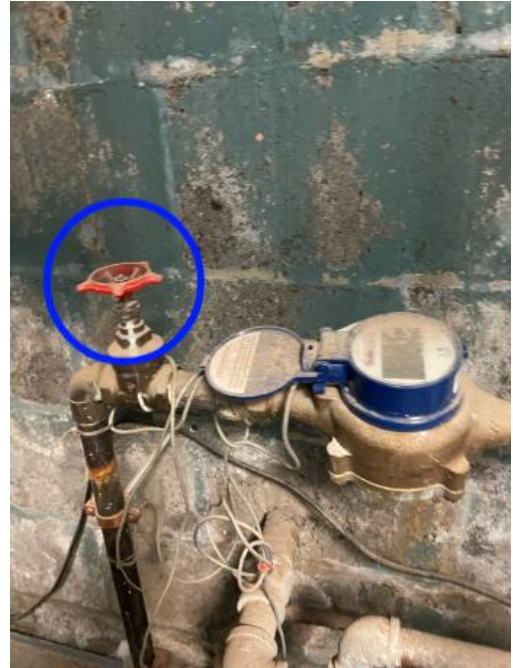


Building A shutoff valve.

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Building B shut-off valve.



Building C water shut-off valve.



Water Shut off closet Building C office.

Main Line Material

The visible material of the mainline/pipe appears to be galvanized.

6.1) Main Line & Valve Conditions

Inspected.

Water Supply Lines

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Supply Line Material

The visible material used for the supply lines is galvanized.

6.2) Supply Line Conditions

Inspected.

Drain - Waste Lines

Drain Line Material

The visible portions of the waste lines are galvanized and plastic. All units.

6.3) Drain Line Conditions

Inspected.

Water Heater(s)

Water Heater Type

Natural Gas.

Water Heater Location

- Buildings A has its water heater in the basement.
- Buildings B not found.
- Building C has its water heater in the Garage warehouse.



Water heater Building A .



Data plate.

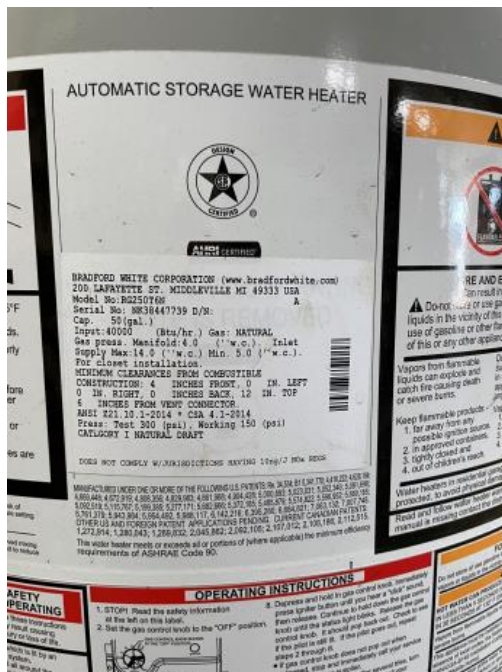
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Water heater supply.



Water heater Building C.



Data plate.

Water Heater Capacity

50 Gallon.

6.4) Water Heater Conditions

R

- In buildings A, The water heater pilot was off. No Hot water was coming in any faucet or water closet. The inspector was unable to inspect. Alterations, repairs, or lighting of any pilots or turning on breakers are beyond the scope of this inspection. Suggest further evaluation by a

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licensed plumbing contractor or utility company before close.

- Building B, water heater Inspected, and no Major deficiencies were noted at the time of the inspection.
- Building C, the water heater was in working condition and acceptable at the time of the inspection.

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7 Interiors

Walls - Ceilings - Floors

7.1) Wall Conditions

Inspected and no deficiencies were noted at the time of the inspection. All buildings.

7.2) Ceiling Conditions

R

- Buildings A has Drop ceiling-type panels. The general condition of the ceilings appeared to be in a serviceable condition at the time of the inspection. The inspector was unable to fully inspect the above tiles. A full inspection would require the removal of all ceiling panels, which is not performed as part of this inspection.
- Building B ceiling was Inspected and no deficiencies were noted at the time of the inspection.
- Building C ceiling was Inspected and no deficiencies were noted at the time of the inspection.



