



Inspection Report

Someone

Property Address:

555 Street
Portland OR



PropertyExam corp.

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Date: 4/16/2018	Time: 08:46 AM	Report ID: 2018 Apartment Sample
Property: 555 Street Portland OR	Customer: Someone	Real Estate Professional: Eric Greenman

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this building. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this building or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Standards of Practice:

ASTM 2018E

Type of building:

Apartment building(s)

Approximate age of building:

New Construction

Temperature:

Below 65

Weather:

Cloudy

Ground/Soil surface condition:

Damp

Rain in last 3 days:

Yes

Radon Test:

No

Water Test:

No

1. Roofing, Roof Structure, Chimneys, and Attic

The building inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The building inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The building inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Viewed roof covering from: Walked roof	Roof-Type: Flat	Roof Covering: Roll/Selvage Extra Info : TPO
Chimney (exterior): N/A	Sky Light(s): None	Roof Ventilation: Passive
Method used to observe attic: From entry	Roof Structure: Engineered wood trusses Lateral bracing Plywood Sheathing	Ceiling Structure: 4" or better
Attic info: Scuttle hole	Attic Insulation: Batt R-19 or better	

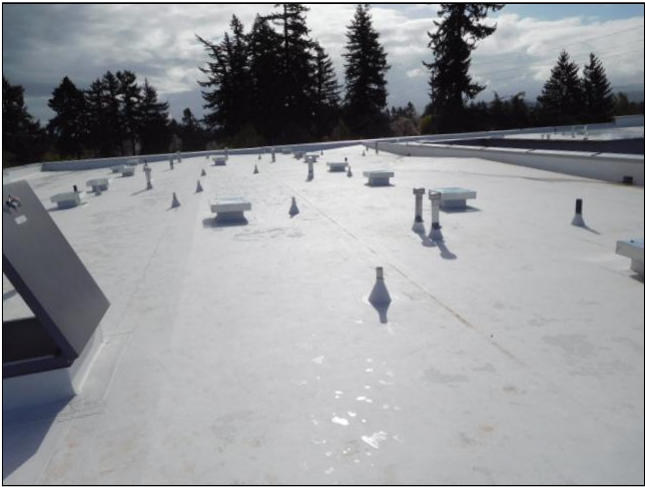
Items

1.0 ROOF COVERINGS

Inspected



1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)

A very superior roof installation.

1.1 ROOF FLASHINGS

Inspected



1.1 Item 1(Picture)

A very superior metal flashing/coping installation.

1.2 ROOF VENTILATION

Inspected

1.3 ROOF DRAINAGE SYSTEMS

Inspected

1.4 ROOF STRUCTURE AND ATTIC (report leak signs or condensation)

Inspected

1.5 FIREWALL SEPARATION BETWEEN UNITS IN ATTIC

Inspected

3 layers 5/8" gypsum ceiling fire barrier. Panel walls throughout.

1.6 ATTIC INSULATION

Inspected

1.7 VISIBLE ELECTRIC WIRING IN ATTIC

Inspected

The roof of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The building inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The building inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The building inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The building inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Style: Lap	Siding Material: Composite board Metal	Exterior Entry Doors: Steel
Appurtenance: Sidewalk	Driveway: Asphalt	

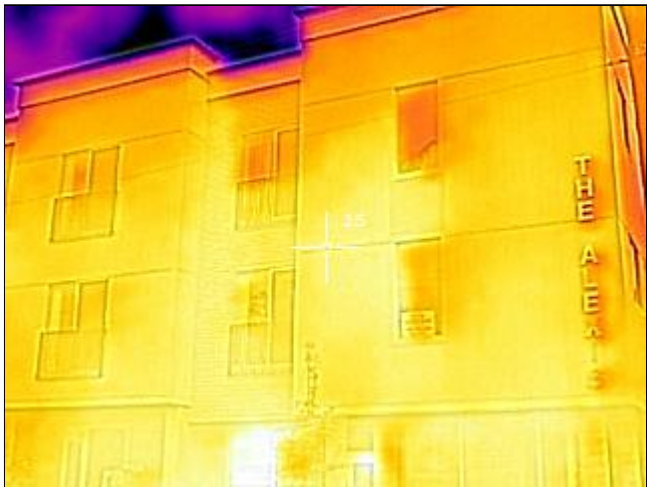
Items

2.0 WALL CLADDING FLASHING AND TRIM

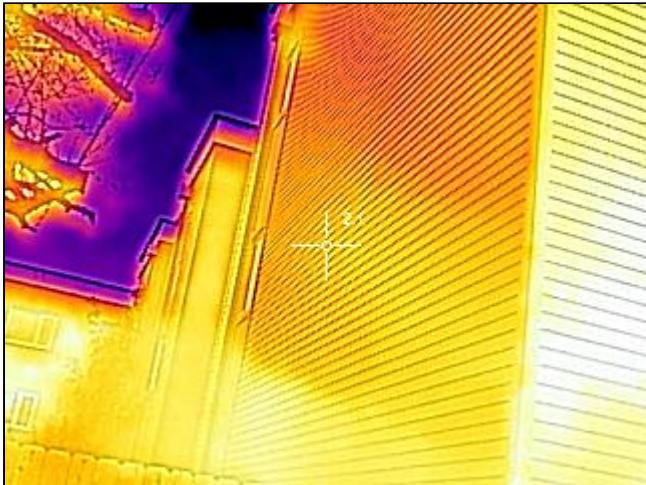
Inspected
(1) All exterior cladding inspected visually and by Infrared analysis, no entrapped or moisture intrusion found. No cladding defects noted.



2.0 Item 1(Picture)



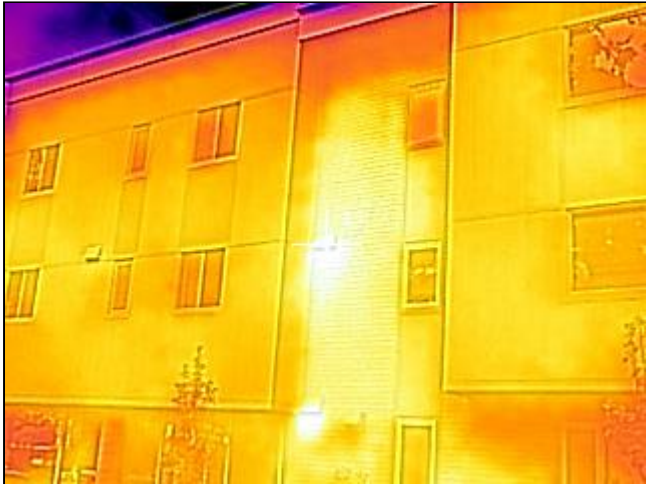
2.0 Item 2(Picture)



2.0 Item 3(Picture)



2.0 Item 4(Picture)



2.0 Item 5(Picture)



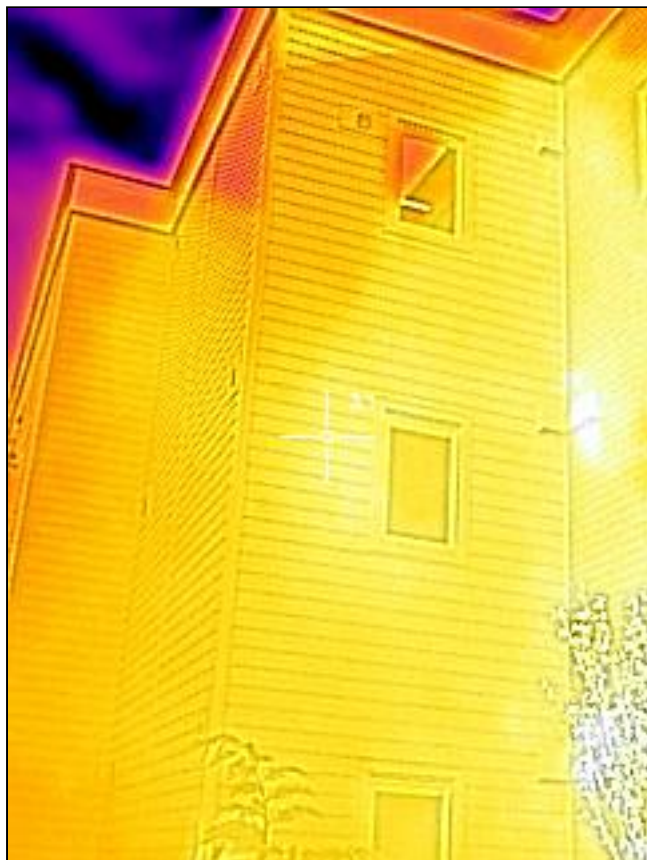
2.0 Item 6(Picture)



