

Sample Commercial Property Inspection by Independent Property Inspection Consultants of Pittsburgh, PA 412-561-5969

Prepared For Exclusive Use By
John Q. Investor, Individual



For The Property Located At
67729 Long Run Road (Miller Automotive Garage), Valencia Park, PA 15044

NOTICE: This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a qualified inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

Table of Contents

General Information	3
Summary Inspection Report	4
Sample Commercial Property Inspection by Independent Property Inspection Consultants of Pittsburgh, PA 15112-561-5969	4
SITE AND EXTERIOR	10
Site Features	10
Grading and Drainage	11
Hardscaping	11
Building Features	12
STRUCTURAL	14
Structure & Framing	14
Raised Foundation	18
Underfloor Areas	19
Basements and Cellars	19
Garage Foundation	20
ROOF AND ATTIC	20
Roof	20
Attic	24
ELECTRICAL	24
Service	24
Main Panel	24
Sub Panel	25
Lights and Switches	25
GFCI Protection	26
PLUMBING	26
Water Supply System	26
Drainage and Venting System	27
Water Heater	28
Gas Supply System	28
HEATING	28
Forced Air Furnace	28
Gas Wall Furnace	29
INTERIOR	30
General	30
Windows	31
Doors	31
Other Components	31
GARAGE	31
Interior	31
Vehicle Doors	32
GENERAL	32
Environmental Comments	32
Property Comments	32
Real Estate Inspection Agreement	34
Important Information	35

General Information

Property Address:	67729 Long Run Road (Miller Automotive Garage)
Property City:	Valencia Park
Property State:	PA
Inspection Date:	02.22.2012
Inspection Start Time:	11:31:00 AM
Inspection End Time:	03:00:00 PM
Inspection Weather:	Sunny and mild
Inspector's Name:	Ronald Bachner
Client's Name:	John Q. Investor, Individual
Client's Email:	NA
Buyer Agent Name:	NA
Buyer Agent Work Phone:	NA
Seller Agent Name:	NA
Seller Agent Work Phone:	NA
Inspection Fee:	See Billing Statement
Structure Type:	Masonry
Furnished:	Not Applicable
Number of Stories:	2
Structure Style:	Commercial
Structure Orientation:	Faces North For Report Purpose Only
Property Occupation Status:	Unoccupied
People on Site At Time of Inspection:	Buyer, Buyer's Son, Sellers

Summary Inspection Report

This summary report is intended to provide the client and those individuals directly involved in this transaction a convenient and cursory preview of some of the conditions and components that we have identified within our report as being in need of further evaluation or service by an appropriately qualified specialist or that pose a potential health and safety risk. It is not intended to be comprehensive, and should not be used as a substitute for reading the entire home inspection report, or be viewed as a tacit endorsement of the condition of components or features that do not appear in this summary report.

SITE AND EXTERIOR

Site Features

Yard Walls

1.1 -- COMMENTS: Yard walls appears to be functional

Vegetation

1.2 -- MAINTENANCE: Foliage growing on structure needs removal

1.3 -- MAINTENANCE: Tree is adjacent to the foundation

Trip Hazard

1.4 -- DEFICIENT: Potential trip hazards exist on property

Grading and Drainage

Surface Drainage

1.5 -- DEFICIENT: Area drain covers missing, damaged, broken, or a hazard

Hardscaping

Driveway

1.6 -- DEFICIENT: Asphalt driveway cracked or deteriorating

1.7 -- DEFICIENT: Driveway is functional but has some cracks

Building Features

Wall Coverings

1.8 -- DEFICIENT: Moisture damage at base of wall covering

1.9 -- DEFICIENT: Wall covering has some damage

Doors and Windows

1.10 -- DEFICIENT: Main garage vehicle door lintel rusted and fatigued

Miscellaneous

1.11 -- COMMENTS: Aerial View of Inspected property.

STRUCTURAL

Structure & Framing

Floor Structure

2.1 -- DEFICIENT: Garage floor structure observations.

2.2 -- DEFERRED: Floor type and construction materials

2.3 -- DEFERRED: Components of floor structure structurally unsound

Raised Foundation

Foundation Walls

2.4 -- COMMENTS: Foundation walls appear functional

Footings

2.5 -- DEFERRED: Footing presence or depth below soil not verified

Underfloor Areas

Access

2.6 -- COMMENTS: Crawlspace was entered for inspection

Ventilation

2.7 -- DEFICIENT: Ventilation of crawlspace under floor sub-standard

Moisture Intrusion

2.8 -- DEFERRED: Strong musty odor noted in underfloor areas

2.9 -- PREVENTIVE: Evidence of excessive moisture penetration

Basements and Cellars

Moisture and Dampness

2.10 -- DEFERRED: Musty odor confirms moisture or humidity

2.11 -- MONITOR: Efflorescence confirms moisture penetration

Stairs and Steps

2.12 -- SAFETY: Head height clearance restricted at stairs

2.13 -- SAFETY: There is no handrail on the stairs or steps

Garage Foundation

General Comments

2.14 -- COMMENTS: Garage rests upon a slab foundation

Footings

2.15 -- DEFERRED: Footing presence or depth below soil not verified

ROOF AND ATTIC

Roof

General Comments

3.1 -- MONITOR: Upper metallic roof covering.

