PROPERTY INSPECTION REPORT

STEADFAST INSPECTIONS, LLC

Eric O'Neill License #
Steadfast Inspections LLC

555 Sample Address
spection Prepared For: Sample Commercial Inspection
Agent: -

Date of Inspection: 8/18/2018
Year Built: 1955 Size: 12000
Weather:

Report Summary

Roof		
Page 11	Roof Access	• there is no permanent roof access but you can access the roof in less than 16 feet of height.
Page 11	Roof Covering	• the roof covering does appear to be in generally good condition but there are a few issues. There is rust building up below the vents. There are screws backing out and there are old repairs. Have a qualified contractor repair. Some of the metal that's heavily rusted may need replaced. Screws that are backing out need to be replaced by wider and longer screws. The repairs appear to have been done well but have gotten old and could use a little TLC.
Page 12	Slope	• the roof slope looks good but a repairs being made. The facilities manager told me this additional block wall was built to block sound from neighboring homes. There's an issue with where the water goes. A contractor is building a wall that he says will be wrapped with metal. If done properly this will probably fix the issue at the end of the Gable. At the bottom of the roof in the back it probably will not. If Rafters were built and decked with plywood and then metal roof installed above this may work. It would allow the water to go over the wall and not behind the wall. Have a qualified contractor evaluate repair or replace as necessary
Page 15	Plumbing Vent Pipes	• 1 Plumbing vent is capped and no longer in service. If this van is not needed it would be better to remove it entirely and lay a new piece of metal. I will check inside for drainage issues. There's only one other plumbing vent and it appears to have been repaired several times. I will look for leaks but this has obviously been problematic.
Page 15	Flue Gas Vent Pipes	• One or more combustion appliance exhaust flue(s) exhibited corrosion. A qualified contractor should evaluate and repair/replace as necessary.
Exterior		
Page 18	Decks & Balconies	• some of the handrails appear to be deteriorating have a qualified contractor repair or replace • some of the handrails on the back deck have deteriorated have a qualified contractor repair • Wood will rot more quickly when there is wood to ground contact. All wood should be supported by a concrete foundation with a fastener attachment. It is good to have at least six inches of concrete visible. Wood to ground contact is also a entry point for insects and moisture. Keep up a termite letter and treatment on this building.
Page 20	Railings, Guards & Handrails	The handrail was Non Graspable, this is a safety concern. Have a qualified contractor evaluate, repair or replace as necessary.

Page 20	Exterior Electrical Outlets	back left corner of the building has an electrical box down in grade it would be a good idea to prepare this or remove it. It does not appear to have a use at this time, front GFCI is not resetting have a qualified contractor repaire, No ground fault circuit interrupter (GFCI) protection was provided for the exterior electrical outlets. A qualified contractor should evaluate and repair or replace as necessary. , The electrical outlet is missing the waterproof cover . A qualified contractor should evaluate and repair or replace as necessary.
Page 22	2 Gutters and Downspouts	• some of the gutters appear to need resealing have a qualified contractor repair • Downspout(s) need to have extensions reconnected. This condition may cause problems by introducing excessive amounts of moisture to the soil beneath the foundation. Excessive moisture in soil supporting the foundation can affect its ability to support the weight of the structure above and may cause foundation damage from soil movement. When moisture is introduced to the foundation it could also cause possible mold growth. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.
Page 23	Surface Drainage, Retaining Walls & Grading	there are signs of a lot of ants and insects. Also the wall surface goes below grade. Have a qualified contractor spray for bugs and termites also keep up a termite letter., on the left side of the property the drainage is negative or level at the heating and air systems. This could cause moisture issues inside.
Page 24	Parking	• there is Ada parking available. The only man parking is only available for the other building to the left. There is no ramp access on the sidewalk for the main building. Have a qualified contractor install.
Page 25	Roads	• roads have some major cracking in areas minor and others repairs will be needed soon. The longer they wait the worse they will get, most of the damage happens in the winter when ice freezes.
Page 25	Wall-Covering, Flashing & Trim	• water can Infiltrate The building at the back walkway. The metal is rusting at concrete height. This area should be sealed. Have a qualified contractor repair. • Exterior walls of the property appeared to be covered with a synthetic stucco product called Exterior Insulation and Finish Systems (EIFS). EIFS has installation requirements, different from hard coat stucco, which have been widely misunderstood. Many structures with EIFS exterior wall coverings have had EIFS applied by installers who were not qualified, and defective installations are common. Many EIFS-clad buildings have revealed moisture-related problems, such as deteriorated wood framing and pest infestation. Testing of this cladding requires a specialty inspection and is beyond the scope of this inspection. A qualified contractor should evaluate and repair or replace as necessary and according to current standards. The EIFS product has been run into the ground and this is improper. It must be 6 in short of grade.

Page 27	Vegetation	• Vegetation is in contact with the building. This can be an entry point for insects and or moisture. Keep up a termite treatment and letter on this property. Have a qualified contractor evaluate and repair the situation.
Interior, Doors, Windows		
Page 33	Bar Sink	• the drain in the second child care room has no P-trap have a qualified contractor repair. Also drains slowly
Page 33	2 Ceilings & Walls	• baseboards pulling loose in second child care room have a qualified contractor repair • in the sanctuary there are large speakers and Lighting hanging from the ceiling. Have a qualified contractor check to see if the hardware is substantial.
Page 35	Doors	• the seal is broken on the exterior door on the far right side have a qualified contractor repair • The door rubbed the doorjamb when closing. A qualified contractor should evaluate and repair or replace as necessary.
Page 36	Electrical Outlets	• Outlet in childcare room painted shut have a qualified contractor repair • Outlet not child safe in childcare room have a qualified contractor repair • Mini receptacles are not tamper proof have a qualified contractor repair • An electrical outlet was loose in the wall. A qualified contractor should evaluate and repair or replace as necessary. • A GFCI outlet was defective and will not reset once tripped. A qualified contractor should evaluate and repair or replace as necessary.
Page 38	Windows	• there's a broken window in the room where they prepared to go on stage have a qualified contractor replace • several of the windows have broken their Seal have a qualified contractor replace • The seal appears to be blown in the coffee shop window have a qualified contractor replace • The window appeared to have a broken seal that has been compromised. Condensation and/or cloudiness between the two panes of glass was observed. This will have a negative impact on energy efficiency. Also, because there is moisture between the panes with no ventilation, mold can eventually develop. A qualified contractor should evaluate and repair or replace as necessary.
Plumbing		
Page 41	Drain, Waste, & Vent Systems	• the church has a receipt for having the septic tank pumped. I believe it was recently done. There's a clean out just in front of the tank, the sewage level is much higher than normal. It would be a good idea to ask the pumping company why. I would advise having a sewer scope test done. It could be very expensive if the sewage doesn't flow well.
Page 42	Water Supply	• not much of the water supply system is visible. What is visible appears to be working well
Water Heater		

Page 43	Expansion Tank / Valve	• The expansion tank was missing or not installed. A expansion tank relieves pressure and reduces banking pipes. Water does not expand and contract with pressure. A water tank reduces the stress on the lines. Have a qualified contractor install a expansion tank.
Life Safety		
Page 48	Fire Access Roads	• there are various areas of the road that is breaking up. Have a qualified contractor repair any cracking. When water gets into the cracks in the winter and freezes it can increase the problem. The earlier you repair the better.
Page 51	Emergency Lighting	• 1 exit light has a bad light at the front right side of the building
Page 54	Wall/Ceiling Penetrations	• it appears this attic hatch is part of the fireproof system but it is blocked open have a qualified contractor repair • it appears that the outside of the Furnace room has a firewall and this wall has been penetrated have a qualified contractor repair
Mens Bathroom		
Page 56	2 Ceilings & Walls	• grab bars in the men's bathroom are a little loose have a qualified contractor repair
Page 57	Electrical Outlets	• broken cover plate and not tamper proof have a qualified contractor repair
Page 60	Plumbing, Drain Waste and Vent System	• the scald guard is not attached very well in the men's bathroom have a qualified contractor repair
Page 60	Toilets	• the second toilet from the right appears to have a leak have a qualified contractor repair • the second urinal from the left the plumbing is a little loose have a qualified contractor repair • The left toilet the handle drips have a qualified contractor repair
Women's Bathroom		
Page 67	Toilets	• two toilets are running in the women's bathroom the second one from the left and the third one from the left have a qualified contractor repair • second toilet from the left has a broken lid, furthest toilet to the right has a weak flush
Bathroom Childcare room		
Page 69	Bathroom Exhaust Fan	• The bathroom exhaust fan did not work. A qualified contractor should evaluate and repair or replace as necessary.
Cooling 8		
Page 70	AC Compressor	• keep the pine straw and any grade out of the bottom of the cabinet. And every HVAC system on the property
Page 70	AC Refrigerant Lines	• The air-conditioner refrigerant suction line (large, insulated) has damaged or missing insulation in areas. A qualified contractor should evaluate and repair/replace as necessary.
Page 71	AC Service Disconnect	• The electrical service disconnect for the air conditioning condenser was damaged at panel housing. A qualified contractor should evaluate and repair/replace as necessary.