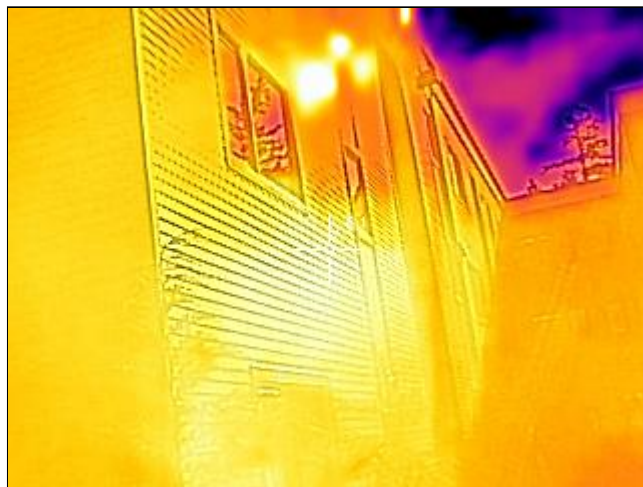
2.0 Item 7(Picture)



2.0 Item 8(Picture)



2.0 Item 9(Picture)



2.0 Item 10(Picture)



2.0 Item 11(Picture)

(2) Complete Building envelope Thermal Imaging Scan for Moisture Intrusion Issues.

A thorough Thermal Imaging moisture scan was conducted and analyzed of the structure. All exterior walls, were scanned from the interior. The entire roof envelope was scanned analyzed. All suspect areas were also checked with an electronic, non destructive moisture meter. In all of the tested areas, there was no evidence of moisture intrusion found at the time of the inspection except where otherwise noted.

The scan was conducted with a FLIR High resolution t300 IR Camera.

(3) It is important to maintain a building, including painting or sealing the building walls, which provides the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows and doors while it was raining that may not have been apparent otherwise, and too often damage progresses to a point at which a window or door must be replaced. Such occurrences are not uncommon, and demonstrate why the cost of renovating a neglected property will always exceed that of having maintained it.

2.1 DOORS (Exterior)

Inspected

2.2 WINDOWS

Inspected

2.3 FOUNDATION WALLS AND MORTAR JOINTS

Inspected

2.4 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Inspected

2.5 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS, FENCING (With respect to their effect on the condition of the building)

Inspected, Repair or Replace



2.5 Item 1(Picture)



2.5 Item 2(Picture)



2.5 Item 3(Picture)

(1) 2 of the area wet wells are filled with considerable debris and silt recommend regular cleaning maintenance. Sprinkler control box located at rear of building off parking lot behind secure gate.



2.5 Item 4(Picture)

(2) Asphalt parking lot has 20 spaces there is one designated ADA van parking space. The asphalt is particularly dry for a new application. I recommend this asphalt be sealed within the next 2 years to promote longevity and durability. There is about 5,500 SF of asphalt.

2.6 EAVES, SOFFITS AND FASCIAS

Inspected

2.7 PLUMBING WATER FAUCETS (hose bibs)

Inspected

2.8 Fire & Safety

Inspected, Repair or Replace



2.8 Item 1(Picture)

(1) Fire extinguishers Not yet tagged for annual testing or certification.

Fire Hydrant located at nearby adjacent property.



2.8 Item 2(Picture)

(2) Fire sprinkler system not tagged for annual testing and certification.

(3) Alarm panel located in 1st floor utility room. Service/monitoring by Pacific Fire and Signal co. 360-841-5283.



2.8 Item 3(Picture)



2.8 Item 4(Picture)



2.8 Item 5(Picture)

(4) Emergency lighting system on all exits, floors and stairwells tested and found operable and good condition. There are flashing strobe alarms for the hearing impaired.

(5) No security cameras in place on the exterior or interior of the building.

2.9 Other considerations

Inspected

- No natural gas to building.
- Electrical disconnects all in electrical utility room (accessible for exterior and interior)
- Water shut off in 1st floor utility room.
-
- Unit Cadet electric wall heaters are Cadet Model CS202 manufactured in 2017. They are not on any company posted "recall list" at the time of inspection.

The exterior of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Common Areas

Items

3.0 Common areas

Inspected



3.0 Item 1(Picture) all similar

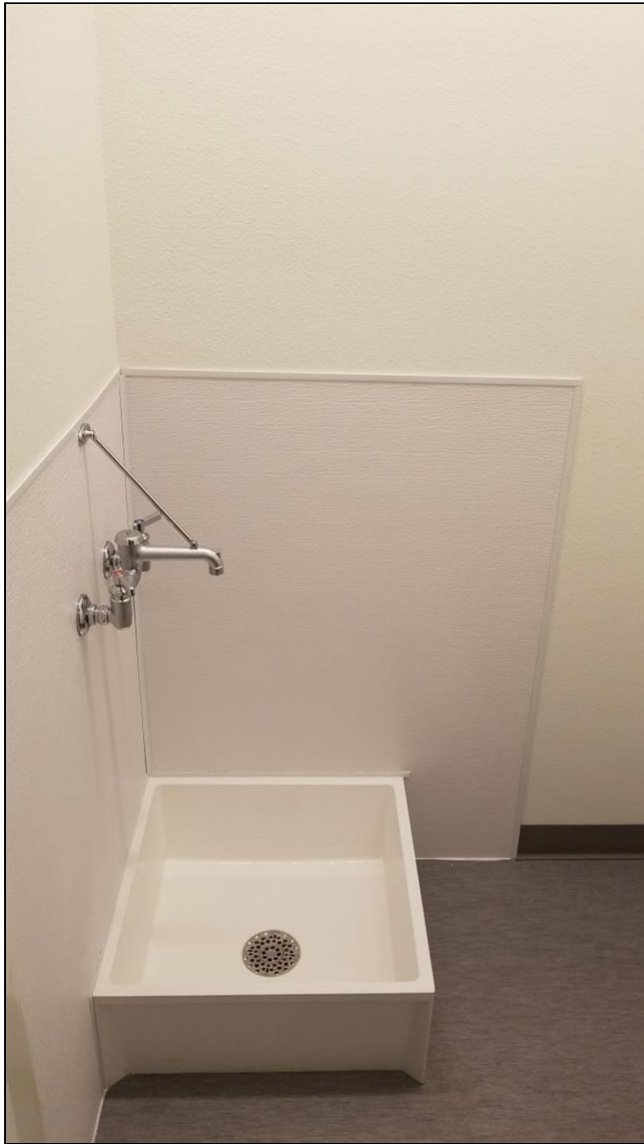


3.0 Item 2(Picture)



3.0 Item 3(Picture)

(1) Laundry rooms acceptable.



3.0 Item 4(Picture) 3rd floor



3.0 Item 5(Picture) 2nd floor



3.0 Item 6(Picture) 1st floor, larger



3.0 Item 7(Picture)



3.0 Item 8(Picture)

(2) Janitor closets acceptable.