3.2 -- COMMENTS: Sloped roof information

3.3 -- COMMENTS: Flat roof information

Roof Access

3.4 -- COMMENTS: Roof was walked on for the inspection

Protrusions

3.5 -- COMMENTS: Protrusions appeared satisfactory

Roof Drainage

- 3.6 -- DEFICIENT: Downspouts missing or need service
- 3.7 -- DEFERRED: Roof drainage system was not filled or tested
- 3.8 -- PREVENTIVE: No roof drainage system provided
- 3.9 -- PREVENTIVE: Splash blocks recommended to divert water
- 3.10 -- COMMENTS: Neighbor and Adjoining Property

Parapet Walls

- 3.11 -- MAINTENANCE: General Observations.

Attic

Stairs and Ladders

- 3.12 -- SAFETY: Missing handrail on stairs a potential hazard

ELECTRICAL

Service

Service Entrance

- 4.1 -- COMMENTS: Service entrance type

Service Lines

- 4.2 -- DEFICIENT: Utility service lines too low and need raising
- 4.3 -- SAFETY: Service lines to garage too low and need raising
- 4.4 -- SAFETY: Utility service lines missing insulation

Main Panel

Main Panel

- 4.5 -- DEFERRED: Inspector does not perform load-calculations

Sub Panel

Sub Panel

- 4.6 -- DEFICIENT: Sub panel interior is significantly rusted
- 4.7 -- DEFICIENT: Uncovered knock-outs in panel need plugging
- 4.8 -- DEFERRED: Inspector does not perform load-calculations
- 4.9 -- DEFERRED: Numerous deficiencies and unsafe wiring conditions

Panel Covers

- 4.10 -- SAFETY: Open voids in interior cover need plugging

Lights and Switches

Garage

- 4.11 -- PREVENTIVE: Garage light fixtures wiring practices.

Basement and Cellar

- 4.12 -- DEFICIENT: Basement light fixtures in poor condition.

GFCI Protection

General Comments

4.13 -- COMMENTS: GFCI technology life-saving but can fail

GFCI Receptacle Outlets

4.14 -- DEFICIENT: GFCI outlet damaged or broken

4.15 -- SAFETY: Installing GFCI protection is advised

PLUMBING

Water Supply System

Supply Pipes and Connectors

5.1 -- DEFICIENT: Water line connector not connected at one or more fixtures.

5.2 -- SAFETY: Copper supply lines may contain lead solder

Inspection Limitations

5.3 -- DEFERRED: Water quality or potability not tested

5.4 -- DEFERRED: Water supply piping not visible for inspection

5.5 -- COMMENTS: Inadequate access limited inspection of system

Drainage and Venting System

Drain and Vent Pipes

5.6 -- DEFICIENT: Drainage and vent piping materials

5.7 -- DEFICIENT: Fixture drain not properly installed.

5.8 -- DEFICIENT: Garage floor drain not connected.

5.9 -- COMMENTS: No visible exterior cleanout for main waste line

5.10 -- COMMENTS: Plumbing venting system design and installation requires evaluation.

Water Heater

Water Heater

5.11 -- MONITOR: Water heater information

5.12 -- COMMENTS: Useful life of older water heater not determinable

TPR Valve

5.13 -- SAFETY: Discharge pipe termination too high

Gas Supply System

Lines and Valves

5.14 -- MAINTENANCE: Gas supply system piping general conditions.

HEATING

Forced Air Furnace

General Comments

6.1 -- COMMENTS: Forced-air heating system information

Furnace

6.2 -- DEFERRED: Forced air furnace responded to user controls

Combustion Air

6.3 -- DEFERRED: Combustion-air for furnace appears adequate

Gas Valve and Connector

6.4 -- COMMENTS: Gas valve and connector satisfactory

Distribution System

6.5 -- COMMENTS: Distribution ducts in satisfactory condition

Heat Exchanger

6.6 -- DEFERRED: Dismantling of furnace not performed

Gas Wall Furnace

General Comments

6.7 -- COMMENTS: Gas wall heating system information

Type and Location

6.8 -- COMMENTS: Gas wall furnace information

Service Life

6.9 -- COMMENTS: Gas wall floor furnace at end of service life

INTERIOR

General

Interior Inspection

7.1 -- SAFETY: Interior inspection information

Important Observations

7.2 -- DEFICIENT: Garage Area Ventilation - Roof Mount

7.3 -- SAFETY: Emergency Lights & Exit Signs

Windows

Windows

7.4 -- COMMENTS: Window property maintenance needed.

Doors

Interior

7.5 -- COMMENTS: Interior fire rated doors may be required.

Other Components

Fire Sprinkler System

7.6 -- SAFETY: Property has no fire sprinkler system

GARAGE

Interior

Firewall

8.1 -- SAFETY: Garage firewall or fire separation undeterminable.

Doors

8.2 -- MAINTENANCE: Moisture damage or decay at rear door

Vehicle Doors

Vehicle Doors

8.3 -- COMMENTS: Vehicle door functional using auto opener

GENERAL

Environmental Comments

Pre-1980 Construction

9.1 -- COMMENTS: Building constructed prior to 1978

Property Comments

Common Items

9.2 -- COMMENTS: Notices and Recommendations

Neglected Property

9.3 -- DEFERRED: Property maintenance has been neglected

Sample Commercial Property Inspection by Independent Property Inspection Consultants of Pittsburgh, PA 412-561-5969

SITE AND EXTERIOR

Site Features

Yard Walls

1.1 - COMMENTS: The yard walls appear to be functional on the front lower side.

Vegetation

1.2 - MAINTENANCE: There is foliage growing on or against the west side of the garage that we recommend be removed or trimmed back to help prevent damage to the wall coverings. The debris in the area between the subject structure and the neighboring structure should be cleaned out and all vegetation.

1.3 - MAINTENANCE: There is a tree directly adjacent to the foundation at the west side of the garage that should be removed from the wall area and all growth removed garage west wall. Please see photos.