Building A ceiling.



Building A drop ceiling.

7.3) Floor Conditions

R

- Buildings A floors, The general condition of the visible and accessible portions of the floors appeared to be in a serviceable condition at the time of the inspection. The floor coverings were

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damaged on the first floor of building A. Recommend repairs. It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.

- Building B floors were Inspected and no deficiencies were noted at the time of the inspection.

Building C floors were Inspected and no deficiencies were noted at the time of the inspection.



building A floors.



2nd view. Broken tiles.



View 3

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7.4) Heat Source Conditions

Inspected. All buildings.

Windows - Doors

7.5) Interior Window Conditions

N/A

7.6) Interior Door Conditions

- Building A The interior doors appeared to be in serviceable condition at the time of the inspection.
- Building B and C, Inspected and no deficiencies were noted at the time of the inspection.

Electrical Conditions

7.7) Electrical Conditions

Inspected.

7.8) Lighting Conditions

Inspected.

7.9) Ceiling Fan Conditions

No fan was installed or present at the time of inspection.

7.10) Smoke Detector Conditions

AS

- The smoke detector were present at the time of the inspection.
- The smoke detector may be a part of an alarm system. The smoke detectors were not tested. Smoke detectors have a useful lifespan of about 10 years, it is recommended to replace all units after this period.

7.11) Heat Detector condition.

AS

The heat detector was present at the time of the inspection.
The heat detector may be part of an alarm. The heat detector was not tested. Heat detectors have a useful lifespan of about 10 years, it is recommended to replace all units after this period.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Carbon Monoxide detector.



Heat detector.

7.12) Carbon Monoxide Detector condition.

Inspected and no deficiencies were noted at the time of the inspection.

Fireplace

Fireplace Location	N/A Not present. Not present or was not visible at the time of the inspection.
Fireplace materials	N/A

7.13) Fireplace Conditions

N/A

Stairs.

7.14) Stairs location.

- Multiple stairs location inside front and back for Building A and B.
- No stairs at Building C were attached or present at the time of the inspection.

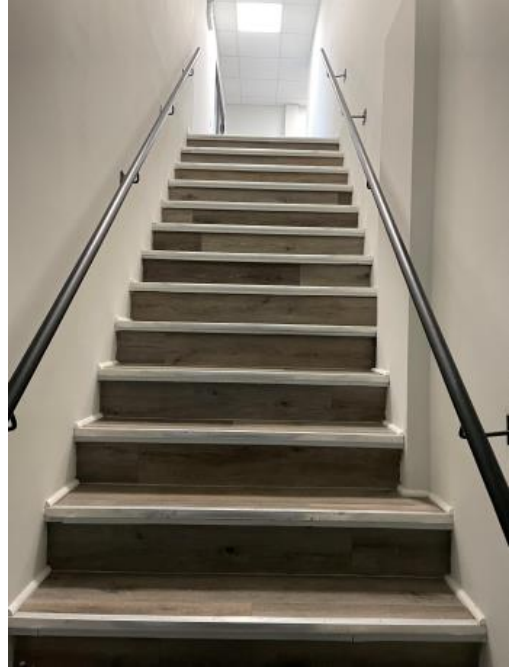
7.15) Stairs Conditions

Inspected and no Major deficiencies were noted at the time of the inspection.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Stair A



stair building B.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

8 Kitchen

Walls - Ceilings - Floors

8.1) Wall Conditions

Inspected. All units.

8.2) Ceiling Conditions

Inspected. All units.

8.3) Floor Conditions

Inspected. All units.

8.4) Heat Source Conditions

Inspected. All units.

Windows - Doors

8.5) Kitchen Window Conditions

Inspected. all units.

8.6) Kitchen Door Conditions

Inspected. all units.

Electrical Conditions

8.7) Electrical Conditions

Inspected. All units.