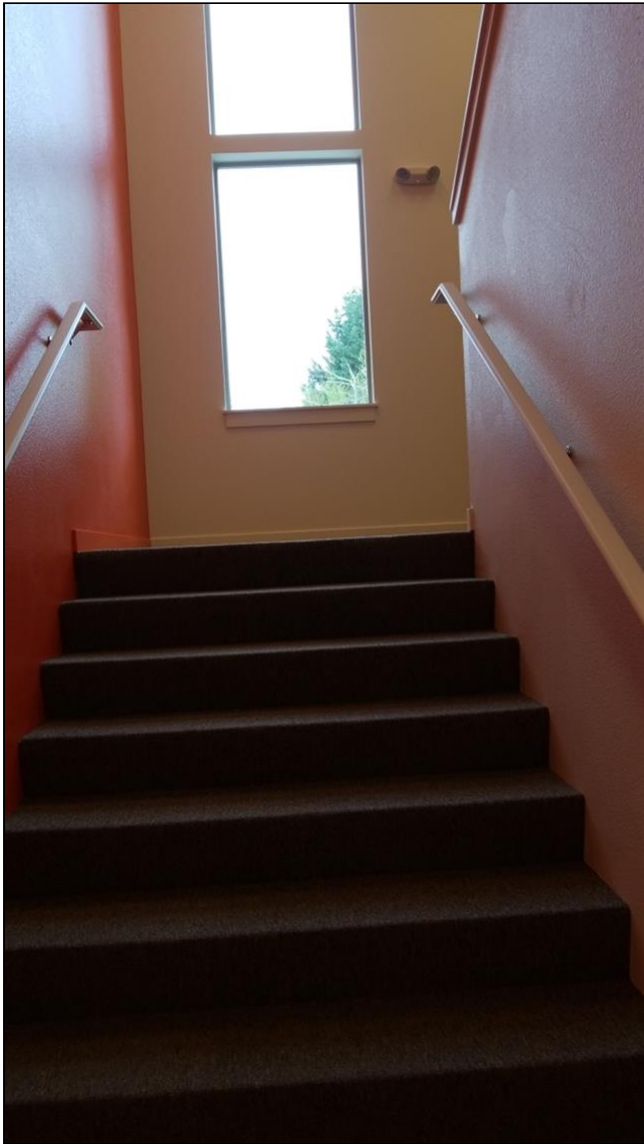


3.0 Item 10(Picture)

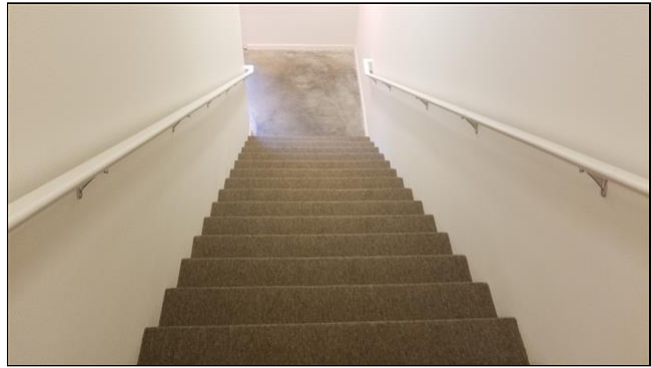
(3) Alarm system control box 2nd floor Janitor utility closet



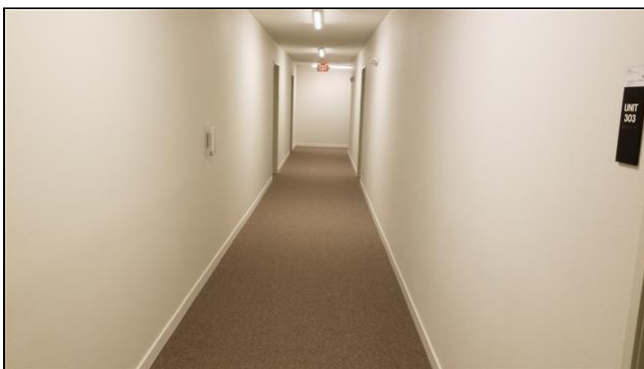
3.0 Item 9(Picture)



3.0 Item 11(Picture)



3.0 Item 12(Picture)



3.0 Item 13(Picture)

(4) Stairwells and hallways all acceptable.

(5) One Carrier ductless heat pump service for common area. Unit is new, in acceptable condition. It is inadequate for the space it is connected to, although it may provide some environmental help in the immediate area.

4. Structural Components

The building Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The building inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The building inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The building inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the building inspector or other persons.

Styles & Materials

Foundation:	Method used to observe Crawlspace:	Floor Structure:
Poured concrete	No crawlspace	Slab
Wall Structure:	Columns or Piers:	
Masonry	Concrete piers	
	Supporting walls	

Items

- 4.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)
Inspected
- 4.1 WALLS (Structural)
Inspected
- 4.2 COLUMNS OR PIERS
Inspected
- 4.3 FLOORS (Structural)
Inspected
- 4.4 CEILINGS (structural)
Inspected

The structure of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Plumbing System for Building

The building inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The building inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The building inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The building inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Water Source: Public	Water Filters: None	Plumbing Water Supply (into building): Copper
Plumbing Water Distribution (inside building): Copper PEX Extra Info : mostly copper, converts	Washer Drain Size: 2" Diameter	Plumbing Waste: ABS

Items

5.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Inspected

5.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Inspected

5.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Inspected

Two Bradford white magnum series electric 100 gallon commercial units serve the entire building. Wired single phase (can be wired either single or 3 phase). Should last 12 years or more.

5.3 MAIN WATER SHUT-OFF DEVICE (Describe location)

Inspected



5.3 Item 1(Picture)
1st floor utility room.

5.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Not Present

5.5 MAIN FUEL SHUT OFF (Describe Location)

Not Present

5.6 SUMP PUMP

Not Present

The plumbing in the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant building waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Electrical System for Building

The building inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The building inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The building inspector shall report any observed aluminum branch circuit wiring. The building inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The building inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Electrical Service	Panel capacity:	Panel Type:
Conductors:	Adequate	Circuit
Below ground	Extra Info : 1000 Amp service for Units, seperate 600 amp service for building or "house" use. all single phase.	breakers
Electric Panel	Branch wire 15 and 20 AMP:	Wiring
Manufacturer:	Copper	Methods:
SQUARE D		Romex
		Conduit
		Not Visible

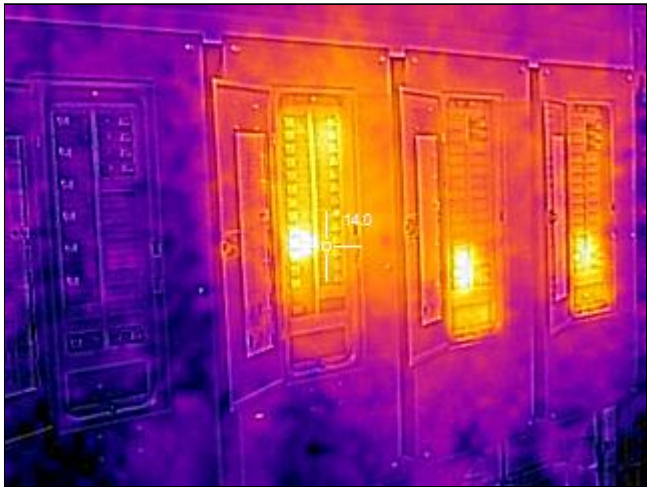
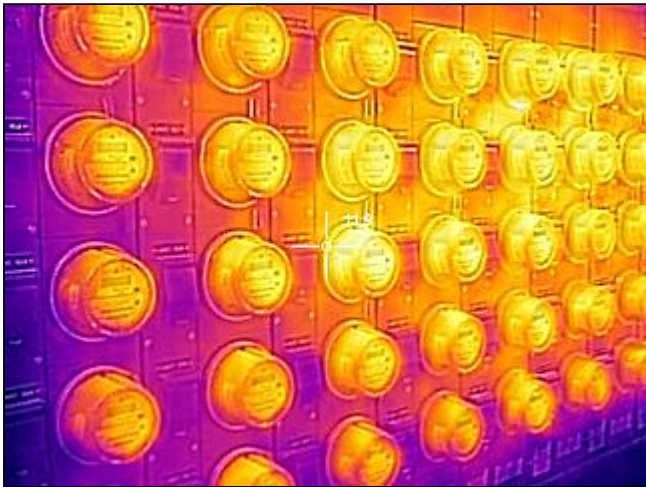
Items

6.0 SERVICE ENTRANCE CONDUCTORS

Inspected

6.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Inspected



6.1 Item 1(Picture) Unit service disconnects & meters 6.1 Item 2(Picture) house panels
visual inspection and Infrared analysis show no defects or issues.