Trip Hazard

1.4 - DEFICIENT: There are potential trip hazards on the property which include the sunken surface drain outside the side entrance, the gravel driveway surface in the same area, rear exit door, and more possible unknown potential trip hazards. It is recommended that for safety reason that repairs be made to these items and that buyer review other exterior walking surfaces for potential problems.



Grading and Drainage

Surface Drainage

1.5 - DEFICIENT: There is a missing or broken area drain cover at the east side of the property. Since this condition may have allowed gravel, leaves, and other debris to enter the drain lines, it would be prudent to have the lines flushed through before the damaged cover is replaced or repaired.



Hardscaping

Driveway

1.6 - DEFICIENT: Although functional, the asphalt driveway has not been maintained and is cracked and/or deteriorating in some areas. As a preventive measure, we recommend that all cracks be filled/sealed and that the driveway be re-coated or resurfaced to extend its life span. There are driveway areas which are gravel and needs resurfaced. **It is recommended that buyer obtain estimates from a qualified asphalt contractor for repairs to building driveway areas.**



1.7 - DEFICIENT: The asphalt driveway is functional but has some cracks and areas needing repairs.



Building Features

Wall Coverings

1.8 - DEFICIENT: There is moisture damage at the base of the composition wood wall covering at the east side of the garage that needs to be repaired.

1.9 - DEFICIENT: The composition wood wall coverings at the the east side of the garage is damaged and repairs needed. The wall coverings are in poor condition with holes, open joints, deteriorated wood, rot, and separation in some areas. Repairs or removal to these coverings are needed. The owner indicated it was installed to provide some insulation to the building. It is recommended to obtain estimates for its repairs or removal. Please see doors and windows for information on the garage door steel lintel which has deterioration.



Doors and Windows

1.10 - DEFICIENT: The metal steel lintel above main vehicle garage door which supports the concrete block wall above it is rusted and sagging. It is fatigued. This was caused by water leaking on the wall on to the lintel and not being able to weep out. It is unclear as to the condition of the block wall above due to the wood siding installed over it. This lintel must be kept in good shape and after repair of siding should be inspected and repaired. The current lintel may still be sufficient condition to be utilized with caulking and sealant removed.



Miscellaneous

1.11 - COMMENTS: The aerial view of the inspected property is in the attached photo. It is provided for information to the client.



STRUCTURAL

Structure & Framing

Floor Structure

2.1 - DEFICIENT: The condition of the garage floors from the garage show a number of cracks. Please see photos. From this perspective it appears typical considering the age of the structure and garage which I understand was built in the 1940's or maybe earlier. The inspection from the crawlspace under neath show structural conditions that are likely ongoing due to the metal fatigue of the some structural supports. The owner indicated he has done no repairs to the floor during his use of the building which he inherited from his father. The inspection indicated substantial repairs on this crawlspace section on east side of the building. The wood framing installed to support the poured concrete appears more of more recent nature than the 1940's the owner indicated. I can not confirm this completely. This part appears in good condition. Please see two photos showing framing. The center of the crawlspace area under the floor indicate repairs completed which if completed at the time the owner indicated would show that there is on-going deterioration of the steel support beams. If you review the photos attached you will notice that the original framing installed years ago is now bowed meaning the deterioration of the steel "I" beams support is weakening forcing the bowing in the wood frame installed years ago or at some point. **These areas will likely be points of repairs in the future. The steel beams are heavily rusted, fatigued, and show movement.** The repairs may not be in near future but are evidence of repairs regardless of when they were done. There are other areas which were blocked up for repairs, again it is unclear what period of time this was. In summary, no guarantee can be given as to when any floor repairs will be required. The repairs can be in sections at the point of failure which will required new steel framing and floor replacment. The cost cannot be estimated at this time. The accompanying photos show the latest lift installation in the crawlspace. The existing conditions may provide continued service for unknown periods. I do not believe any floor failure will be wholesale and warning signs should show indicating immediate repairs. It is recommended to

monitor floor conditons for any new developments. A budget should be available for capital repairs and improvements.





2.2 - DEFERRED: The floor of the garage and showroom is constructed of poured concrete. The inspection of the concrete floor from the basement indicate evidence of floor deterioration. structural "I" beam deterioration from moisture and dampness, and signs of temporary repairs of the above show room floor. The inspection of the floor above is limited due to furniture, shelving, etc. The structural steel supports show heavy rust deterioration. It is recommended that improved ventilation be installed including heat, flooring repair if needed, and rust proofing be applied to steel components to slow deterioration. In the event that a small section of concrete flooring needs to be completed the repair cost should be minimal. The age of the building is 70 plus years and the conditions typical considering prior and current use, prior water penetrations, lack of ventilation, and minimal maintenance. Considering the overall poor condition of area, long term it is typical for a garage. The basement area does not appear to be under the entire showroom area.



2.3 - DEFERRED: There are components of the raised foundation concrete floor structure that appear to be structurally unsound and/or represent a potential hazard and should be evaluated by an appropriately qualified specialist for further remarks and recommendations. A structural engineer is considered best qualified.

Raised Foundation

Foundation Walls

2.4 - COMMENTS: The concrete block foundation walls where visible appear to be functional. Typical crack observed.



Footings

2.5 - DEFERRED: The Inspector does not verify the presence and depth of footings below the soil line.

Underfloor Areas

Access

2.6 - COMMENTS: The crawlspace was entered for inspection of the underfloor areas, systems, and components. Access to the crawlspace is located at the north side of the garage. in the basement.