Page 71	Condensate	• all for condensate lines dispense into a drain on the left side of the building. The drain appears to be full have a qualified contractor repair.
Cooling 7		
Page 76	AC Service Disconnect	• The electrical service disconnect for the air conditioning condenser was damaged at panel housing. A qualified contractor should evaluate and repair/replace as necessary.
Page 77	Condensate	• all 4 conditioners on the left side dispense into a drain that appears to be full have a qualified contractor repair
Cooling 6		
Page 81	AC Refrigerant Lines	• The air-conditioner refrigerant suction line (large, insulated) has damaged or missing insulation in areas. A qualified contractor should evaluate and repair/replace as necessary.
Page 81	AC Service Disconnect	• The electrical service disconnect for the air conditioning condenser was damaged at panel housing. A qualified contractor should evaluate and repair/replace as necessary.
Page 82	Ductwork	• tape is pulling loose around the ductwork have a qualified contractor repair
Cooling 5		
Page 86	AC Refrigerant Lines	• The air-conditioner refrigerant suction line (large, insulated) has damaged or missing insulation in areas. A qualified contractor should evaluate and repair/replace as necessary.
Page 86	AC Service Disconnect	• The electrical service disconnect for the air conditioning condenser was damaged at panel housing. A qualified contractor should evaluate and repair/replace as necessary.
Page 87	Ductwork	• there's a minor amount of insulation pulling loose have a qualified contractor repair
Cooling 4		
Page 90	AC Compressor	• I observed vegetation around the exterior cooling unit. Vegetation was too close to the unit, which can limit heat dissipation and limit effectiveness. Recommend cutting back vegetation to help improve performance.
Page 91	AC Refrigerant Lines	• they are run underground have a qualified contractor evaluate and or repair
Cooling 3		
Page 97	Condensate	• The condensate discharge pipe should be extended so that the water is diverted far enough away from the foundation. A qualified contractor should evaluate and repair or replace as necessary.
Cooling 2		
Page 102	AC Service Disconnect	• The electrical service disconnect for the air conditioning condenser was damaged at panel housing. A qualified contractor should evaluate and repair/replace as necessary.
Page 102	Condensate	• The condensate discharge pipe should be extended so that the water is diverted far enough away from the foundation. A qualified contractor should evaluate and repair or replace as necessary.
Cooling 1		

Page 107	AC Refrigerant Lines	• The air-conditioner refrigerant suction line (large, insulated) has damaged or missing insulation in areas. A qualified contractor should evaluate and repair/replace as necessary.
Page 107	AC Service Disconnect	• The electrical service disconnect for the air conditioning condenser was damaged at panel housing. A qualified contractor should evaluate and repair/replace as necessary.
Page 108	Condensate	• The condensate discharge pipe should be extended so that the water is diverted far enough away from the foundation. A qualified contractor should evaluate and repair or replace as necessary.
Heating 8		
Page 111	Air Filter	• the air filters beside the blower. 16x25x1
Page 112	Combustion Air Supply	• The combustion air supply for this appliance was not present. A qualified contractor should evaluate and make necessary corrections according to current standards. Combustion air provides the oxygen needed for the safe and efficient operation of fuel burning appliances. An adequate supply of fresh air around all fuel burning appliances with open combustion compartments is vital for their safe operation. Years ago, the air could come from inside or outside the building, however, more recent standards prefer for combustion air to come from the outside only.
Page 113	Condensate	• the condensate for all of the units on the left side of the building have been run into a drain that appears to be full have a qualified contractor repair
Page 116	Heating System Service Disconnect	• the disconnect is not secure have a qualified contractor repair
Page 117	Flammable Storage	• All storage that is flammable and combustible must be orderly and separated from heaters or any appliances/equipment that can create heat or a spark. This distance can be decreased by having or adding shielding that will not allow heat or spark to pass through. Flammables must not be stored in exits, boiler rooms, mechanical rooms, electrical equipment room or any room creating heat or spark.
Heating 7		
Page 119	Combustion Air Supply	• the light is not fully operational have a qualified contractor repair • The combustion air supply for this appliance was not present. A qualified contractor should evaluate and make necessary corrections according to current standards. Combustion air provides the oxygen needed for the safe and efficient operation of fuel burning appliances. An adequate supply of fresh air around all fuel burning appliances with open combustion compartments is vital for their safe operation. Years ago, the air could come from inside or outside the building, however, more recent standards prefer for combustion air to come from the outside only.
Page 119	Condensate	• all four systems on the left side the condensation runs into a pipe that appears to be full of a qualified contractor repair
Page 121	Gas Supply Shut-Off Valve	• gas supply does not appear to be well secured have qualified contractor repair

Page 123	Flammable Storage	• All storage that is flammable and combustible must be orderly and separated from heaters or any appliances/equipment that can create heat or a spark. This distance can be decreased by having or adding shielding that will not allow heat or spark to pass through. Flammables must not be stored in exits, boiler rooms, mechanical rooms, electrical equipment room or any room creating heat or spark.
Heating 6		
Page 125	Air Filter	• there are two filters the filter on the left side is difficult to replace have a qualified contractor repair.16x25x1
Page 126	Combustion Air Supply	• there are a lot of items in this room and it is difficult to tell if there is Air Supply in here or not have a qualified contractor repair
Page 127	Gas Supply Shut-Off Valve	• secure the gas supply on all the furnaces.
Page 129	Flammable Storage	• All storage that is flammable and combustible must be orderly and separated from heaters or any appliances/equipment that can create heat or a spark. This distance can be decreased by having or adding shielding that will not allow heat or spark to pass through. Flammables must not be stored in exits, boiler rooms, mechanical rooms, electrical equipment room or any room creating heat or spark.
Heating 5		
Page 131	Air Filter	• the filter on the left side there are two filters the one on the left side is difficult to get in and out have a qualified contractor repair. 16x25x1
Page 132	Combustion Air Supply	• it appears the bent in the photo Maybe the combustion air. I didn't see it blocked by items in the Attic. This space should not be for storage have a qualified HVAC contractor be certain there is combustion Air Supply • The combustion air supply for this appliance was not present. A qualified contractor should evaluate and make necessary corrections according to current standards. Combustion air provides the oxygen needed for the safe and efficient operation of fuel burning appliances. An adequate supply of fresh air around all fuel burning appliances with open combustion compartments is vital for their safe operation. Years ago, the air could come from inside or outside the building, however, more recent standards prefer for combustion air to come from the outside only.
Page 133	Exhaust Flue	• the exhaust flue appears not to be attached well have a qualified contractor repair
Page 133	Gas Supply Shut-Off Valve	• have a qualified contractor secure the gas piping
Page 135	Flammable Storage	• All storage that is flammable and combustible must be orderly and separated from heaters or any appliances/equipment that can create heat or a spark. This distance can be decreased by having or adding shielding that will not allow heat or spark to pass through. Flammables must not be stored in exits, boiler rooms, mechanical rooms, electrical equipment room or any room creating heat or spark.
Heating 4		

Page 137	Blower	• The blower fan was dirty and doesn't appear to be maintained. Have a qualified contractor evaluate and repair/clean the system.
Page 139	Gas Supply Shut-Off Valve	• gas supply should be secured and there is a flexible pipe entering the furnace this must be a solid pipe have a qualified contractor repair
Page 139	Heating System Cabinet	• The heating system cabinet doesn't appear to be well maintained. Have a qualified contractor evaluate and repair or replace as necessary.
Heating 3		
Page 144	Gas Supply Shut-Off Valve	• have a qualified contractor secure the gas line
Heating 2		
Page 149	Gas Supply Shut-Off Valve	• gas supply line needs to be braced
Heating 1		
Page 152	Air Filter	• mini return lines around the building or dirty have a qualified contractor clean the return ductwork
Page 153	Condensate	• The condensate discharge pipe should be extended so that the water is diverted far enough away from the foundation. A qualified contractor should evaluate and repair or replace as necessary.
Page 154	Gas Supply Shut-Off Valve	• have a qualified contractor secure the gas supply

Inspection Detail

In Attendance

Client's facility manager

Occupancy

Occupied

Weather Conditions

Sunny • 66-80 Degrees

Type of Building

Church

&& Purpose and Scope

Observations:
• Purpose and Scope:

This inspection shall be considered a base inspection to ascertain whether or not additional inspections may be needed. The following areas will be inspected: all accessible areas of the building, both interior and exterior and any property in close proximity to the building. This inspection shall attempt to discover any of the buildings visible existing deficiencies. Additional inspections may be recommended to determine the condition of the structure and its systems.

This document is subject to all terms and conditions specified in the Inspection Agreement. The inspection and report are offered as an opinion of items observed on the day of the inspection. Although every reasonable effort is made to discover and correctly interpret indications of previous or ongoing defects that may be present, it must be understood that no guarantee is expressed nor implied or responsibility assumed by the inspector or Steadfast Inspections LLC for the actual condition of the building or property being examined. We endeavor to perform all inspections in substantial compliance with the inspection standards of practice according to the Commercial Property Inspectors Association (CCPIA). This report contains observations of those systems and components that are, in the professional opinion of the inspector authoring the report, significantly deficient or are near the end of their expected service life. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of expected service life is reported, then recommendations for correction, additional inspections or monitoring may be made as deemed appropriate. This report summarizes any verbal briefing delivered at the conclusion or during the inspection conducted at the address given in the report. This report supersedes any verbal comments.