Service disconnects all located in Electrical Utility room (accessible for outside the building and inside)

6.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Inspected

6.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Inspected

6.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Inspected

6.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Inspected

6.6 LOCATION OF MAIN AND DISTRIBUTION PANELS

Inspected

Utility room

6.7 SMOKE DETECTORS

Inspected

6.8 CARBON MONOXIDE DETECTORS

Inspected

The electrical system of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7(A) . 101

The building inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to building; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The building inspector shall describe: Energy source; and Heating equipment and distribution type. The building inspector shall operate the systems using normal operating controls. The building inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The building inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials**Ceiling Materials:**

Drywall

Wall Material:

Drywall

Floor Covering(s):

Carpet

Extra Info : polished concrete

Interior Doors:

Wood

Window Types:

Thermal/Insulated

Energy Source:

Electric

Heat Type:

Electric Wall Heaters

Bath Exhaust Fans:

Fan

Exhaust/Range hood:

VENTED

Electrical Service Conductors:

Below ground

Panel capacity:

Adequate

Extra Info : 90 Amps

Panel Type:

Circuit breakers

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex

Conduit

Not Visible

Items**7.0.A CEILINGS**

Inspected

7.1.A WALLS

Inspected

7.2.A FLOORS

Inspected

7.3.A DOORS (REPRESENTATIVE NUMBER)

Inspected

7.4.A WINDOWS (REPRESENTATIVE NUMBER)

Inspected

7.5.A COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Inspected

7.6.A PLUMBING SUPPLY, FIXTURES IN THIS UNIT

Inspected

7.7.A PLUMBING DRAIN, WASTE AND VENT SYSTEMS IN THIS UNIT

Inspected

All sinks drain properly

7.8.A VENTING SYSTEMS IN THIS UNIT (Kitchens, baths and laundry if applicable)

Inspected

7.9.A OUTLETS AND WALL SWITCHES

Inspected

7.10.A DISHWASHER

Inspected

7.11.A RANGES/OVENS/COOKTOPS

Inspected

7.12.A RANGE HOOD

Inspected

7.13.A FOOD WASTE DISPOSER

Not Present

7.14.A HEATING EQUIPMENT

Inspected

7.15.A COOLING AND AIR HANDLER EQUIPMENT

Not Present

7.16.A SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Inspected

7.17.A BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Inspected

7.18.A POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Inspected

7.19.A SMOKE DETECTORS

Inspected

7.20.A CARBON MONOXIDE DETECTORS

Inspected

The heating and cooling system of this building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7(B) . 103

The building inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to building; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The building inspector shall describe: Energy source; and Heating equipment and distribution type. The building inspector shall operate the systems using normal operating controls. The building inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The building inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials**Ceiling Materials:**

Drywall

Wall Material:

Drywall

Floor Covering(s):

Carpet

Extra Info : Polished concrete

Interior Doors:

Wood

Window Types:

Thermal/Insulated

Energy Source:

Electric

Heat Type:

Electric Wall Heaters

Bath Exhaust Fans:

Fan

Exhaust/Range hood:

VENTED

Panel capacity:

Adequate

Panel Type:

Circuit breakers

Branch wire 15 and 20 AMP:

Copper

Extra Info : 90 amps

Wiring Methods:

Romex

Conduit

Not Visible

Items**7.0.B CEILINGS**

Inspected

7.1.B WALLS

Inspected

7.2.B FLOORS

Inspected

7.3.B DOORS (REPRESENTATIVE NUMBER)

Inspected

7.4.B WINDOWS (REPRESENTATIVE NUMBER)

Inspected

7.5.B COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Inspected

7.6.B PLUMBING SUPPLY, FIXTURES IN THIS UNIT

Inspected

7.7.B PLUMBING DRAIN, WASTE AND VENT SYSTEMS IN THIS UNIT

Inspected

7.8.B VENTING SYSTEMS IN THIS UNIT (Kitchens, baths and laundry if applicable)

Inspected

7.9.B OUTLETS AND WALL SWITCHES

Inspected

7.10.B DISHWASHER

Inspected

7.11.B RANGES/OVENS/COOKTOPS

Inspected

7.12.B RANGE HOOD

Inspected

7.13.B FOOD WASTE DISPOSER

Not Present

7.14.B HEATING EQUIPMENT

Inspected

7.15.B PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Inspected

7.16.B SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Inspected

7.17.B BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Inspected

7.18.B POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Inspected

7.19.B LOCATION OF MAIN AND DISTRIBUTION PANELS

Inspected

7.20.B SMOKE DETECTORS

Inspected

7.21.B CARBON MONOXIDE DETECTORS

Inspected

The heating and cooling system of this building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7(C) . 106

The building inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to building; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The building inspector shall describe: Energy source; and Heating equipment and distribution type. The building inspector shall operate the systems using normal operating controls. The building inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The building inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials**Ceiling Materials:**

Drywall

Wall Material:

Drywall

Floor Covering(s):

Carpet

Extra Info : Polished concrete

Interior Doors:

Wood

Window Types:

Thermal/Insulated

Energy Source:

Electric

Heat Type:

Electric Wall Heaters

Bath Exhaust Fans:

Fan

Exhaust/Range hood:

VENTED

Panel capacity:

Adequate

Panel Type:

Circuit breakers

Branch wire 15 and 20 AMP:

Copper

Extra Info : 90 amps

Wiring Methods:

Romex

Conduit

Not Visible

Items**7.0.C CEILINGS**

Inspected

7.1.C WALLS

Inspected

7.2.C FLOORS

Inspected

7.3.C DOORS (REPRESENTATIVE NUMBER)

Inspected

7.4.C WINDOWS (REPRESENTATIVE NUMBER)

Inspected

7.5.C COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Inspected

7.6.C PLUMBING SUPPLY, FIXTURES IN THIS UNIT

Inspected

7.7.C PLUMBING DRAIN, WASTE AND VENT SYSTEMS IN THIS UNIT

Inspected

7.8.C VENTING SYSTEMS IN THIS UNIT (Kitchens, baths and laundry if applicable)

Inspected

7.9.C OUTLETS AND WALL SWITCHES

Inspected

7.10.C DISHWASHER

Inspected

7.11.C RANGES/OVENS/COOKTOPS

Inspected

7.12.C RANGE HOOD

Inspected

7.13.C FOOD WASTE DISPOSER

Not Present

7.14.C HEATING EQUIPMENT

Inspected

7.15.C PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Inspected

7.16.C SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Inspected

7.17.C BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Inspected

7.18.C POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Inspected

7.19.C LOCATION OF MAIN AND DISTRIBUTION PANELS

Inspected

7.20.C SMOKE DETECTORS

Inspected

7.21.C CARBON MONOXIDE DETECTORS

Inspected

The heating and cooling system of this building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7(D) . 108