Ventilation

2.7 - DEFICIENT: The crawlspace under the garage floor and lower basement is substandard. This condition can and has deteriorated the steel framing and support components. It is recommended that a source of heat be placed in the basement and crawlspace from a forced air furnace. Since the garage was built in the 1940's it is relatively in good condition. Natural ventilation improvements if possible are recommended.



Moisture Intrusion

2.8 - DEFERRED: There is a very strong musty odor in the underfloor areas that we recommend you have evaluated by an appropriately qualified specialist, including testing for potentially toxic molds. Mold growth in damp, unventilated areas are commonplace, but some types of mold are toxic and represent a serious health threat. This condition can usually be improved upon by adding ventilation and/or a moisture barrier, but an evaluation for moisture intrusion will first be necessary.

2.9 - PREVENTIVE: Evidence of excessive moisture penetration of the underfloor areas was observed. This could be the result of inadequate above ground water management that may be corrected by improving site grading and/or drainage, but this could only be confirmed by monitoring over a relatively long period of time. In any event, this condition can contribute to differential settling and facilitate the growth of a variety of molds or fungi that can promote unhealthy conditions, and we recommend that you seek the counsel of an appropriately qualified specialist to evaluate and remedy this condition.

Basements and Cellars

Moisture and Dampness

2.10 - DEFERRED: There was a very strong musty odor inside the basement that we recommend you have evaluated by an appropriately qualified specialist, including testing for potentially toxic molds. Mold growth in damp, unventilated areas is not uncommon, but some types of mold are toxic and represent a serious

health threat to some people. This condition can usually be improved upon by adding ventilation and/or a moisture barrier, but an evaluation for moisture intrusion will first be necessary.

2.11 - MONITOR: There is efflorescence of the basement walls. This condition is caused by moisture being drawn into the rear of the walls, and you should not store items that can be moisture damage against the walls or adjacent floor areas.

Stairs and Steps

2.12 - SAFETY: The overhead clearance at the basement stairs is too low (by current standards) and could prove to be a safety hazard (stairwell ceilings are normally six-feet eight inches or higher) if this condition is not addressed and corrected.

2.13 - SAFETY: There is no handrail on the basement stairs. We recommend that a handrailing (with intermediate balusters) be installed as a safety precaution.

Garage Foundation

General Comments

2.14 - COMMENTS: The rear part of the garage rests upon a slab foundation and no inspection is possible.

Footings

2.15 - DEFERRED: The Inspector does not verify the presence and depth of footings below the soil line.

ROOF AND ATTIC

Roof

General Comments

3.1 - MONITOR: The upper west side roof covering appears to be an ice guard material. I am not completely familiar with this particular type but it appears it was installed by a non professional as it has open seams, various methods of attachments, and other signs non professional workmanship. There is no signs of leakage. There is minor typical damage to the over hang portions of the roof. It is recommended to monitor the roof and seal any open joints with similar materials if possible. Please see the photos.



3.2 - COMMENTS: The garage has a sloped or pitched roof. Most sloped roofs are covered with individual pieces of shingle or tile material that is overlapped to prevent water penetration. The slope of a roof is usually a factor in the life expectancy of the roofing material. The life expectancy of a roof covering is also dependent upon the type of material used, the quality of workmanship, exposure to sun and wear from tree branches, snow or ice, and wind. Asphalt shingle is the most common roofing material used on sloped or pitched roofs. Other types of covering for sloped roofs include asphalt roll roofing, concrete or clay tiles, wood shakes and shingles, and slate shingles. There are also fiberglass shingles, metal shingles and metal sheet roofing systems.



3.3 - COMMENTS: The garage has what is commonly referred to as a 'flat' roof. Flat roofs are basically watertight membranes that should have just enough slope to allow water to run off. The slope of the roof is usually a factor in the life expectancy of the roofing material. The life expectancy of a roof covering is also dependent upon the type of material used, the quality of workmanship, exposure to sun and wear from tree branches, snow or ice, and wind. Flat roofs must be regularly maintained and routinely repaired for damages.



Roof Access

3.4 - COMMENTS: The roof was walked on for the inspection.

Protrusions

3.5 - COMMENTS: Where visible, the roof protrusions (vent pipes, etc.) appeared to be well sealed and/or flashed and in satisfactory condition.

Roof Drainage

3.6 - DEFICIENT: Some downspouts are missing or need to be reconnected or serviced. The inspection revealed that downspout is missing on front of building and the roof drain line coming from rear of building along the side in to the garage door surface drainage ground reservoir. The rear downspout near the door indicates discharge on to ground from connection to underground leader. It is unclear if this leader is sealed, clogged, or in service. It appear it is clogged and the diverter installed to empty on to ground if clogged or restricted. Repairs may be required. The Brough of Bethel Park may require a dye test of all of these components for property transfer.



3.7 - DEFERRED: The provided roof drainage system components were not filled or tested.

3.8 - PREVENTIVE: No roof drainage system, i.e. gutters, downspouts and splash blocks, is installed. However, because poor site drainage can damage the structure and foundation and lead to moisture intrusion, serious consideration should be given to the installation of such a system for drainage of rainwater away from the residence and its foundation.

3.9 - PREVENTIVE: As a preventive measure we recommend that you have diverters and splash blocks installed at the bottom of the downspouts, and/or to have downspouts connect to underground drain lines, in order to help divert water away from the property and its foundation.

3.10 - COMMENTS: The failure of the adjoining property owner to maintain his property between the subject building and his building may affect the foundation and structure due to the neighbor not maintaining his gutters and water discharge. You may want to review this area.