EXCLUSIONS AND LIMITATIONS
The client should understand that this is an assessment by an inspector, not a professional engineer and that, despite all efforts, there is no way a guarantee can be provided in regards to the soundness of the foundation, structure, and structural elements of the unit. The inspector will try to determine if a professional engineer should be consulted to independently evaluate in those areas. An additional inspection by an engineer may be recommended. You may request an additional inspection as well. The inspector will attempt to determine any locations in the building that may need an engineer to assess structural concerns. This inspection is limited to the structure, exterior, nearby landscape, roof, plumbing, electrical, heating, foundation, bathroom(s), kitchen(s), hallway(s), and attic sections, where areas are clearly accessible and where components are clearly visible. Inspection of these components is limited and is also affected by the conditions apparent at the time of the inspection and which may, in the sole opinion of the inspector, be hazardous to examine for reasons of personal safety. This inspection will exclude insulation, hazardous materials, retaining walls, hidden defects, buried tanks of any type, areas not accessible or viewable, and all items as described in the Inspection Agreement. As all buildings contain some

level of mold, inspecting for the presence of mold on surfaces, hidden locations, and in the air is not the responsibility of the inspector. Should the client feel the need to perform testing and evaluation for the presence or absence of molds, a mold inspection may be requested to be performed at an additional charge. The following items are also excluded from the scope of the inspection: Wood destroying organisms (WDO), testing for the presence of radon gas, building code violations of any type, document reviews, surveys, ADA accessibility reviews of any type whatsoever, cost estimates of any type, remaining useful life, estimated useful life, insulation and life/safety equipment and issues. Inspectors are NOT required to determine the condition of any system or component that is not readily accessible; the remaining service life of any system or component; determination of correct sizing of any system or component; causes of any condition of deficiency; method, materials or cost of corrections, future conditions including but not limited to: failure of systems and components, the suitability of the property for any specialized use; compliance with regulatory codes, regulations, laws or ordinances; the market value of the property or it's marketability; the advisability of the purchase of the property; the presence of potentially hazardous plants or animals including but not limited to: wood destroying organisms or diseases harmful to humans; mold; mildew; the presence of any environmental hazards including but not limited to: toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances; the operating costs of any systems or components and the acoustical properties of any systems or components. The inspector is NOT required to operate any system or component this is shut down or otherwise inoperable; any system or component which does not respond to normal operating controls or any shut off valves. The inspector is NOT required to offer or perform any act or service contrary to law; offer or perform engineering services or work in any trade or professional service. We DO NOT offer or provide warranties or guarantees of any kind or for any purpose. The inspector is NOT required to inspect, evaluate, or comment on any and all underground items including, but not limited to: septic, sewage or underground storage tanks other underground indications of their presence, whether abandoned or active; systems or components that are not installed; decorative items; systems or components of detached structures other than carports or garages; common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing. The inspector is NOT required to enter into or onto any area or surface or perform any procedure or operation which will, in the sole opinion of the inspector, likely be dangerous to the inspector or others or damage property, it's systems or components; nor is the inspector required to move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice or debris or dismantle any system or component or venture into confined spaces. The inspector is NOT required to enter crawlspaces or attics that are not readily accessible nor any area which will, in the sole opinion of the inspector, likely be dangerous inaccessible, or partially inaccessible to the inspector or other persons, or where entry could possible cause damage to the property or its systems or components. The inspector is not a licensed professional engineer or architect and does not engage in the unlicensed practice of either discipline. Opinions contained herein are just that.

Roof

Roof Access

Observations:
• there is no permanent roof access but you can access the roof in less than 16 feet of height.

Roof Covering

Type of Roof-Covering Described: Roof Covering Type: Metal • Roof Configuration: Gabled
Roof Inspection Method: Roof
• The roof covering appeared to be in generally serviceable condition at the time of the inspection. Any exceptions will be listed in this report. This inspection is not a guarantee that a roof leak in the future will not happen. Roofs leak. Even a roof that appears to be in good, functional condition will leak under certain circumstances. We will not take responsibility for a roof leak that happens in the future. This is not a warranty or guarantee of the roof system.
• there are coatings available for metal roofs. When the roof is no longer in good service instead of replacing the roof Coatings can be applied.
• the roof covering does appear to be in generally good condition but there are a few issues. There is rust building up below the vents. There are screws backing out and there are old repairs. Have a qualified contractor repair. Some of the metal that's heavily rusted may need replaced. Screws that are backing out need to be replaced by wider and longer screws. The repairs appear to have been done well but have gotten old and could use a little TLC.

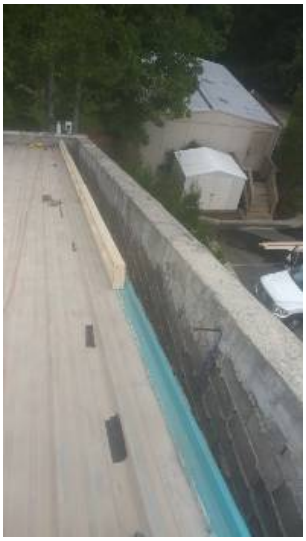


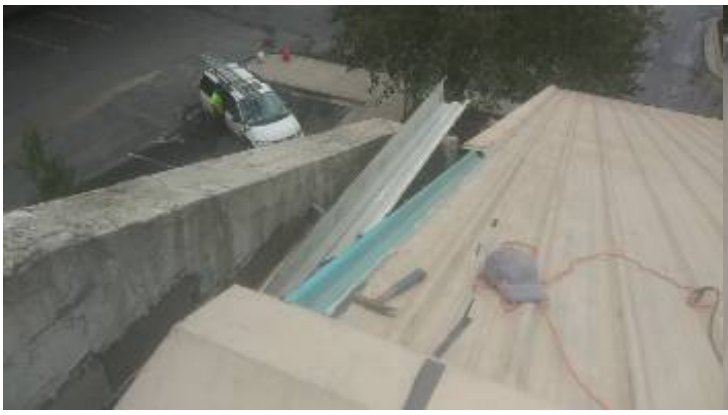

There's a three tab shingle roof on a shed just behind the main building

Slope

Observations:

- the roof slope looks good but a repairs being made. The facilities manager told me this additional block wall was built to block sound from neighboring homes. There's an issue with where the water goes. A contractor is building a wall that he says will be wrapped with metal. If done properly this will probably fix the issue at the end of the Gable. At the bottom of the roof in the back it probably will not. If Rafters were built and decked with plywood and then metal roof installed above this may work. It would allow the water to go over the wall and not behind the wall. Have a qualified contractor evaluate repair or replace as necessary





Needs a sloped roof going over the wall

Roof Structure

• All visible signs appear that the roof structure was in serviceable condition at the time of the inspection. Exterior roof inspection typically includes signs of settling, movement, cracks or any sign of apparent change that has taken place after construction.



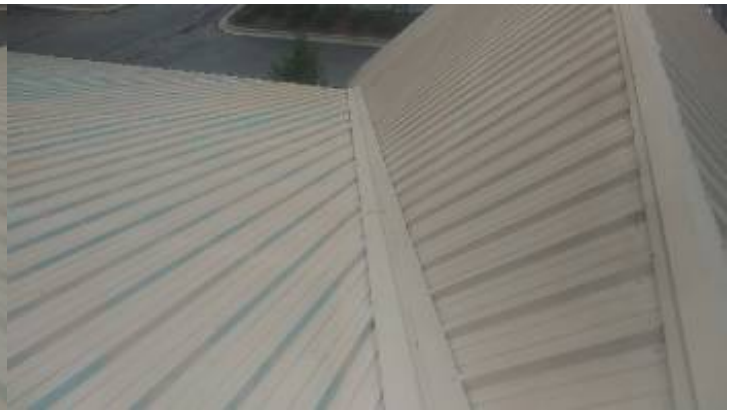


Ventilation

Observations:
• There was no roof ventilation at the time of inspection. Have a qualified contractor evaluate and repair the roof ventilation.

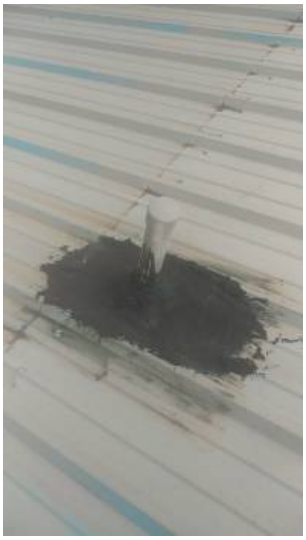
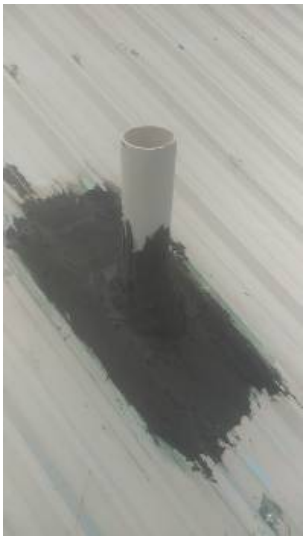
Flashing

• there is a flashing covering the valley flashing. This is not a standard application and the valley flashing is very hard to inspect. I will inspect inside for signs of water entry.