The building inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to building; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The building inspector shall describe: Energy source; and Heating equipment and distribution type. The building inspector shall operate the systems using normal operating controls. The building inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The building inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials**Ceiling Materials:**

Drywall

Wall Material:

Drywall

Floor Covering(s):

Carpet

Extra Info : polished concrete

Interior Doors:

Wood

Window Types:

Thermal/Insulated

Energy Source:

Electric

Heat Type:

Electric Wall Heaters

Bath Exhaust Fans:

Fan

Exhaust/Range hood:

VENTED

Panel capacity:

Adequate

Panel Type:

Circuit breakers

Branch wire 15 and 20 AMP:

Copper

Extra Info : 90 amps

Wiring Methods:

Romex

Conduit

Not Visible

Items**7.0.D CEILINGS**

Inspected

7.1.D WALLS

Inspected

7.2.D FLOORS

Inspected

7.3.D DOORS (REPRESENTATIVE NUMBER)

Inspected

7.4.D WINDOWS (REPRESENTATIVE NUMBER)

Inspected

7.5.D COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Inspected

7.6.D PLUMBING SUPPLY, FIXTURES IN THIS UNIT

Inspected

7.7.D PLUMBING DRAIN, WASTE AND VENT SYSTEMS IN THIS UNIT

Inspected

7.8.D VENTING SYSTEMS IN THIS UNIT (Kitchens, baths and laundry if applicable)

Inspected

7.9.D OUTLETS AND WALL SWITCHES

Inspected

7.10.D DISHWASHER

Inspected

7.11.D RANGES/OVENS/COOKTOPS

Inspected

7.12.D RANGE HOOD

Inspected

7.13.D FOOD WASTE DISPOSER

Not Present

7.14.D HEATING EQUIPMENT

Inspected

7.15.D COOLING AND AIR HANDLER EQUIPMENT

Not Present

7.16.D PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

Not Present

7.17.D SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Inspected

7.18.D BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Inspected

7.19.D POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Inspected

7.20.D LOCATION OF MAIN AND DISTRIBUTION PANELS

Inspected

Hall

7.21.D SMOKE DETECTORS

Inspected

7.22.D CARBON MONOXIDE DETECTORS

Inspected

The heating and cooling system of this building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7(E) . 201

The building inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to building; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The building inspector shall describe: Energy source; and Heating equipment and distribution type. The building inspector shall operate the systems using normal operating controls. The building inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The building inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials**Ceiling Materials:**

Drywall

Wall Material:

Drywall

Floor Covering(s):

Carpet

Vinyl

Extra Info : LVP

Interior Doors:

Wood

Window Types:

Thermal/Insulated

Energy Source:

Electric

Heat Type:

Electric Wall Heaters

Bath Exhaust Fans:

Fan

Exhaust/Range hood:

VENTED

Panel capacity:

Adequate

Extra Info : 90 amps

Panel Type:

Circuit breakers

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex

Conduit

Not Visible

Items**7.0.E CEILINGS**

Inspected

7.1.E WALLS

Inspected

7.2.E FLOORS

Inspected

7.3.E DOORS (REPRESENTATIVE NUMBER)

Inspected

7.4.E WINDOWS (REPRESENTATIVE NUMBER)

Inspected

7.5.E COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Inspected

7.6.E PLUMBING SUPPLY, FIXTURES IN THIS UNIT

Inspected

7.7.E PLUMBING DRAIN, WASTE AND VENT SYSTEMS IN THIS UNIT

Inspected

7.8.E VENTING SYSTEMS IN THIS UNIT (Kitchens, baths and laundry if applicable)

Inspected

7.9.E OUTLETS AND WALL SWITCHES

Inspected

7.10.E DISHWASHER

Inspected

7.11.E RANGES/OVENS/COOKTOPS

Inspected

7.12.E RANGE HOOD

Inspected

7.13.E FOOD WASTE DISPOSER

Not Present

7.14.E HEATING EQUIPMENT

Inspected

7.15.E PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Inspected

7.16.E SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Inspected

7.17.E BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Inspected

7.18.E POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Inspected

7.19.E LOCATION OF MAIN AND DISTRIBUTION PANELS

Inspected

7.20.E SMOKE DETECTORS

Inspected

7.21.E CARBON MONOXIDE DETECTORS

Inspected

The heating and cooling system of this building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7(F) . 203

The building inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to building; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The building inspector shall describe: Energy source; and Heating equipment and distribution type. The building inspector shall operate the systems using normal operating controls. The building inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The building inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials**Ceiling Materials:**

Drywall

Wall Material:

Drywall

Floor Covering(s):

Carpet

Vinyl

Extra Info : LVP

Interior Doors:

Wood

Window Types:

Thermal/Insulated

Energy Source:

Electric

Heat Type:

Electric Wall Heaters

Bath Exhaust Fans:

Fan

Exhaust/Range hood:

VENTED

Panel capacity:

Adequate

Extra Info : 90 amps

Panel Type:

Circuit breakers

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex

Conduit

Not Visible

Items**7.0.F CEILINGS**

Inspected

7.1.F WALLS

Inspected

7.2.F FLOORS

Inspected

7.3.F DOORS (REPRESENTATIVE NUMBER)

Inspected

7.4.F WINDOWS (REPRESENTATIVE NUMBER)

Inspected

7.5.F COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Inspected

7.6.F PLUMBING SUPPLY, FIXTURES IN THIS UNIT

Inspected

7.7.F PLUMBING DRAIN, WASTE AND VENT SYSTEMS IN THIS UNIT

Inspected

7.8.F VENTING SYSTEMS IN THIS UNIT (Kitchens, baths and laundry if applicable)

Inspected

7.9.F OUTLETS AND WALL SWITCHES

Inspected

7.10.F DISHWASHER

Inspected

7.11.F RANGES/OVENS/COOKTOPS

Inspected

7.12.F RANGE HOOD

Inspected

7.13.F FOOD WASTE DISPOSER

Not Present

7.14.F HEATING EQUIPMENT

Inspected

7.15.F PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Inspected

7.16.F SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Inspected

7.17.F BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Inspected

7.18.F POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Inspected

7.19.F LOCATION OF MAIN AND DISTRIBUTION PANELS

Inspected

7.20.F SMOKE DETECTORS

Inspected

7.21.F CARBON MONOXIDE DETECTORS

Inspected

The heating and cooling system of this building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7(G) . 205

The building inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to building; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The building inspector shall describe: Energy source; and Heating equipment and distribution type. The building inspector shall operate the systems using normal operating controls. The building inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The building inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials**Ceiling Materials:**

Drywall

Wall Material:

Drywall

Floor Covering(s):

Carpet

Vinyl

Extra Info : LVP

Interior Doors:

Wood

Window Types:

Thermal/Insulated

Energy Source:

Electric

Heat Type:

Electric Wall Heaters

Bath Exhaust Fans:

Fan

Exhaust/Range hood:

VENTED

Panel capacity:

Adequate

Extra Info : 90 amps

Panel Type:

Circuit breakers

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex

Conduit

Not Visible

Items**7.0.G CEILINGS**

Inspected

7.1.G WALLS

Inspected

7.2.G FLOORS

Inspected

7.3.G DOORS (REPRESENTATIVE NUMBER)

Inspected

7.4.G WINDOWS (REPRESENTATIVE NUMBER)

Inspected

7.5.G COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Inspected

7.6.G PLUMBING SUPPLY, FIXTURES IN THIS UNIT

Inspected

7.7.G PLUMBING DRAIN, WASTE AND VENT SYSTEMS IN THIS UNIT

Inspected

7.8.G VENTING SYSTEMS IN THIS UNIT (Kitchens, baths and laundry if applicable)