Parapet Walls

3.11 - MAINTENANCE: The tops of the parapet walls need minor sealing. The conditions are typical. In general most contractors when they run the roof covering over the parapet walls they install an aluminum flashing cap. This was not done and can be done. There is no immediate need and this is for information purposes. Please see photo for illustration. There are some looseness in some parapet wall caps which can be cemented.



Attic

Stairs and Ladders

3.12 - SAFETY: There is no handrail on the stairs which is an essential safety feature that should be added to the second floor. In addition a guard around the steps should be installed with no openings larger than a 4 inch sphere can pass.

ELECTRICAL

Service

Service Entrance

4.1 - COMMENTS: The service entrance is overhead.

Service Lines

4.2 - DEFICIENT: The utility companys overhead conductor lines over the roof ridge are too low and need to be raised by the utility company for safety and by your contractor for installation of a raised mast head. The roof clearances are not per the National Electrical Code and are considered unsafe. The conductors should have insulation added to them for additional protection. **THIS WORK MUST BE COMPLETED BY QUALIFIED AND TRAINED INDIVIDUALS ONLY.**



4.3 - SAFETY: The overhead conductor lines to the garage are too low and need to be raised by the utility company.

4.4 - SAFETY: The utility companys overhead conductor lines are missing insulation and need to be replaced for safety due to present location.

Main Panel

Main Panel

4.5 - DEFERRED: Load-calculations were not conducted in an effort to determine if the main panel and its components will meet the demands of the garage and/or its new occupants.

Sub Panel

Sub Panel

4.6 - DEFICIENT: The inside of some sub panel is significantly rusted, and we recommend that you have the panels evaluated by an appropriately qualified specialist for further remarks and recommendations. The panels and wiring in the basement are especially rusted in various degrees.

4.7 - DEFICIENT: To contain any arching or sparking or the spread of fire, the uncovered knock-outs (circular holes/openings) at the base of the panel should be plugged.

4.8 - DEFERRED: Load-calculations were not conducted in an effort to determine if the sub panel and its components will meet the demands of the garage and/or its new occupants.

4.9 - DEFERRED: There are numerous deficiencies and/or unsafe wiring conditions observed. We recommend that you have the panels evaluated by an appropriately qualified specialist for further remarks and recommendations.

Panel Covers

4.10 - SAFETY: There are uncovered knockouts or openings in the inner cover of the sub panel that exposes those who open the panel to shock hazards. These openings will need to be covered with approved plugs. This condition is easily remedied and at minimal expense.

Lights and Switches

Garage

4.11 - PREVENTIVE: The fluorescent ceiling light fixtures in the garage should be evaluated for proper wiring connections. They appear to be fed by the old light fixtures. If they need corrected appropriate repairs should be made.



Basement and Cellar

4.12 - DEFICIENT: **The basement wiring and lights in the garage are old, rusted, broken, damaged, and in need of repairs. It is recommended that a qualified electrical contractor be contacted to evaluate building electrical and make repairs to any areas including the basement lighting and outlets.**



GFCI Protection

General Comments

4.13 - COMMENTS: Ground fault circuit interruption (GFCI) technology is life-saving and very important, but these devices can fail at any time. We recommend that you carefully test all GFCI devices for proper function on a regular basis using the manufacturers test button(s).

GFCI Receptacle Outlets

4.14 - DEFICIENT: The GFCI protected receptacle outlet at the north exterior will need checked for proper operation and a new cover approved cover installed.



4.15 - SAFETY: We strongly recommend that the receptacle in any bathroom, exterior, or wet location be protected with ground fault circuit interrupters.

PLUMBING

Water Supply System

Supply Pipes and Connectors

5.1 - DEFICIENT: The hot water line supply line is not connected to the bathroom sink located in the garage waiting room area. This is a building code violation as hot and cold water must be available for occupants and users of the bathroom. Please contact a license plumber to perform the corrections.

5.2 - SAFETY: Older homes that were originally plumbed with copper water supply lines may have been installed with solder that contains lead, and we recommend that you have the lines tested for lead solder.

Inspection Limitations

5.3 - DEFERRED: Water quality or potability of water supply was not evaluated or tested.

5.4 - DEFERRED: The water supply piping is not completely accessible for inspection.

5.5 - COMMENTS: Inadequate or minimal access limited our inspection of the supply piping system.

Drainage and Venting System

Drain and Vent Pipes

5.6 - DEFICIENT: The drainage line for the bathroom sink is of non approved materials. Please contact licensed plumber to install materials on drain line system. Please see attached photo.



5.7 - DEFICIENT: **The fixture drain on the basement sink was not properly installed and vented. Please contact a licensed plumber to repair in accordance with local code requirements or to move the sink to another location. The current sink is draining on to the floor surface drain.**



5.8 - DEFICIENT: **NOTICE:** The garage floor drain is not connected and has been removed from service. All floor cleaning methods appears to be washed out the main vehicle door and in to door drainage scupper which appears to drain in to the storm drain. This is not recommended if performed as it may cause contaminants to enter the storm water system.

5.9 - COMMENTS: We could not locate an exterior cleanout for the main waste line. Although one may never have been installed on the system, by modern standards this is considered a deficiency, and plumbers commonly advise installing one. Although the main drainpipe can often be accessed by removing a toilet or through the main waste stack on the roof, you may wish to install an exterior cleanout to appease your plumber and facilitate the cleaning of the main waste line.

5.10 - COMMENTS: The plumbing venting system and overall design and installation is recommended for further evaluation by a licensed plumber. While the brief inspection time is not designed to evaluate this system it is unclear of its connection with the rear house, limitations, connections, and proper function. There are no known problems other than what is noted in this inspection report.