Plumbing Vent Pipes

• 1 Plumbing vent is capped and no longer in service. If this van is not needed it would be better to remove it entirely and lay a new piece of metal. I will check inside for drainage issues. There's only one other plumbing vent and it appears to have been repaired several times. I will look for leaks but this has obviously been problematic.

Flue Gas Vent Pipes

• One or more combustion appliance exhaust flue(s) exhibited corrosion. A qualified contractor should evaluate and repair/replace as necessary.




Roof Drainage Systems

• The roof drainage system consisted of conventional gutters hung from the roof edges feeding downspouts, which route run-off away from the property foundation. The roof drainage system appeared to be in serviceable condition at the time of the inspection. The gutters appear intact, determining if gutters leak at seams or spill water was not possible at the time of the inspection.
• Gutters were full of debris in areas and need to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned. This condition may cause problems by introducing excessive amounts of moisture to the soil beneath the foundation. Excessive moisture in soil supporting the foundation can affect its ability to support the weight of the structure above and may cause foundation damage from soil movement. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.

Chimney

- there's no chimney this is for the steeple. The steeple base is still mounted on the front of the church but no steeple at this time. Many of the comments are just notes.

Exterior

General

• I inspected the exterior of the property.

Decks & Balconies

• some of the handrails appear to be deteriorating have a qualified contractor repair or replace
• some of the handrails on the back deck have deteriorated have a qualified contractor repair
• Wood will rot more quickly when there is wood to ground contact. All wood should be supported by a concrete foundation with a fastener attachment. It is good to have at least six inches of concrete visible. Wood to ground contact is also a entry point for insects and moisture. Keep up a termite letter and treatment on this building.





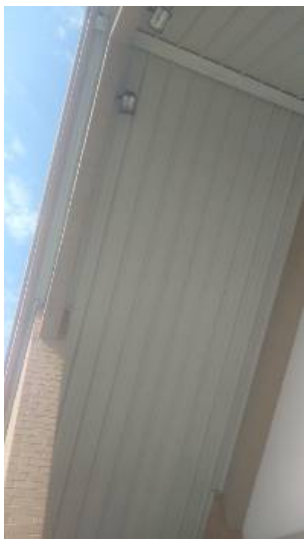
The large wood deck has a lot of wood to ground contact

Railings, Guards & Handrails

Observations: The handrail was Non Graspable, this is a safety concern. Have a qualified contractor evaluate, repair or replace as necessary.

Eaves, Soffits & Fascia

• The eaves (overhangs), soffits and fascia are comprised of those portions of the roof that extend beyond the exterior walls. The eaves protect the siding, windows and doors from the deteriorating effects of direct rain or snowfall. The eaves, soffits and fascia were generally performing as designed and were in acceptable condition.



Exterior Electrical Outlets

Observations: back left corner of the building has an electrical box down in grade it would be a good idea to prepare this or remove it. It does not appear to have a use at this time, front GFCI is not resetting have a qualified contractor repaire, No ground fault circuit interrupter (GFCI) protection was provided for the exterior electrical outlets. A qualified contractor should evaluate and repair or replace as necessary. , The electrical outlet is missing the waterproof cover . A qualified contractor should evaluate and repair or replace as necessary.

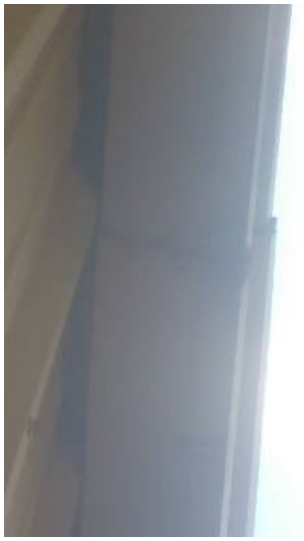
Did not trip when tested

Main Fuel Supply Shut-Off Valve

Main Shut-Off Valve Location: On the Gas Meter
Observations: The Meter was inspected and tested for leaks. No leaks were found and the meter appears to be in serviceable condition.


2 Gutters and Downspouts

• some of the gutters appear to need resealing have a qualified contractor repair
• Downspout(s) need to have extensions reconnected. This condition may cause problems by introducing excessive amounts of moisture to the soil beneath the foundation. Excessive moisture in soil supporting the foundation can affect its ability to support the weight of the structure above and may cause foundation damage from soil movement. When moisture is introduced to the foundation it could also cause possible mold growth. A qualified contractor should evaluate and repair or replace as necessary and according to current standards.

Sprinkler System Supply Line

• Inspection of the lawn sprinkler system is beyond the scope of this inspection. The inspector only noted components as to presence and not operation, design or configuration. The sprinkler system valves were not operated or activated.

Surface Drainage, Retaining Walls & Grading

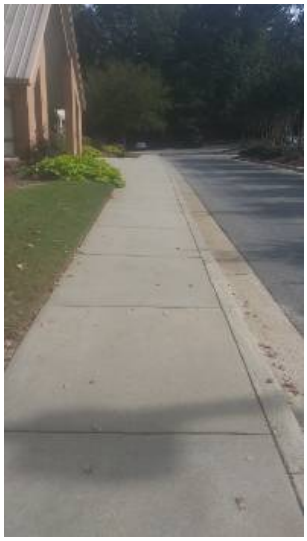
Observations: there are signs of a lot of ants and insects. Also the wall surface goes below grade. Have a qualified contractor spray for bugs and termites also keep up a termite letter., on the left side of the property the drainage is negative or level at the heating and air systems. This could cause moisture issues inside.

Parking

Observations:
- there is Ada parking available. The only man parking is only available for the other building to the left. There is no ramp access on the sidewalk for the main building. Have a qualified contractor install.

Sidewalks

Observations:
- sidewalks appear to be satisfactory at this time



Roads

Observations:
• roads have some major cracking in areas minor and others repairs will be needed soon. The longer they wait the worse they will get, most of the damage happens in the winter when ice freezes.

Wall-Covering, Flashing & Trim

Type of Wall-Covering Materials Described: Various Materials • EIFS • Metal
• water can Infiltrate The building at the back walkway. The metal is rusting at concrete height. This area should be sealed. Have a qualified contractor repair.
• Exterior walls of the property appeared to be covered with a synthetic stucco product called Exterior Insulation and Finish Systems (EIFS). EIFS has installation requirements, different from hard coat stucco, which have been widely misunderstood. Many structures with EIFS exterior wall coverings have had EIFS applied by installers who were not qualified, and defective installations are common. Many EIFS-clad buildings have revealed moisture-related problems, such as deteriorated wood framing and pest infestation. Testing of this cladding requires a specialty inspection and is beyond the scope of this inspection. A qualified contractor should evaluate and repair or replace as necessary and according to current standards. The EIFS product has been run into the ground and this is improper. It must be 6 in short of grade.

Signs of possible high moisture content

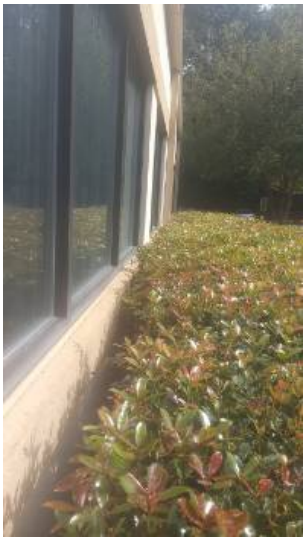
Whole should be repaired in back left corner

The opening around the gas meter piping should be sealed up.

This is a sign that it does run underground have a qualified contractor repair

Vegetation

Observations:
• Vegetation is in contact with the building. This can be an entry point for insects and or moisture. Keep up a termite treatment and letter on this property. Have a qualified contractor evaluate and repair the situation.



Electrical

Electric Meter & Base

• The meter(s) was installed at a proper height, with the center of the meter(s) measuring between 4 feet and 6 feet above the walking surface. The electric meter(s) was securely fastened to the property and appeared to be in serviceable condition at the time of the inspection.

Main Service Disconnect

Main Service Disconnect Rating: 600 amps
• The main electrical disconnect was provided by a two-pole circuit breaker mounted securely. The breaker appeared to be in good condition, although it was not tested during this inspection.

2 Electrical Panels

• inspected subpanel d

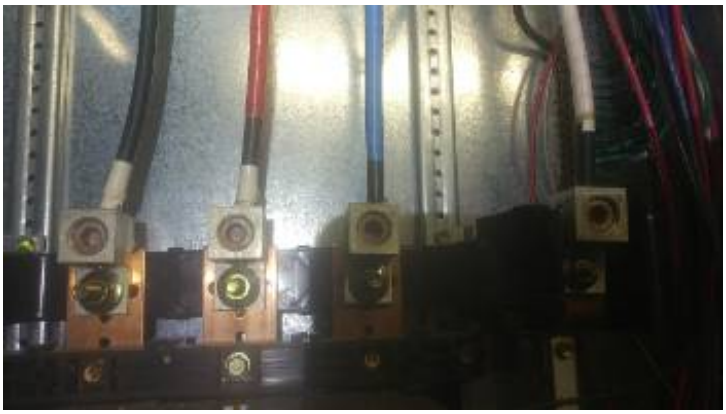

PELIGRO
DANGER

Electrical Circuit Breakers

• I inspected the electrical over-current protection devices (circuit breakers and fuses). They appeared to be in serviceable condition at the time of inspection.