Inspected

7.9.G OUTLETS AND WALL SWITCHES

Inspected

7.10.G DISHWASHER

Inspected

7.11.G RANGES/OVENS/COOKTOPS

Inspected

7.12.G RANGE HOOD

Inspected

7.13.G FOOD WASTE DISPOSER

Not Present

7.14.G HEATING EQUIPMENT

Inspected

7.15.G PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Inspected

7.16.G SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Inspected

7.17.G BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Inspected

7.18.G POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Inspected

7.19.G LOCATION OF MAIN AND DISTRIBUTION PANELS

Inspected

7.20.G SMOKE DETECTORS

Inspected

7.21.G CARBON MONOXIDE DETECTORS

Inspected

The heating and cooling system of this building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7(H) . 209

The building inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to building; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The building inspector shall describe: Energy source; and Heating equipment and distribution type. The building inspector shall operate the systems using normal operating controls. The building inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The building inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials**Ceiling Materials:**

Drywall

Wall Material:

Drywall

Floor Covering(s):

Carpet

Vinyl

Extra Info : LVP

Interior Doors:

Wood

Window Types:

Thermal/Insulated

Energy Source:

Electric

Heat Type:

Electric Wall Heaters

Bath Exhaust Fans:

Fan

Exhaust/Range hood:

VENTED

Panel capacity:

Adequate

Extra Info : 90 Amps

Panel Type:

Circuit breakers

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex

Conduit

Not Visible

Items**7.0.H CEILINGS**

Inspected

7.1.H WALLS

Inspected

7.2.H FLOORS

Inspected

7.3.H DOORS (REPRESENTATIVE NUMBER)

Inspected

7.4.H WINDOWS (REPRESENTATIVE NUMBER)

Inspected

7.5.H COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Inspected

7.6.H PLUMBING SUPPLY, FIXTURES IN THIS UNIT

Inspected

7.7.H PLUMBING DRAIN, WASTE AND VENT SYSTEMS IN THIS UNIT

Inspected

7.8.H VENTING SYSTEMS IN THIS UNIT (Kitchens, baths and laundry if applicable)

Inspected

7.9.H OUTLETS AND WALL SWITCHES

Inspected

7.10.H DISHWASHER

Inspected

7.11.H RANGES/OVENS/COOKTOPS

Inspected

7.12.H RANGE HOOD

Inspected

7.13.H FOOD WASTE DISPOSER

Not Present

7.14.H HEATING EQUIPMENT

Inspected

7.15.H SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Inspected

7.16.H BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Inspected

7.17.H POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Inspected

7.18.H LOCATION OF MAIN AND DISTRIBUTION PANELS

Inspected

Hall

7.19.H SMOKE DETECTORS

Inspected

7.20.H CARBON MONOXIDE DETECTORS

Inspected

The heating and cooling system of this building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7(I) . 211

The building inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to building; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The building inspector shall describe: Energy source; and Heating equipment and distribution type. The building inspector shall operate the systems using normal operating controls. The building inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The building inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials**Ceiling Materials:**

Drywall

Wall Material:

Drywall

Floor Covering(s):

Carpet

Vinyl

Extra Info : LVP

Interior Doors:

Wood

Window Types:

Thermal/Insulated

Energy Source:

Electric

Heat Type:

Electric Wall Heaters

Bath Exhaust Fans:

Fan

Exhaust/Range hood:

VENTED

Panel capacity:

Adequate

Extra Info : 90 amps

Panel Type:

Circuit breakers

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex

Conduit

Not Visible

Items**7.0.I CEILINGS**

Inspected

7.1.I WALLS

Inspected

7.2.I FLOORS

Inspected

7.3.I DOORS (REPRESENTATIVE NUMBER)

Inspected

7.4.I WINDOWS (REPRESENTATIVE NUMBER)

Inspected

7.5.I COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Inspected

7.6.I PLUMBING SUPPLY, FIXTURES IN THIS UNIT

Inspected

7.7.I PLUMBING DRAIN, WASTE AND VENT SYSTEMS IN THIS UNIT

Inspected

7.8.I VENTING SYSTEMS IN THIS UNIT (Kitchens, baths and laundry if applicable)

Inspected

7.9.I OUTLETS AND WALL SWITCHES

Inspected

7.10.I DISHWASHER

Inspected

7.11.I RANGES/OVENS/COOKTOPS

Inspected

7.12.I RANGE HOOD

Inspected

7.13.I FOOD WASTE DISPOSER

Not Present

7.14.I HEATING EQUIPMENT

Inspected

7.15.I PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Inspected

7.16.I SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Inspected

7.17.I BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Inspected

7.18.I POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Inspected

7.19.I LOCATION OF MAIN AND DISTRIBUTION PANELS

Inspected

7.20.I SMOKE DETECTORS

Inspected

7.21.I CARBON MONOXIDE DETECTORS

Inspected

The heating and cooling system of this building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7(J) . 301

The building inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to building; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The building inspector shall describe: Energy source; and Heating equipment and distribution type. The building inspector shall operate the systems using normal operating controls. The building inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The building inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials**Ceiling Materials:**

Drywall

Wall Material:

Drywall

Floor Covering(s):

Carpet

Vinyl

Extra Info : LVP

Interior Doors:

Wood

Window Types:

Thermal/Insulated

Energy Source:

Electric

Heat Type:

Electric Wall Heaters

Bath Exhaust Fans:

Fan

Exhaust/Range hood:

VENTED

Panel capacity:

Adequate

Panel Type:

Circuit breakers

Branch wire 15 and 20 AMP:

Copper

Extra Info : 90 Amps

Wiring Methods:

Romex

Conduit

Not Visible

Items**7.0.J CEILINGS**

Inspected

7.1.J WALLS

Inspected

7.2.J FLOORS

Inspected

7.3.J DOORS (REPRESENTATIVE NUMBER)

Inspected

7.4.J WINDOWS (REPRESENTATIVE NUMBER)

Inspected

7.5.J COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Inspected

7.6.J PLUMBING SUPPLY, FIXTURES IN THIS UNIT

Inspected

7.7.J PLUMBING DRAIN, WASTE AND VENT SYSTEMS IN THIS UNIT

Inspected

7.8.J VENTING SYSTEMS IN THIS UNIT (Kitchens, baths and laundry if applicable)

Inspected

7.9.J OUTLETS AND WALL SWITCHES

Inspected

7.10.J DISHWASHER

Inspected

7.11.J RANGES/OVENS/COOKTOPS

Inspected

7.12.J RANGE HOOD

Inspected

7.13.J FOOD WASTE DISPOSER

Not Present

7.14.J HEATING EQUIPMENT

Inspected

7.15.J SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Inspected

7.16.J BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Inspected

7.17.J POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Inspected

7.18.J LOCATION OF MAIN AND DISTRIBUTION PANELS

Inspected

Hall

7.19.J SMOKE DETECTORS

Inspected

7.20.J CARBON MONOXIDE DETECTORS

Inspected

The heating and cooling system of this building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7(K) . 302

The building inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to building; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The building inspector shall describe: Energy source; and Heating equipment and distribution type. The building inspector shall operate the systems using normal operating controls. The building inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The building inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials**Ceiling Materials:**

Drywall

Wall Material:

Drywall

Floor Covering(s):

Carpet

Vinyl

Extra Info : LVP

Interior Doors:

Wood

Window Types:

Thermal/Insulated

Energy Source:

Electric

Heat Type:

Electric Wall Heaters

Bath Exhaust Fans:

Fan

Exhaust/Range hood:

VENTED

Panel capacity:

Adequate

Extra Info : 90 Amp

Panel Type:

Circuit breakers

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex

Conduit

Not Visible

Items**7.0.K CEILINGS**

Inspected

7.1.K WALLS

Inspected

7.2.K FLOORS

Inspected

7.3.K DOORS (REPRESENTATIVE NUMBER)

Inspected

7.4.K WINDOWS (REPRESENTATIVE NUMBER)

Inspected

7.5.K COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Inspected

7.6.K PLUMBING SUPPLY, FIXTURES IN THIS UNIT

Inspected

7.7.K PLUMBING DRAIN, WASTE AND VENT SYSTEMS IN THIS UNIT

Inspected

7.8.K VENTING SYSTEMS IN THIS UNIT (Kitchens, baths and laundry if applicable)

Inspected

7.9.K OUTLETS AND WALL SWITCHES

Inspected

7.10.K DISHWASHER

Inspected

7.11.K RANGES/OVENS/COOKTOPS

Inspected

7.12.K RANGE HOOD

Inspected

7.13.K FOOD WASTE DISPOSER

Not Present

7.14.K HEATING EQUIPMENT

Inspected

7.15.K SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Inspected

7.16.K BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Inspected

7.17.K POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Inspected

7.18.K LOCATION OF MAIN AND DISTRIBUTION PANELS

Inspected

Hall

7.19.K SMOKE DETECTORS

Inspected

7.20.K CARBON MONOXIDE DETECTORS

Inspected

The heating and cooling system of this building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7(L) . 308

The building inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to building; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The building inspector shall describe: Energy source; and Heating equipment and distribution type. The building inspector shall operate the systems using normal operating controls. The building inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The building inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials**Ceiling Materials:**

Drywall

Wall Material:

Drywall

Floor Covering(s):

Carpet

Vinyl

Extra Info : LVP

Interior Doors:

Wood

Window Types:

Thermal/Insulated

Energy Source:

Electric

Heat Type:

Electric Wall Heaters

Bath Exhaust Fans:

Fan

Exhaust/Range hood:

VENTED

Panel capacity:

Adequate

Extra Info : 90Amp

Panel Type:

Circuit breakers

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex

Conduit

Not Visible

Items**7.0.L CEILINGS**

Inspected

7.1.L WALLS

Inspected

7.2.L FLOORS

Inspected

7.3.L DOORS (REPRESENTATIVE NUMBER)

Inspected

7.4.L WINDOWS (REPRESENTATIVE NUMBER)

Inspected

7.5.L COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Inspected

7.6.L PLUMBING SUPPLY, FIXTURES IN THIS UNIT

Inspected

7.7.L PLUMBING DRAIN, WASTE AND VENT SYSTEMS IN THIS UNIT

Inspected

7.8.L VENTING SYSTEMS IN THIS UNIT (Kitchens, baths and laundry if applicable)

Inspected

7.9.L OUTLETS AND WALL SWITCHES

Inspected

7.10.L DISHWASHER

Inspected

7.11.L RANGES/OVENS/COOKTOPS

Inspected

7.12.L RANGE HOOD

Inspected

7.13.L FOOD WASTE DISPOSER

Not Present

7.14.L HEATING EQUIPMENT

Inspected

7.15.L SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Inspected

7.16.L BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Inspected

7.17.L POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Inspected

7.18.L LOCATION OF MAIN AND DISTRIBUTION PANELS

Inspected

Hall

7.19.L SMOKE DETECTORS

Inspected

7.20.L CARBON MONOXIDE DETECTORS

Inspected

The heating and cooling system of this building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7(M) . 313

The building inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to building; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The building inspector shall describe: Energy source; and Heating equipment and distribution type. The building inspector shall operate the systems using normal operating controls. The building inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The building inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials**Ceiling Materials:**

Drywall

Wall Material:

Drywall

Floor Covering(s):

Carpet

Vinyl

Extra Info : LVP

Interior Doors:

Wood

Window Types:

Thermal/Insulated

Energy Source:

Electric

Heat Type:

Electric Wall Heaters

Bath Exhaust Fans:

Fan

Exhaust/Range hood:

VENTED

Panel capacity:

Adequate

Panel Type:

Circuit breakers

Branch wire 15 and 20 AMP:

Copper

Extra Info : 90 Amps

Wiring Methods:

Romex

Conduit

Not Visible

Items**7.0.M CEILINGS**

Inspected

7.1.M WALLS

Inspected

7.2.M FLOORS

Inspected

7.3.M DOORS (REPRESENTATIVE NUMBER)

Inspected

7.4.M WINDOWS (REPRESENTATIVE NUMBER)

Inspected

7.5.M COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Inspected

7.6.M PLUMBING SUPPLY, FIXTURES IN THIS UNIT

Inspected

7.7.M PLUMBING DRAIN, WASTE AND VENT SYSTEMS IN THIS UNIT

Inspected

7.8.M VENTING SYSTEMS IN THIS UNIT (Kitchens, baths and laundry if applicable)

Inspected

7.9.M OUTLETS AND WALL SWITCHES

Inspected

7.10.M DISHWASHER

Inspected

7.11.M RANGES/OVENS/COOKTOPS

Inspected

7.12.M RANGE HOOD

Inspected

7.13.M FOOD WASTE DISPOSER

Not Present

7.14.M HEATING EQUIPMENT

Inspected

7.15.M SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Inspected

7.16.M BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Inspected

7.17.M POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Inspected

7.18.M LOCATION OF MAIN AND DISTRIBUTION PANELS

Inspected

7.19.M SMOKE DETECTORS

Inspected

7.20.M CARBON MONOXIDE DETECTORS

Inspected

The heating and cooling system of this building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8(A) . 102

Items

8.0.A Walk through conditions

Inspected

Acceptable.

8(B) . 104

Items

8.0.B Walk through conditions
Inspected

8(C) . 105

Items

8.0.C Walk through conditions

Inspected

8(D) . 107

Items

8.0.D Walk through conditions

Inspected
Studio, acceptable.

8(E) . 109

Items

8.0.E Walk through conditions

Inspected

Acceptable

8(F) . 110**Items****8.0.F Walk through conditions**

Repair or Replace



8.0.F Item 1(Picture)



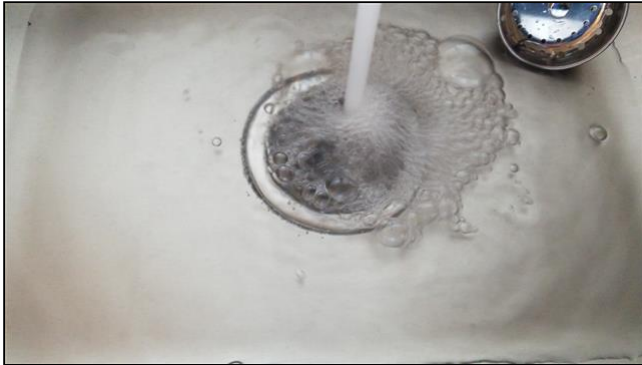
8.0.F Item 2(Picture)

Kitchen sink drain leaks. Supposed "full ADA, potential". Kitchen counter lower, cabinets "can be converted" to roll under. The bath tub is ADA compliant but not a roll in design so it's limited. Bathroom has no grab bars for toilet, bath sink with vanity is improper for ADA. The bottom line is the only ADA compliant aspect of this unit is the bathtub and it's on the ground floor. For this to be of any ADA use, it would need to be converted.

8(G) . 111**Items**

8.0.G Walk through conditions

Inspected, Repair or Replace



8.0.G Item 1(Picture)

Acceptable overall. kitchen sink draining slow

8(H) . 112

Items

8.0.H Walk through conditions

Inspected
Acceptable 1br

8(l) . 202**Items**

8.0.I Walk through conditions

Repair or Replace



8.0.I Item 1(Picture)

Low battery warning going off on smoke detector in one bedroom.