Water Heater

Water Heater

5.11 - MONITOR: There is a an electric water heater located under the show room area in the basement lower level. The client indicated it was working on Sunday February 26, 2012. The heater only serves the utility tray in this lower level basement area. It does not serve the sink in the unisex bathroom above it where no hot water is available. These heaters usually have a five year life cycle.



5.12 - COMMENTS: The remaining useful life of the older water heater is not determinable. If a water heater has exceeded its factory warranty, it can fail at any time.

TPR Valve

5.13 - SAFETY: The temperature and pressure relief (TPR) valve discharge pipe is potentially unsafe as it does not terminate within 6 inches of the ground as normally required and will need to be serviced for safety.

Gas Supply System

Lines and Valves

5.14 - MAINTENANCE: Where visible, the gas supply system appears to be in typical conditions found generally. This means pipes not protected from elements and rust, need hangers in some areas, and guards from damage.

HEATING

Forced Air Furnace

General Comments

6.1 - COMMENTS: A forced-air or warm air heating system is one which uses air as its heat transfer medium. These systems use ductwork and vents as a means of air distribution. The return plenum carries the air from several large return grills to a central air handler for re-heating. The supply plenum directs heated air from the central unit to registers in the rooms which the system is designed to heat. Regardless of type, all air handlers consist of an air filter, blower, heat exchanger/element/coil, and various controls. Like any other kind of central heating system, thermostats are used to control forced air heating systems. **There is a ArcoAire Enviroplus Air 90 forced air system installed in the front show room and customer area with duct work to the upper level storage areas. This furnace mainly services the showroom and the storage areas on the side of the building. The ductwork penetrates structural walls. IT IS MY RECOMMENDATION THAT AT SOME POINT AN EVALUATION BE COMPLETED TO DETERMINE THE MOST EFFICIENT METHODS FOR HEATING THE STRUCTURE SPACES.**

Furnace

6.2 - DEFERRED: The garage force air space heater responded to the controls. The condition of the system appears poor. It likely has not been serviced in a recent period. These are space heaters whose adequacy is not evaluated during this type of inspection and time. The photo of the units is indicative of its condition. Its remaining life is year to year. This heater has been modified to force air into the backroom or storage area. It is a sign that heating and distribution in the building overall is marginal and not fully designed. The review of past heating bills should be conducted and funds budgeted for improvements in the building heating system.



Combustion Air

6.3 - DEFERRED: The combustion-air supply for the gas furnaces appear adequate.

Gas Valve and Connector

6.4 - COMMENTS: The gas valve and connector appear to be in satisfactory condition.

Distribution System

6.5 - COMMENTS: Where visible and accessible, the supply ducts were in satisfactory condition as they exist for the showroom furnace. This is not an assessment for design and adequacy of heating system..

Heat Exchanger

6.6 - DEFERRED: We do not attempt to dismantle any portion of the system, nor do we evaluate heat exchangers, electronic air-cleaners, humidifiers, and in-line duct motors or dampers. Also, we may not always be able to check every register to determine the adequacy of its air flow.

Gas Wall Furnace

General Comments

6.7 - COMMENTS: Gas wall furnaces deliver heated air to the room or area where they are located, or, if located on a partition wall, to the room on each side. With a wall furnace, air circulation relies on the natural flow of warm air up and cold air down. Some units are equipped with fans that blow the heated air across the room. Although effective, this type of furnace, and especially the older ones, are not as energy efficient as the central forced air systems found in newer construction. Also, because the surface of these furnaces can get very hot, small children will need to be cautioned not to touch them, and you must not ever store combustible items near them.

Type and Location

6.8 - COMMENTS: The basement is heated with a gas-fired gas wall heating unit is located in the basement. on the north wall. This system is minimal and just enough to prevent pipes from freezing. This system was operational on day of inspection. It is one of three systems in use in the garage building. The combination is inefficient. It is recommended you obtain copies of of past gas usage to determine budget costs.



Service Life

6.9 - COMMENTS: The gas wall furnace should be closely monitored and serviced annually.

INTERIOR

General

Interior Inspection

7.1 - SAFETY: Our inspection of the interior includes the visually accessible areas of walls, floors, ceilings, etc. We do not move furniture, equipment, or other items on the floor or attached to the walls or ceilings. The interior areas are inspected from floor level only and without the use of a ladder.

Important Observations

7.2 - DEFICIENT: **The roof mount exhaust system for the garage to remove carbon monoxide gases, vehicle exhaust, and garage odors is not functional according to the owner on the day of inspection. He indicated he tried to repair it but the motor does not work. This item should be checked and repaired as required for proper operation. It is a part of the building operating system and it is a part of normal garage operations. The local inspector may require additional safety equipment and ventilation improvements. This item is deficient until made operational and in good condition. Please call a qualified mechanical ventilation contractor to repair.**



7.3 - SAFETY: The installation of emergency lights and lighted exit signs is a common requirement for safety of the occupants under the building code. Their installation may be a requirement for occupancy. If they are not they are highly recommended. The lights are required to cover all areas and the exits signs are required for all areas along the egress path. **The purchaser is advised to obtain estimates for the installation of emergency lights and exits signs for the safety of occupants and customers as well as meet compliance for building code requirements and insurance purpose's.**



Windows

Windows

7.4 - COMMENTS: There are some windows which need property maintenance.



Doors

Interior

7.5 - COMMENTS: Interior fire rated doors may be required in garage areas as they enter back rooms and customer waiting areas. This will be determined by the local building inspector for any certificate of occupancy issues.

Other Components

Fire Sprinkler System

7.6 - SAFETY: The property is not equipped with a fire sprinkler system.