8.8) Lighting Conditions

Inspected. All units.

Kitchen Sink - Counter tops - Cabinets

8.9) Counter Conditions

Inspected. All units.

8.10) Cabinet Conditions

Inspected. All units.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

8.11) Sink Plumbing Conditions

R

- Building A kitchen sink faucet leaked/dripped at the time of the inspection. Repair is recommended.
- Building B and Building C kitchens were Inspected and no Major deficiencies were noted at the time of the inspection.



Leaking faucet upper floor kitchen.



Kitchen Building A.

8.12) Garbage Disposal Condition

N/A Not present. Not present or was not visible at the time of the inspection.

Appliances

Stove - Range Type N/A

8.13) Stove - Range Condition

N/A

8.14) Hood Fan Conditions

N/A

8.15) Dishwasher Conditions

N/A

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

8.16) Fridge or freezer condition.

N/A

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

9 Building A Baths.

Walls - Ceilings - Floors

9.1) Wall Conditions

Inspected.

9.2) Ceiling Conditions

Inspected.

9.3) Floor Conditions

Inspected.

9.4) Heat Source Conditions

Inspected.

Windows - Doors

9.5) Bathroom Window Conditions

N/A

9.6) Bathroom Door Conditions

Inspected.

Electrical Conditions

9.7) Electrical Conditions

Inspected.

9.8) Lighting Conditions

Inspected.

9.9) Vent Fan Conditions

AS

Appear serviceable at the time of the inspection.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Vent Fan.

Bathroom Sink

9.10) Counter - Cabinet Conditions

Inspected.

9.11) Sink Conditions

AS

Appear serviceable at the time of the inspection.

Shower - Tub - Toilet

9.12) Shower - Tub Conditions

N/A

9.13) Toilet Conditions

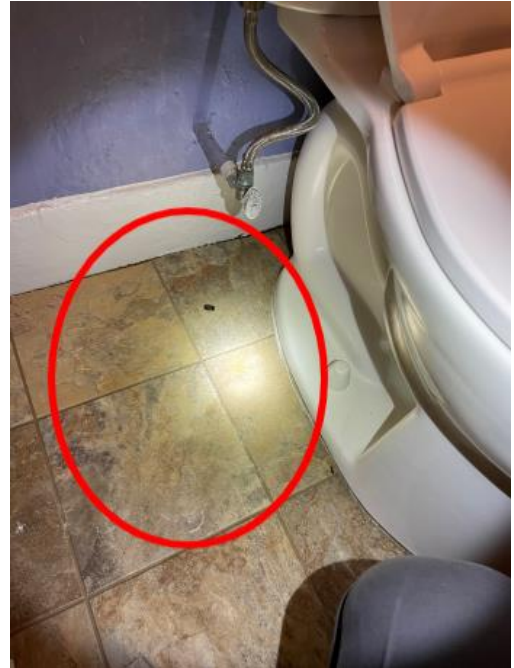
R

Appear serviceable at the time of the inspection. Most of the toilets were leaking or were loose in building A. Recommend repair. It is suggested that a "Licensed Plumbing Contractor" be contacted for further evaluation and repair.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Building A. leak toilet.



Building A. leak toilet.



Men Bathroom Building A.



Women Bathroom Building A.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Women Toilet Building A.



out of order.



view 2

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

10 Building B Baths

Walls - Ceilings - Floors

10.1) Wall Conditions

Inspected.

10.2) Ceiling Conditions

Inspected.

10.3) Floor Conditions

Inspected.

10.4) Heat Source Conditions

Inspected.

Windows - Doors

10.5) Bathroom Window Conditions

N/A

10.6) Bathroom Door Conditions

Inspected.

Electrical Conditions

10.7) Electrical Conditions

Inspected.

10.8) Lighting Conditions

Inspected.

10.9) Vent Fan Conditions

Inspected.

Bathroom Sink

10.10) Counter - Cabinet Conditions

Inspected.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

10.11) Sink Conditions

Inspected.