8(J) . 204

Items

8.0.J Walk through conditions

Inspected
acceptable

8(K) . 206

Items

8.0.K Walk through conditions

Inspected
acceptable

8(L) . 207

Items

8.0.L Walk through conditions

Inspected
Acceptable, pets, studio.

8(M) . 208

Items

8.0.M Walk through conditions

Inspected
acceptable

8(N) . 210

Items

8.0.N Walk through conditions

Inspected
acceptable

8(O) . 212

Items

8.0.O Walk through conditions

- Inspected
- Acceptable

8(P) . 213**Items**

8.0.P Walk through conditions

Repair or Replace



8.0.P Item 1(Picture)

Kitchen sink drains slow, recommend service. over all acceptable unit.

8(Q) . 214

Items

8.0.Q Walk through conditions

- Inspected
- Acceptable 2bd. Pets.

8(R) . 307

Items

8.0.R Walk through conditions

Inspected

Acceptable

8(S) . 303

Items

8.0.S Walk through conditions

Inspected

Acceptable

8(T) . 304

Items

8.0.T Walk through conditions

Inspected

Acceptable

8(U) . 305

Items

8.0.U Walk through conditions

Inspected

Acceptable

8(V) . 306

Items

8.0.V Walk through conditions

Inspected

Acceptable

8(W) . 309

Items

8.0.W Walk through conditions

Inspected

Acceptable

8(X) . 310

Items

8.0.X Walk through conditions

Inspected

Acceptable

8(Y) . 311

Items

8.0.Y Walk through conditions

Inspected

Acceptable

8(Z) . 312

Items

8.0.Z Walk through conditions

Inspected

Acceptable

8(AA) . 314**Items**

8.0.AA Walk through conditions

Inspected, Repair or Replace



8.0.AA Item 1(Picture)

Bath sink valve leaks, overall acceptable.

9. Additional Considerations

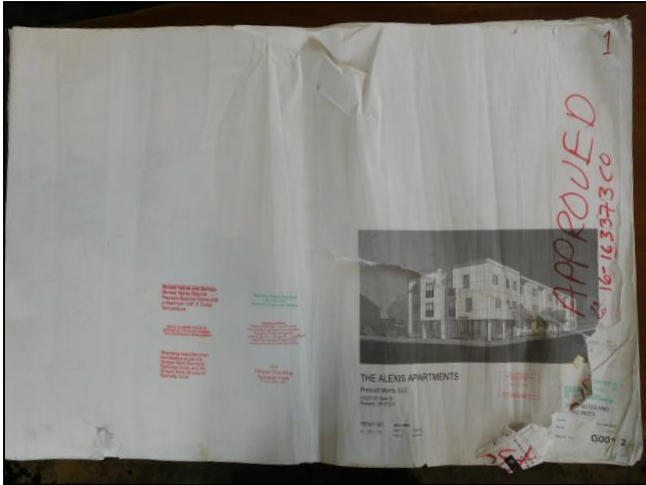
Items

9.0 Opinions of Probable Costs

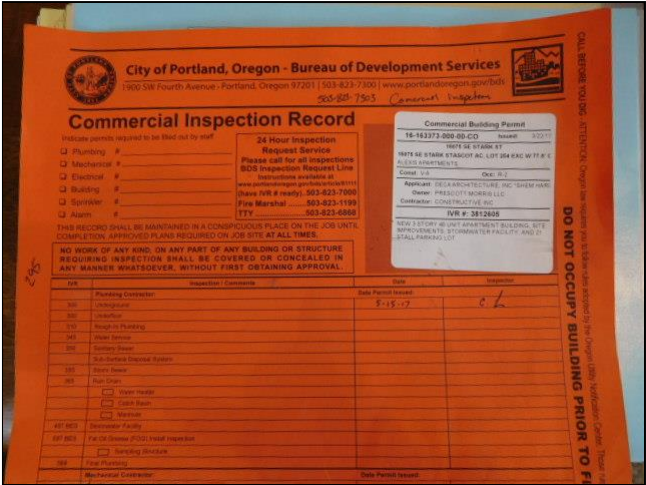
Repair or Replace

9.1 Documents for Review

Inspected



9.1 Item 1(Picture) As built plans



9.1 Item 2(Picture) permit inspection



9.1 Item 3(Picture)

As built plans on site appear complete and signed off by the municipality.

As of 4/18/18 all permits on record have been satisfactorily "finalized", nothing outstanding with the building department as per their records.

9.2 Additional Considerations

Not Inspected



Propertyexam is waiting for the seller to provide additional O&M and warranty documents for review. We will comment on these by email, if/when they are provided. This is not part of the agreed standard of practice for inspection. I only comment here, because Propertyexam has no control over the seller providing O&M documentation. It has been requested. Many owner's do not maintain these documents. They are often available online from the respective manufacturer's. However, it would be prudent to document from the sellers, the sales documentation for the respective equipment and any builder's warranty associated with the newly constructed building.

Summary



PropertyExam corp.

12040 SE Foster PL.
 Portland OR 97266
 (503)679-7184
 scott@propertyexam.com

Customer
 Someone

Address
 555 Street
 Portland OR

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the building. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

General Summary

8.0.F Walk through conditions

Repair or Replace

Kitchen sink drain leaks. Supposed "full ADA, potential". Kitchen counter lower, cabinets "can be converted" to roll under. The bath tub is ADA compliant but not a roll in design so it's limited. Bathroom has no grab bars for toilet, bath sink with vanity is improper for ADA. The bottom line is the only ADA compliant aspect of this unit is the bathtub and it's on the ground floor. For this to be of any ADA use, it would need to be converted.

8.0.I Walk through conditions

Repair or Replace

Low battery warning going off on smoke detector in one bedroom.

8.0.P Walk through conditions

Repair or Replace

Kitchen sink drains slow, recommend service. over all acceptable unit.

8.0.AA Walk through conditions

Inspected, Repair or Replace

Bath sink valve leaks, overall acceptable.

9.1 Documents for Review

Inspected

As built plans on site appear complete and signed off by the municipality.

As of 4/18/18 all permits on record have been satisfactorily "finaled", nothing outstanding with the building department as per their records.

9.2 Additional Considerations

Not Inspected

Propertyexam is waiting for the seller to provide additional O&M and warranty documents for review. We will comment on these by email, if/when they are provided. This is not part of the agreed standard of practice for inspection. I only comment here, because Propertyexam has no control over the seller providing O&M documentation. It has been requested. Many owner's do not maintain these documents. They are often available online from the respective manufacturer's. However, it would be prudent to document from the sellers, the sales documentation for the respective equipment and any builder's warranty associated with the newly constructed building.

Immediate

2.8 Fire & Safety

Inspected, Repair or Replace

(1) Fire extinguishers Not yet tagged for annual testing or certification.

Fire Hydrant located at nearby adjacent property.

(2) Fire sprinkler system not tagged for annual testing and certification.

(5) No security cameras in place on the exterior or interior of the building.

0-5

2.5 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS, FENCING (With respect to their effect on the condition of the building)

Inspected, Repair or Replace

(2) Asphalt parking lot has 20 spaces there is one designated ADA van parking space. The asphalt is particularly dry for a new application. I recommend this asphalt be sealed within the next 2 years to promote longevity and durability. There is about 5,500 SF of asphalt.

\$1,100 - \$1,350

Maintenance

2.5 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS, FENCING (With respect to their effect on the condition of the building)

Inspected, Repair or Replace

(1) 2 of the area wet wells are filled with considerable debris and silt recommend regular cleaning maintenance.

Sprinkler control box located at rear of building off parking lot behind secure gate.

\$350 - \$500

building inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. building inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the building inspector or

other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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