Electrical Wiring

Wiring Type: Copper
• The wiring in the panel was inspected and appeared to be in serviceable condition at the time of inspection.



Interior, Doors, Windows

Bar Sink

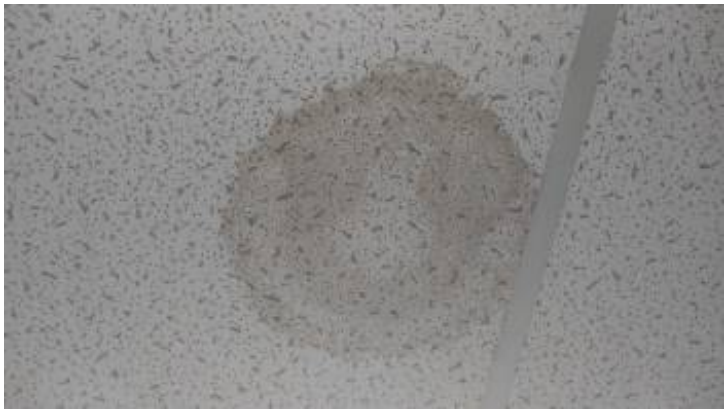
• The sink in the coffee room doesn't appear to ever get hot water have a qualified contractor repair
• childcare room sink is operational. No leaks found and did have hot water
• the drain in the second child care room has no P-trap have a qualified contractor repair. Also drains slowly

No P-trap

2 Ceilings & Walls

• baseboards pulling loose in second child care room have a qualified contractor repair
• in the sanctuary there are large speakers and Lighting hanging from the ceiling. Have a qualified contractor check to see if the hardware is substantial.

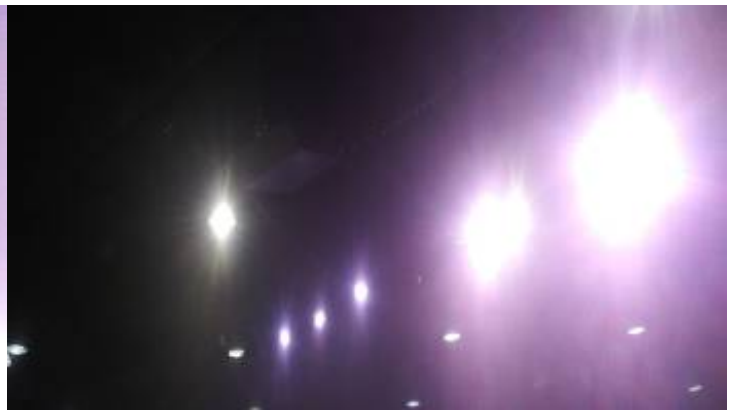
Various broken ceiling tiles



Very stained ceiling tiles I will note if they're still moisture.

Second child care room

Several defects on ceiling tiles



Doors

• the seal is broken on the exterior door on the far right side have a qualified contractor repair
• The door rubbed the doorjamb when closing. A qualified contractor should evaluate and repair or replace as necessary.

Door on stage rubs jam

Floors

- The floors in the interior rooms appeared to be in satisfactory condition at the time of inspection.
- there are minor marks and stains on the flooring

Electrical Outlets

- Outlet in childcare room painted shut have a qualified contractor repair
- Outlet not child safe in childcare room have a qualified contractor repair
- Mini receptacles are not tamper proof have a qualified contractor repair
- An electrical outlet was loose in the wall. A qualified contractor should evaluate and repair or replace as necessary.
- A GFCI outlet was defective and will not reset once tripped. A qualified contractor should evaluate and repair or replace as necessary.

Childcare room

Outlet will not reset in childcare room

Childcare room not child safe

Outlet loose left side of the building

Not tamper proof and broken cover

Painted receptacle in sanctuary not usable

Mini plugs are painted shut but they need to be replaced for tamper-proof plugs.

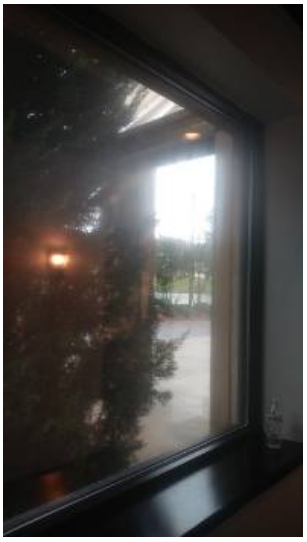
Windows

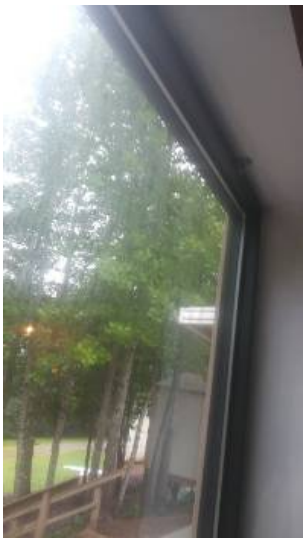
- there's a broken window in the room where they prepared to go on stage have a qualified contractor replace
- several of the windows have broken their Seal have a qualified contractor replace
- The seal appears to be blown in the coffee shop window have a qualified contractor replace
- The window appeared to have a broken seal that has been compromised. Condensation and/or cloudiness between the two panes of glass was observed. This will have a negative impact on energy efficiency. Also, because there is moisture between the panes with no ventilation, mold can eventually develop. A qualified contractor should evaluate and repair or replace as necessary.

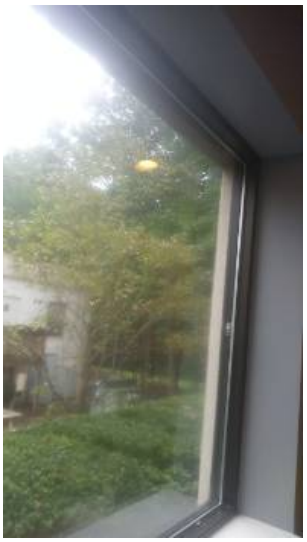
Childcare room left side

Childcare room left side

Broken seal in second child care room



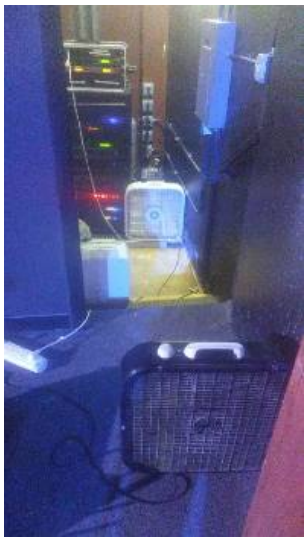




Mold Inspection

Moisture Intrusion

Observations:
• there is a roofer making roofing repairs on the far right-hand side of the building. At this time in the inside just under that location the property manager has two fans and dehumidifier drying that area. This area will need to be checked after the roof repair is made.



Under roof repair

Plumbing

Drain, Waste, & Vent Systems

Drain, Waste, & Vent Systems Material: PVC

- the church has a receipt for having the septic tank pumped. I believe it was recently done. There's a clean out just in front of the tank, the sewage level is much higher than normal. It would be a good idea to ask the pumping company why. I would advise having a sewer scope test done. It could be very expensive if the sewage doesn't flow well.

Septic Pump Recept, Cleanout looks Full ask company why

Main Water Shut-Off Valve

Materials: Main water shut-off is by the front door in the bed on the left side it is a little hard to access have a qualified contractor clean around the opening

Water Supply

Water Supply Source: Public

- not much of the water supply system is visible. What is visible appears to be working well

Water Heater

General Information

Water Heating Type: Fuel Source: Electric • System Type: Tank Heater • Capacity: 40 Gal
Water Heating Equipment Details: Manufacturer: A. O. Smith • Approximate Age: 1-4 Years
• The lifespan of water heaters depends on the following: -The quality of the water heater -The chemical composition of the water -The long term water temperature settings -The quality and frequency of past and future maintenance, Flushing the water heater tank once a year and replacing the anode rod every 4 years will help extend its lifespan. You should keep the water temperature set at a minimum of 125 degrees Fahrenheit to kill microbes and a maximum of 130 degrees to prevent scalding

Drain Valve & Drip Pan

• There was a drain valve which was in serviceable condition at the time of inspection.
• no drip pan is present but there is a floor drain

Expansion Tank / Valve

• The expansion tank was missing or not installed. A expansion tank relieves pressure and reduces banking pipes. Water does not expand and contract with pressure. A water tank reduces the stress on the lines. Have a qualified contractor install a expansion tank.

Exterior Condition/Leakage

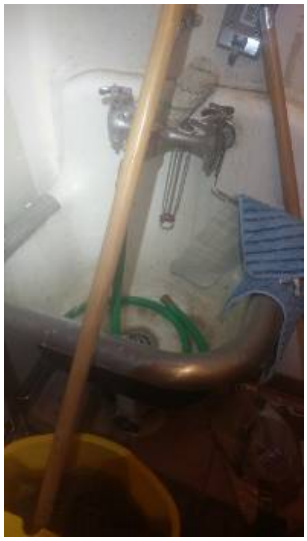
• The water heating equipment was properly supported, level and no leaks were observed at time of inspection.

Operation & Response to Controls

• The water heater responded to the demand for hot water. The ignition system system was in acceptable condition.