Shower - Tub - Toilet

10.12) Shower - Tub Conditions

N/A

10.13) Toilet Conditions

Inspected and no Major deficiencies were noted at the time of the inspection.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

11 Building C Baths

Walls - Ceilings - Floors

11.1) Wall Conditions

Inspected.

11.2) Ceiling Conditions

Inspected.

11.3) Floor Conditions

Inspected.

11.4) Heat Source Conditions

Inspected.

Windows - Doors

11.5) Bathroom Window Conditions

N/A

11.6) Bathroom Door Conditions

Inspected.

Electrical Conditions

11.7) Electrical Conditions

Inspected.

11.8) Lighting Conditions

Inspected.

11.9) Vent Fan Conditions

Inspected.

Bathroom Sink

11.10) Counter - Cabinet Conditions

Inspected.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

11.11) Sink Conditions

Inspected.

Shower - Tub - Toilet

11.12) Shower - Tub Conditions

N/A

11.13) Toilet Conditions

Inspected and no Major deficiencies were noted at the time of the inspection.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

12 Basement

Walls - Ceilings - Floors

12.1) Basement Stair Conditions

Inspected.

12.2) Wall Conditions

Inspected.

12.3) Ceiling Conditions

Inspected.

12.4) Floor Conditions

Inspected.

12.5) Heat Source Conditions

N/A Not present. Not present or was not visible at the time of the inspection.

Windows - Doors

12.6) Basement Window Conditions

N/A

12.7) Basement Door Conditions

Inspected and no Major deficiencies were noted at the time of the inspection.

Electrical Conditions

12.8) Electrical Conditions

Inspected.

12.9) Lighting Conditions

Inspected.

12.10) Sump Pump Conditions

Sump pump was present in the basement of the Building(A) which was tested. No Major deficiencies were noted at the time of the inspection.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Sump Pump Building A.

Other Conditions

12.11) Other Conditions

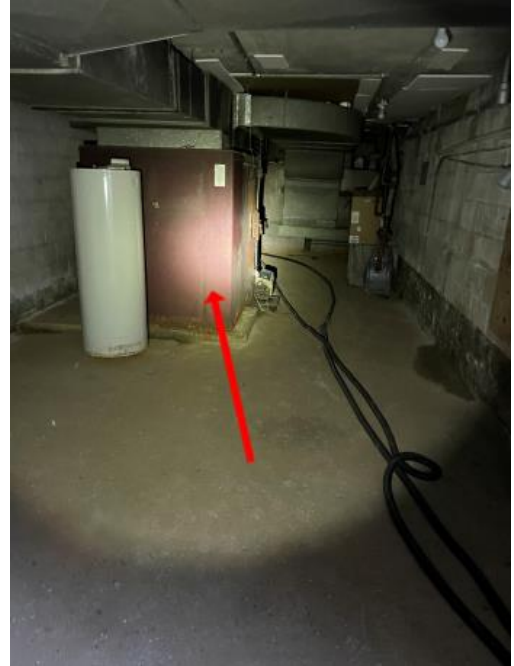
S

- Building A There were old abandoned oil heating furnace noticed in the basement.
- Building A There were old abandoned electric panels and electric sub panels were noticed.
- It is suggested that a "Licensed Contractor" be contacted for removal.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Abundant Furnace.



Abandoned Furnace.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

13 Garage - warehouse.

Walls - Ceilings - Floors

Garage warehouse Type Warehouse.

13.1) Siding Conditions (if detached)

Inspected. All Buildings.

13.2) Roof Conditions (if detached)

Inspected. All Buildings.

13.3) Wall Conditions

Inspected. All Buildings.

13.4) Ceiling Conditions

Inspected. All Buildings.

13.5) Floor Conditions

Inspected. All Buildings.

13.6) Window Conditions

Inspected. All Buildings.

13.7) Door Conditions

Inspected. All Buildings.

13.8) Vehicle Door Conditions

Inspected. Building C.

13.9) Electrical Conditions

Inspected. All Buildings.

13.10) Lighting Conditions

Inspected.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

14 Foundation - Crawl Space

Foundation

Foundation Type

- Buildings A have partially foundation types. Basement and Slab on grade.
- Buildings B and C have Slab on grade.