GARAGE

Interior

Firewall

8.1 - SAFETY: ***Where visible, the firewall or fire separation status between the customer waiting area and the garage area is unclear. The local building inspector may make comments if any separation requirements are needed for any occupancy certificate. There are areas not visible, open joints and penetrations, unrated door and assembly, possible non rated coverings, and other compromised conditions that may need to be corrected or repaired to achieve the required (if any) hour rating. Please ask your local building inspector for more information.***

Doors

8.2 - MAINTENANCE: There is moisture damage or decay at the garage rear egress door which may require repairs.



Vehicle Doors

Vehicle Doors

8.3 - COMMENTS: The garage vehicle door functioned satisfactorily when tested using the automatic opener.



GENERAL

Environmental Comments

Pre-1980 Construction

9.1 - COMMENTS: The garage was constructed prior to 1980, and it is therefore possible and even highly probable that lead-based paint, asbestos, and other materials considered potentially hazardous may exist. However, since testing or inspecting for any environmental hazards of any kind falls outside the scope of this inspection, we recommend that you employ the services of an appropriately qualified environmental specialist if you would like more information on this subject

Property Comments

Common Items

9.2 - COMMENTS: **The client is advised that the inspection does not include any inspection or comments on the systems used in the business operations of the building, in this case an automotive repair garage. It is recommended that before purchase you perform an inspection to your satisfaction of the air compressors and its components, inspection of the automotive lifts and their components, any equipment included in the sale, burglar alarms, intercoms, environmental matters and hazards, and any other similar accessory system. Please see the inspection agreement and any attachment to this report and any comment therein. The client is advised that before purchase is completed that application for a Certificate of Occupancy and a Certificate of Zoning Approval be made to the local governing body for the purpose of determining and obtaining approval to operate the intended business operations in compliance with the local ordinances. The local governing body will direct your steps as to what may be required for said approval of a Certificate of Occupancy and Certificate of Zoning Approval. The local building code official may**

require improvements to the building under local ordinances and the Uniform Construction Code Of Pennsylvania. The client is also advised to contact their insurance agent who will be providing insurance coverage on building and business for the purpose of determining what requirements they may require for the issuance of an insurance policy.

Neglected Property

9.3 - DEFERRED: It is your inspectors opinion that the property has not been sufficiently maintained over the years, both interior and exterior. However, as our inspection and this report is a search for significant issues as per client and not a listing of relatively minor repairs or improvements to be made, we recommend that you consult with the appropriate specialists in all trades/fields to provide you with detailed inspections and written estimates for all needed repairs and improvements. The property maintenance issues in this building include windows, doors, painting, excess storage, building components, mechanicals, and other areas.

REAL ESTATE INSPECTION AGREEMENT

THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT - PLEASE READ IT CAREFULLY

Client: _____ Report #: _____

Address: _____ Fee: _____

SCOPE OF THE INSPECTION: The real estate inspection to be performed for Client is a survey and basic operation of the systems and components of a building which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the Inspector. The purpose of the inspection is to provide the Client with information regarding the general condition of the building(s).

Inspector will prepare and provide Client a written report for the sole use and benefit of Client. The written report shall document any material defects discovered in the building's systems and components which, in the opinion of the Inspector, are safety hazards, are not functioning properly, or appear to be at the ends of their service lives.

The inspection shall be performed in accordance with the Standards of Practice of the American Society of Home Inspectors (ASHISM), a copy of which is readily available at <http://www.homeinspector.org/standards/default.aspx>

CLIENTS DUTY: Client agrees to read the entire written report when it is received and promptly call Inspector with any questions or concerns regarding the inspection or the written report. The written report shall be the final and exclusive findings of Inspector.

Client acknowledges that Inspector is a generalist and that further investigation of a reported condition by an appropriate specialist may provide additional information which can effect Client's purchase decision. Client agrees to obtain further evaluation of reported conditions before removing any investigation contingency and prior to the close of the transaction.

In the event Client becomes aware of a reportable condition which was not reported by Inspector, Client agrees to promptly notify Inspector and allow Inspector and/or Inspector's designated representative(s) to inspect said condition(s) prior to making any repair, alteration, or replacement. Client agrees that any failure to so notify Inspector and allow inspection is a material breach of this Agreement.

ENVIRONMENTAL CONDITIONS: Client agrees what is being contracted for is a building inspection and not an environmental evaluation. The inspection is not intended to detect, identify, or disclose any health or environmental conditions regarding this building or property, including, but not limited to: the presence of asbestos, radon, lead, urea-formaldehyde, fungi, molds, mildew, PCB's, or other toxic, reactive, combustible, or corrosive contaminants, materials, or substances in the water, air, soil, or building materials. The Inspector is not liable for injury, health risks, or damage caused or contributed to by these conditions.

CHINESE DRYWALL EXCLUSION: The Client specifically acknowledges that the Property Inspection will not and is not intended to detect, identify, disclose, or report on the presence of Chinese Drywall products or the actual or potential environmental concerns or hazards arising out of the existence of these products. Client agrees to hold the Company and Inspector harmless for any injury, health risk, or damages of any nature caused or contributed to by these products. Furthermore, Client acknowledges that any discussions regarding the actual or potential presence of Chinese Drywall are informative in nature only and that the Property Inspection Company and/or Inspector do not hold the Company or themselves to be experts pertaining to the potential concerns associated with Chinese Drywall.

GENERAL PROVISION: The written report is not a substitute for any transferor's or agent's disclosure that may be required by law, or a substitute for Client's independent duty to reasonably evaluate the property prior to the close of the transaction. The inspection Agreement, the real estate inspection, and the written report do not constitute a home warranty, guarantee, or insurance policy of any kind whatsoever.