Temperature & Pressure Relief Valve

• The water heater was equipped with a TPR (Temperature Pressure Relief) valve and a properly-configured TPR valve discharge pipe which was properly connected to the T&P relief valve. This device is an important safety feature and should not be altered or tampered with, and was not tested as part of the inspection. No adverse conditions were observed.
• sink beside the water heater is operational but only the hot water is turned on



Water Shut-Off & Pipe Connections

• The water heating equipment had a cold water supply shutoff valve installed. The valve was not operated during the inspection; however, it should be "exercised" periodically so that it will remain functional when the need arises.

Water Temperature

Water Temperature Meaurement: 110-120 Degrees
• The water temperature was within the acceptable range of 120-130 degrees.

Radon Inspection

Comment

Observations:
• RADON TESTING
The inspector advises all clients that the subject property may be subject to contamination by radon, a cancer-causing, colorless, odorless, radioactive gas. Radon is listed by the US Environmental Protection Agency (EPA) as being the leading cause of lung cancer among non-smokers, the second leading cause of lung cancer in America, and claims about 20,000 lives annually, or about 58 radon-induced lung cancer deaths per day. For smokers, the risk of lung cancer is significant due to the synergistic effects of radon and smoking. Radon decay products may modify, damage or destroy cells or DNA in human lungs. Steadfast Inspections LLC offers radon gas testing as an additional inspection, and recommends radon testing. If the client chooses not to have radon testing performed, then in doing so the client agrees to hold the inspector, its agents, and employees harmless and free from all liability and legal action relating to any presence of radon at the subject property, regardless of the legal theory upon which any such claim rests.

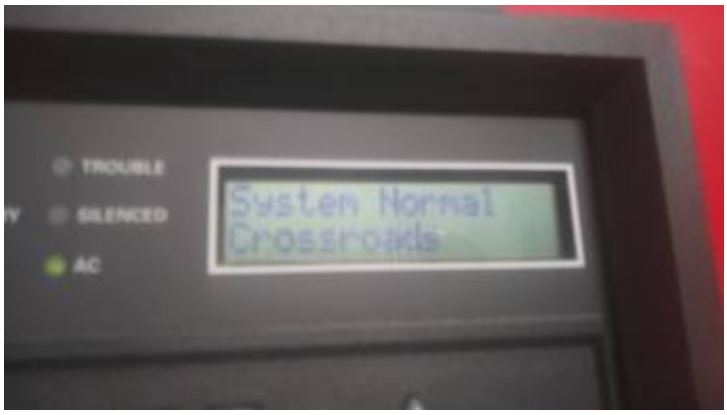
Life Safety

Fire Access Roads

Observations:
• address or street number is visible from the street with numbers in contrast to their background.
• There appear to be no obstructions below the 13' 6" minimum that could create an issue for rescue vehicles trying to gain access.
• Fire hydrants appear to have a 3 foot or greater clearance and appear to be satisfactory.
• there are various areas of the road that is breaking up. Have a qualified contractor repair any cracking. When water gets into the cracks in the winter and freezes it can increase the problem. The earlier you repair the better.

Fire Alarm System

Observations:
• There is a fire alarm present. I full inspection of the fire alarm is a additional inspection. If a full fire alarm inspection is desired please let us know and we will quote the inspection.



Fire Extinguishers

Observations:
• There are fire extinguishers present and they are located in conspicuous accessible locations. They appear to be full and ready for use. Keep up a continued maintenance plan to inspect and test fire extinguishers.

Buy childcare room

Sprinkler System

Observations:
• Much or all of the sprinkler system is not visible or not installed. The fire marshal must determine if a sprinkler system is required. The occupancy of the building will often be the deciding factor for the fire marshal. Check with the local fire marshal to determine whether or not a sprinkler system is required.

Emergency Lighting

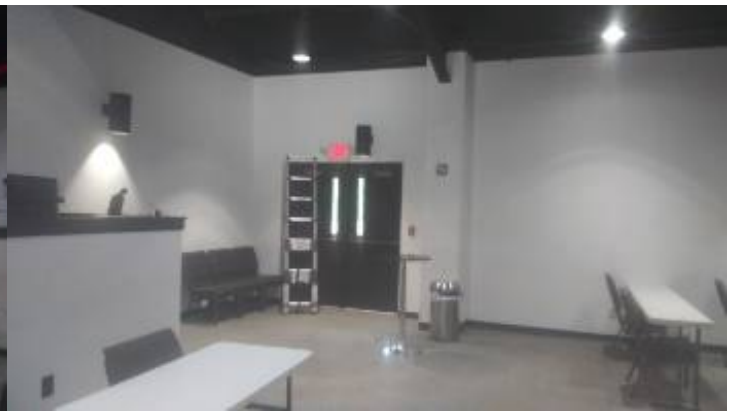
Observations:
• We inspected for the presence and operation of the emergency lighting. The emergency lighting appears to be in acceptable condition. The fire marshal can order the change of emergency lighting if the fire marshal believes there is a hazardous situation.
• 1 exit light has a bad light at the front right side of the building

Childcare room

Second child care room

Exit Signs

Observations:
• Exit signs appeared to be in appropriate locations and battery backup appears to be working. All exit signs and locations can be ordered to change by the fire marshal. A fire marshal walk through can normally be requested if needed.



Wall/Ceiling Penetrations

Observations:

- it appears this attic hatch is part of the fireproof system but it is blocked open have a qualified contractor repair
- it appears that the outside of the Furnace room has a firewall and this wall has been penetrated have a qualified contractor repair

HVAC Attic by the stage

Mens Bathroom

Bathroom Exhaust Fan

• The exhaust fan in this bathroom operated properly and appeared to be in serviceable condition at the time of inspection.

The fan is a little dirty have a qualified contractor repair

2 Cabinets & Counters

• The counter tops in this bathroom were properly installed, secured properly and in generally satisfactory condition.
• The cabinets/shelves in the bathroom were properly installed, secured with proper hardware, doors and drawers (if present) were operational and in generally satisfactory condition.

2 Ceilings & Walls

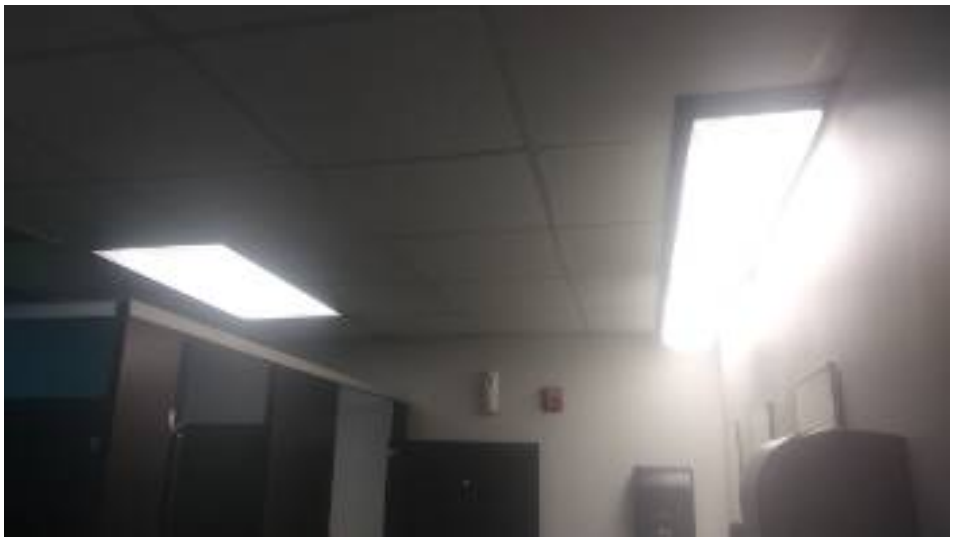
• grab bars in the men's bathroom are a little loose have a qualified contractor repair

Doors

• Interior doors and hardware appeared to be in satisfactory condition at the time of inspection. Door inspection includes examination for proper installation, operation and condition.

Electrical Fixtures & Switches

• Light fixtures mounted in the interior rooms responded to the switches and appeared to be in serviceable condition at the time of inspection.



Electrical Outlets

• broken cover plate and not tamper proof have a qualified contractor repair

Fixture Valve Installation And Temperature

• The water supply valves and supply lines at the fixtures were installed correctly and were functioning as designed and intended. Hot and cold water temperatures were within an acceptable range and supply lines were connected to the correct faucet valves according to current standards.

Floors

• The floors in the interior rooms appeared to be in satisfactory condition at the time of inspection.

Plumbing Water Supply Shutoff Valves

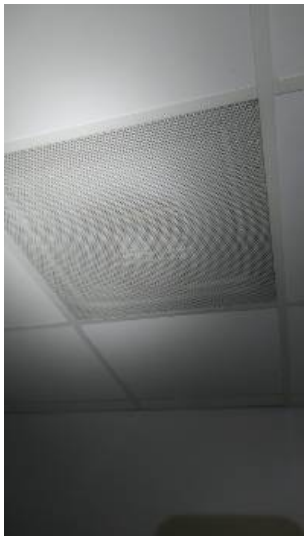
• The water shut off valves for the sink appeared to be in serviceable condition at the time of inspection. They were not operated but were visually inspected

Plumbing, Drain Waste and Vent System

- the scald guard is not attached very well in the men's bathroom have a qualified contractor repair

Presence Of Installed Heat Source

- The bathroom has a supply vent. The HVAC System is inspected in the Heating and Cooling section.