Foundation Material

Block.

14.1) Foundation Conditions

Inspected and no Major deficiencies were noted at the time of the inspection.

Flooring Structure

Flooring Support Type

Not visible.

14.2) Flooring Support Conditions

Not visible.

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15 Life Safety.

Building overall Safety measurements.

Address Numbers.

All address numbers were visible from the street with numbers in contrast to their background.

Emergency Lightning.

Emergency lighting was present.

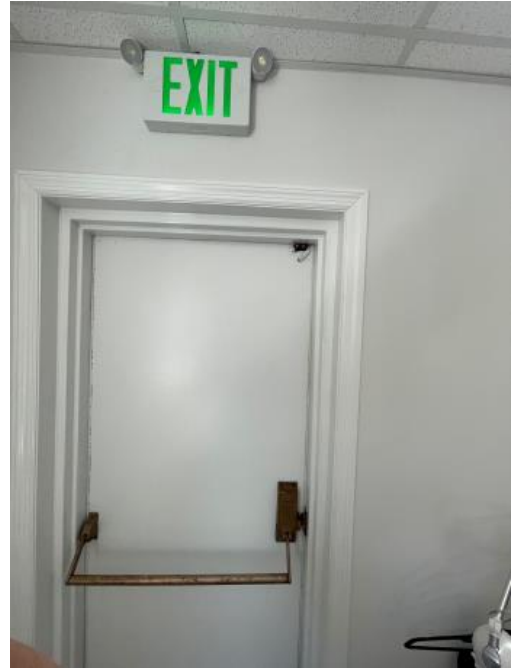


Emergency lights.

Illuminated Exit Signage.

- Building A, illuminated exit signage was present and some of them were not functioning properly at the time of the inspection, it is recommended to repair or replace with new Signage with battery backups. Safety.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

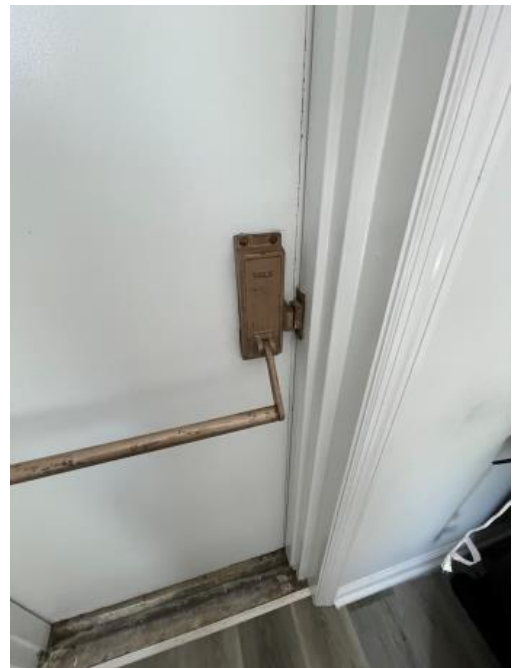


Means of Egress.

- At building A and B, There were multiple means of egress. No deficiencies were noted at the time of the inspection,
- At building B upper floor egress door lock was not functioning properly needs maintenance as needed. Safety.



Egress lock upper floor Building C.



Door lock.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

Fire Alarm System.

There was a Full alarm system present in Buildings A and B at the time of the inspection. The system was not tested.



Fire alarm system.

Fire Alarm Accessibility.

The fire alarm was accessible at the time of the inspection.

Fire Extinguishers.

Fire extinguishers were Inspected and no Major deficiencies were noted at the time of the inspection.



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Fire Escapes.

There was a fire escape at Building B's upper portion.



Building A Fire escape.



Building B fire escape.

Other Life Safety.

Fire pulls, and strobes were not present or not visible at the time of the inspection, confirm with the sellers or re-check before closing



Example.

Fire Sprinklers.

Fire sprinklers were not noticed or not visible at the time of the inspection. confirm with the seller or re-check before closing.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Fire sprinkler Example.