No legal action or proceeding of any kind, including those sounding in tort or contract, can be commenced against Inspector/Inspection Company or its officers, agents, or employees more than one year from the date Client discovers, or through

the exercise of reasonable diligence should have discovered, the cause of action. In no event shall the time for commencement of a legal action or proceeding exceed two years from the date of the subject inspection. **THIS TIME PERIOD IS SHORTER THAN OTHERWISE PROVIDED BY LAW.**

This Agreement shall be binding upon and inure to the benefit of the parties hereto and their heirs, successors, and assigns.

This Agreement constitutes the entire integrated agreement between the parties hereto pertaining to the subject matter hereof and may be modified only by a written agreement signed by all of the parties hereto. No oral agreements, understandings, or representations shall change, modify, or amend any part of this Agreement.

Each party signing this Agreement warrants and represents that he/she has the full capacity and authority to execute this Agreement on behalf of the named party. If the Agreement is executed on behalf of Client by any third party, the person executing this Agreement expressly represents to Inspector that he/she has the full and complete authority to execute this Agreement on Client's behalf and to fully and completely bind Client to all of the terms, conditions, limitations, exceptions, and exclusions of this Agreement.

SEVERABILITY: Should any provision of this Agreement be held by a court of competent jurisdiction to be either invalid or unenforceable, the remaining provisions of this Agreement shall remain in full force and effect, unimpaired by the court's holding.

MEDIATION: The parties to this agreement agree to attend, in good faith, mediation with a retired judge or lawyer with at least 5 years of mediation experience before any lawsuit is filed. All notices of mediation must be served in writing by return receipt requested allowing 30 days for response. If no response is forthcoming the moving party may then demand binding arbitration under the terms and provisions set forth below.

ARBITRATION: Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud, or misinterpretation arising out of, from or related to, this contract or arising out of, from or related to the inspection or inspection report shall be submitted first to a Non-Binding Mediation conference and absent a voluntary settlement through Non-Binding Mediation to be followed by final and Binding Arbitration, if necessary, as conducted by Construction Dispute Resolution Services, LLC or Resolute Systems, Inc. utilizing their respective Rules and Procedures. If you would like to utilize the Mediation or Arbitration services of another dispute resolution provider other than one of those so stated please submit your recommendation to us for our consideration. If the dispute is submitted to Binding Arbitration, the decision of the Arbitrator appointed there under shall be final and binding and the enforcement of the Arbitration Award may be entered in any Court or administrative tribunal having jurisdiction thereof.

NOTICE: YOU AND WE WOULD HAVE A RIGHT OR OPPORTUNITY TO LITIGATE DISPUTES THROUGH A COURT AND HAVE A JUDGE OR JURY DECIDE THE DISPUTES BUT HAVE AGREED INSTEAD TO RESOLVE DISPUTES THROUGH MEDIATION AND BINDING ARBITRATION.

Client acknowledges having read and understood all the terms, conditions, and limitations of this Agreement and voluntarily agrees to be bound thereby and to pay the fee listed above

Client: _____ Date: _____

Inspector: _____ Date: _____

PAGE 1 OF 1 - CONTRACT DOES NOT INCLUDE ADDITIONAL PAGES

Important Information

Important - Please Read Carefully

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information upon receipt. This inspection has been performed, and this report prepared, in accordance with State-recognized standards for home inspections. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is not required to move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards. In this report, the inspector will note which systems and components were inspected, and report any deficiencies, safety concerns, maintenance and monitoring requirements, and any items that are deferred.

DEFINITION OF TERMS USED IN REPORT:

DEFICIENT: A system or component marked as deficient is one that did not respond to user controls, was not able to be safely used, was not functioning as intended, or was otherwise defective. These may be items that are incomplete or have imperfections and with further evaluation these items may (or may not) be found to be material defects. Your inspector does NOT prioritize or emphasize the importance of one deficiency over another. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, and unsuitable installation.

SAFETY CONCERN: Items or conditions reported as a safety concern may be property or system upgrades that enhance general safety, others may be considered life threatening. Your inspector will NOT prioritize or emphasize the importance of one safety concern over another. For this reason, ALL safety concerns should be evaluated by appropriate specialists and corrected immediately.

MAINTENANCE: A system or component requiring maintenance appears to be functioning as intended, but would benefit from minor repair, maintenance or improvement at this time. General deficiencies include patching, painting, cleaning, or in some instances a system service by an appropriate specialist.

PREVENTIVE: Any improvement to an area, system, component or condition that would help prevent a deficiency from occurring.

MONITOR: An area, condition, system or component that is in need of monitoring appears to be functioning as intended and capable of safe usage in its present condition; however, the inspector's concern stated in the report should be monitored or further evaluated by an appropriate person.

DEFERRED: An area, system, component or condition that is listed as deferred is one that could not be operated or inspected for the reason stated in the report, and will require further evaluation by a licensed and qualified contractor or other professional. These may also be items outside our standard of practice, inaccessible or not functional. Specialist evaluation of deferred items should take place as soon as possible to avoid any unpleasant surprises after title to the property has been transferred.

This property inspection is not an exhaustive inspection of the structure, systems, or components. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

Items identified in the report do not obligate any party to make repairs or take other action, nor is the purchaser required to request that the seller take any action. When a deficiency, safety concern, maintenance or monitoring requirement, or deferred item is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified trades- persons may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made, but may choose to do so for an additional fee.

Property conditions can and do change with time and use. Appliances and mechanical devices can fail at any time, plumbing gaskets and seals may crack and leak if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a qualified inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.