Toilets

- the second toilet from the right appears to have a leak have a qualified contractor repair
- the second urinal from the left the plumbing is a little loose have a qualified contractor repair
- The left toilet the handle drips have a qualified contractor repair

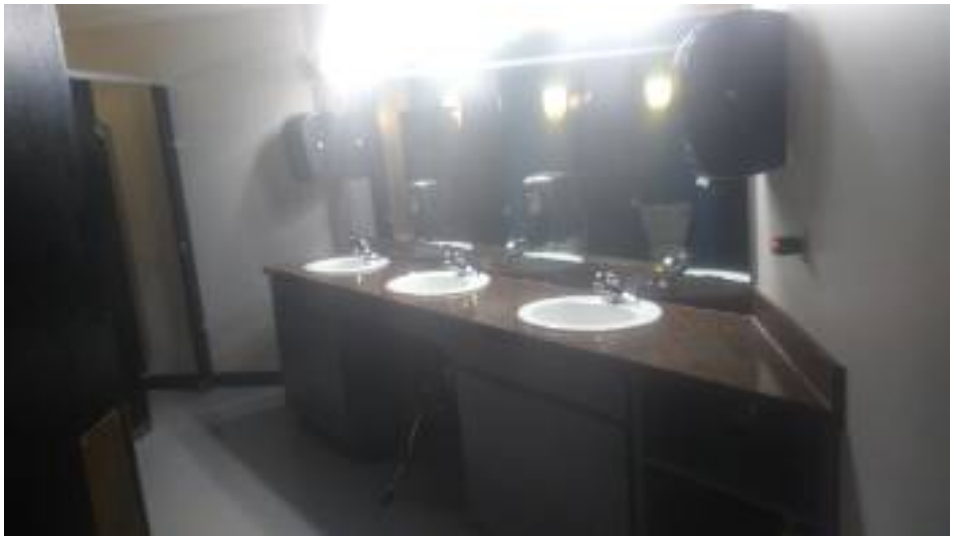
Water Supply Functional Flow

• The overall water pressure was good and had acceptable "functional Flow." This is determined by viewing the flow when two fixtures are operated simultaneously.

Women's Bathroom

Bathroom Exhaust Fan

• There was no ventilation (exhaust fan or openable window) In the bathroom. Normally an exhaust fan or an openable window is needed for proper ventilation.

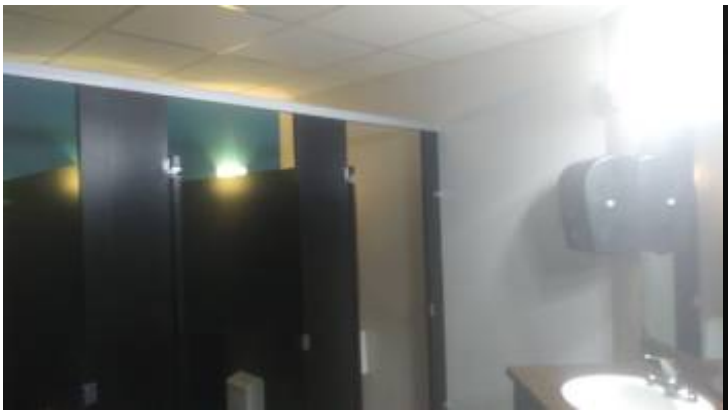


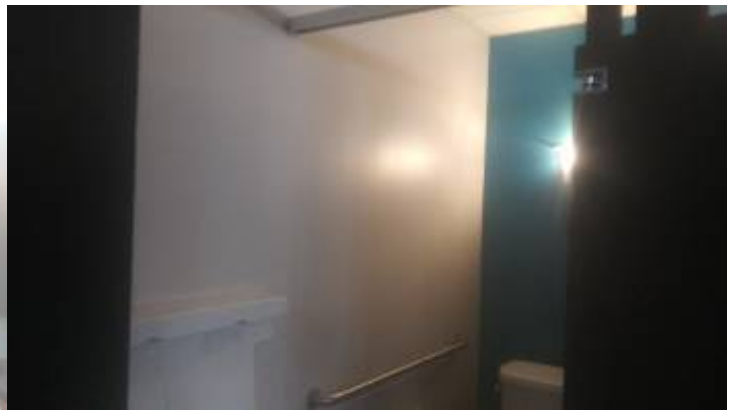
2 Cabinets & Counters

• The counter tops in this bathroom were properly installed, secured properly and in generally satisfactory condition.
• The cabinets/shelves in the bathroom were properly installed, secured with proper hardware, doors and drawers (if present) were operational and in generally satisfactory condition.

2 Ceilings & Walls

• The ceilings in the bath rooms appeared to be in satisfactory condition at the time of inspection. This is not a paint and touch up inspection.
• The walls in the bath rooms appeared to be in satisfactory condition at the time of inspection. This is not a paint and touch up inspection.





Electrical Fixtures & Switches

• Light fixtures mounted in the interior rooms responded to the switches and appeared to be in serviceable condition at the time of inspection.

Electrical Outlets

• Bathroom electrical outlets were ground fault circuit interrupter (GFCI) protected, responded to testing and appeared to be in serviceable condition at the time of inspection.

Fixture Valve Installation And Temperature

• The water supply valves and supply lines at the fixtures were installed correctly and were functioning as designed and intended. Hot and cold water temperatures were within an acceptable range and supply lines were connected to the correct faucet valves according to current standards.

Floors

• The floors in the interior rooms appeared to be in satisfactory condition at the time of inspection.

Plumbing Water Supply Shutoff Valves

• The water shut off valves for the sink appeared to be in serviceable condition at the time of inspection. They were not operated but were visually inspected

Plumbing, Drain Waste and Vent System

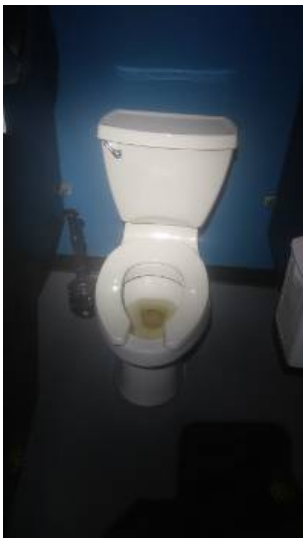
• The visible drain, waste and vent piping material in this bathroom was in satisfactory condition and was functioning as designed and intended. The drains from all functional fixtures were tested during the inspection and emptied in a reasonable amount of time and did not overflow when other fixtures were drained simultaneously.

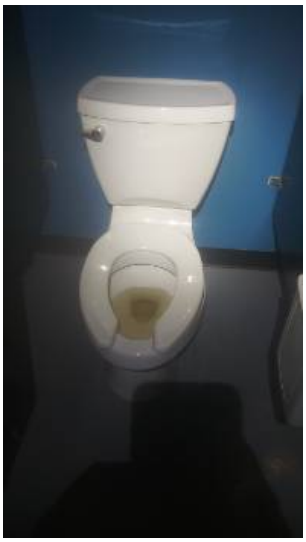
Presence Of Installed Heat Source

• The bathroom has a supply vent. The HVAC System is inspected in the Heating and Cooling section.

Toilets

- two toilets are running in the women's bathroom the second one from the left and the third one from the left have a qualified contractor repair
- second toilet from the left has a broken lid, furthest toilet to the right has a weak flush





Water Supply Functional Flow

• The overall water pressure was good and had acceptable "functional Flow." This is determined by viewing the flow when two fixtures are operated simultaneously.

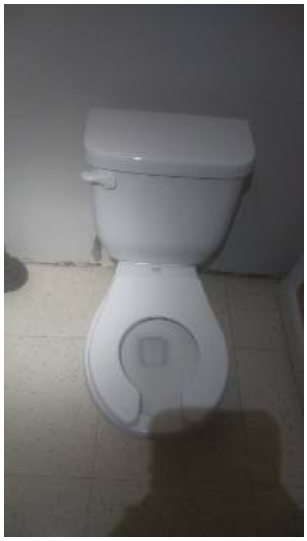
Bathroom Childcare room

Bathroom Exhaust Fan

• The bathroom exhaust fan did not work. A qualified contractor should evaluate and repair or replace as necessary.

Toilets

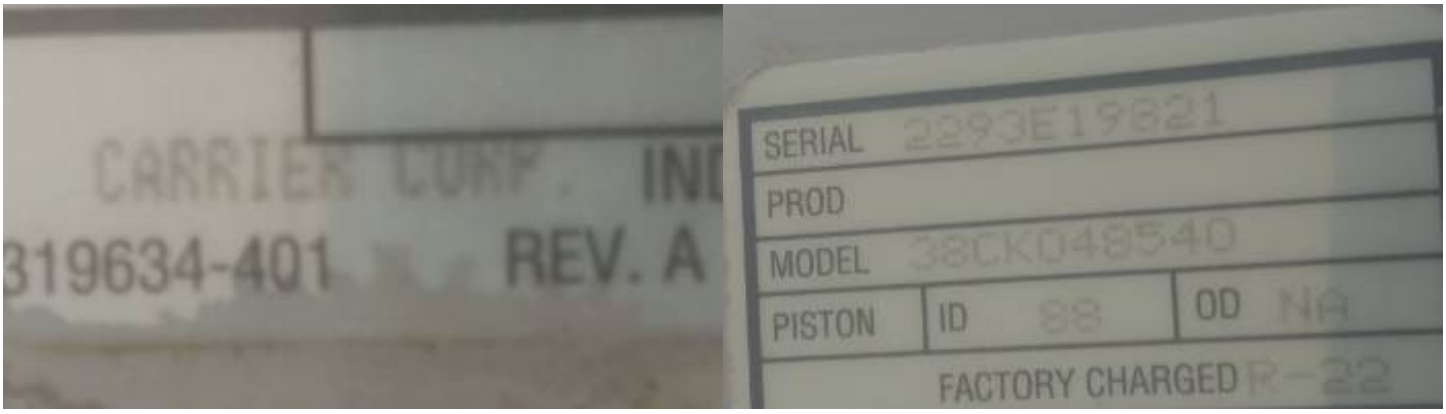
• The visible components of the toilet were in satisfactory condition and functioning as designed and and intended. The toilet was secured properly to the floor, no visible evidence of leaking was present and the toilet emptied in a reasonable amount of time.



Cooling 8

Cooling System Information

AC Label Information: Information from the air-conditioner data plate is shown in the photo and contains the manufacturer, serial number, size and date.



AC Compressor

• The air-conditioner compressor exterior cabinet appeared to be in serviceable condition at the time of the inspection.
• keep the pine straw and any grade out of the bottom of the cabinet. And every HVAC system on the property

AC Refrigerant Lines

• The air-conditioner refrigerant suction line (large, insulated) has damaged or missing insulation in areas. A qualified contractor should evaluate and repair/replace as necessary.

Connector Damage

Observations:
• It appears that connectors, tubing and piping are not installed in a way that exposes them to physical damage.

AC Service Disconnect

• The electrical service disconnect for the air conditioning condenser was damaged at panel housing. A qualified contractor should evaluate and repair/replace as necessary.

Condensate

• all for condensate lines dispense into a drain on the left side of the building. The drain appears to be full have a qualified contractor repair.

Ductwork

• There was HVAC ductwork installed in the property. HVAC systems, including heat pump systems, use ductwork to distribute the warm and cold air throughout the building. The inspector will attempt to determine if the each room has a heat source, but may not be able to find every duct register. Most of the ductwork is concealed within the walls and floor systems of the property and cannot be fully evaluated for proper installation or configuration.

AC Evaporative Coils

Observations:
• The air conditioning system evaporator coils were located inside furnace ductwork and were not accessible for inspection.

Thermostat & Normal Operating Controls

Thermostat Location: Childcare room
• The thermostat(s) was installed at a location in the property which appears to be adequate to operate the HVAC system efficiently. The thermostat(s) was fastened securely to the wall, activated the HVAC unit, and appeared to be in serviceable condition. The picture is to show all of the settings on the thermostat.

AC Operational

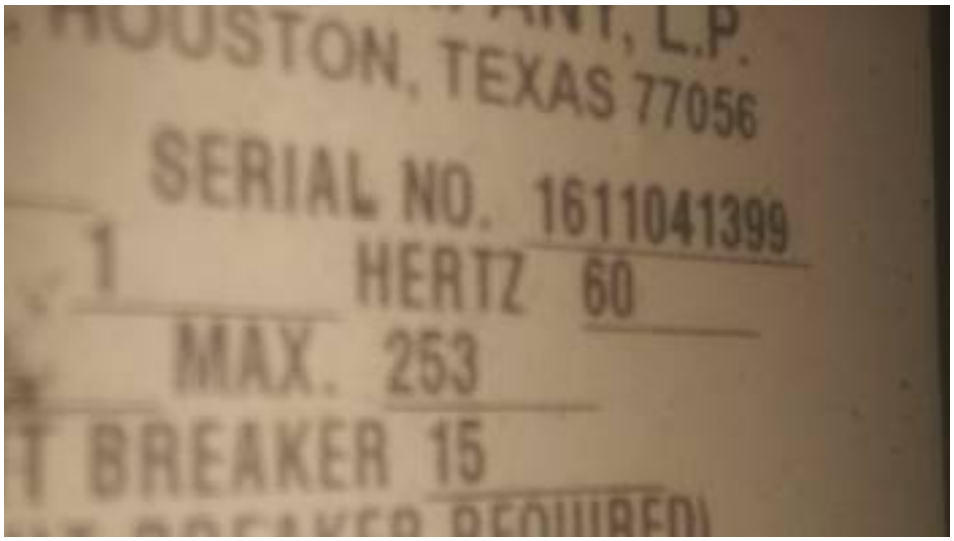
Observations:
• The air conditioning system operated appropriately. A air conditioning system can be checked for performance by inspecting the air temperature going in the return and the air temperature coming out the supply, called (Delta T) . A system should have a 14-28 degree drop from the warmer air going in the return to the colder air coming out the supply. The temperature drop at this unit is 16 . This is acceptable operation.


MODE

Cooling 7

Cooling System Information

AC Label Information: Information from the air-conditioner data plate is shown in the photo and contains the manufacturer, serial number, size and date.



AC Compressor

• The air-conditioner compressor exterior cabinet appeared to be in serviceable condition at the time of the inspection.

AC Refrigerant Lines

• The visible air-conditioner refrigerant lines did not show any visible signs of damage.

Connector Damage

Observations:
• It appears that connectors, tubing and piping are not installed in a way that exposes them to physical damage.

AC Service Disconnect

• The electrical service disconnect for the air conditioning condenser was damaged at panel housing. A qualified contractor should evaluate and repair/replace as necessary.

Condensate

• all 4 conditioners on the left side dispense into a drain that appears to be full have a qualified contractor repair

Ductwork

• There was HVAC ductwork installed in the property. HVAC systems, including heat pump systems, use ductwork to distribute the warm and cold air throughout the building. The inspector will attempt to determine if the each room has a heat source, but may not be able to find every duct register. Most of the ductwork is concealed within the walls and floor systems of the property and cannot be fully evaluated for proper installation or configuration.

AC Evaporative Coils

Observations:
• The air conditioning system evaporator coils were located inside furnace ductwork and were not accessible for inspection.

Thermostat & Normal Operating Controls

Thermostat Location: Cafe
• The thermostat(s) was installed at a location in the property which appears to be adequate to operate the HVAC system efficiently. The thermostat(s) was fastened securely to the wall, activated the HVAC unit, and appeared to be in serviceable condition. The picture is to show all of the settings on the thermostat.

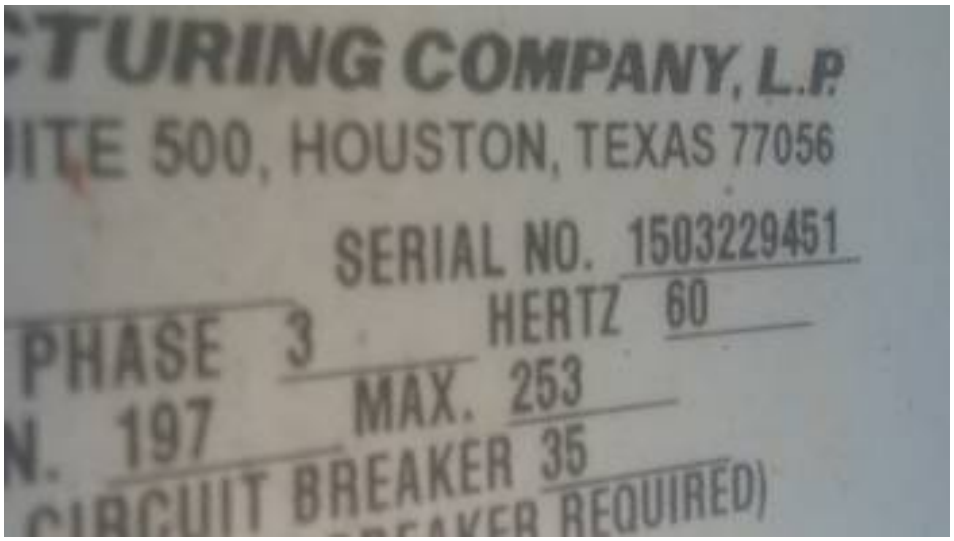
AC Operational

Observations:
• The air conditioning system operated appropriately. A air conditioning system can be checked for performance by inspecting the air temperature going in the return and the air temperature coming out the supply, called (Delta T) . A system should have a 14-28 degree drop from the warmer air going in the return to the colder air coming out the supply. The temperature drop at this unit is 15 . This is acceptable operation.

Cooling 6

Cooling System Information

AC Label Information: Information from the air-conditioner data plate is shown in the photo and contains the manufacturer, serial number, size and date.



AC Compressor

• The air-conditioner compressor exterior cabinet appeared to be in serviceable condition at the time of the inspection.

AC Refrigerant Lines

• The air-conditioner refrigerant suction line (large, insulated) has damaged or missing insulation in areas. A qualified contractor should evaluate and repair/replace as necessary.

Connector Damage

Observations:
• It appears that connectors, tubing and piping are not installed in a way that exposes them to physical damage.

AC Service Disconnect

• The electrical service disconnect for the air conditioning condenser was damaged at panel housing. A qualified contractor should evaluate and repair/replace as necessary.

Condensate

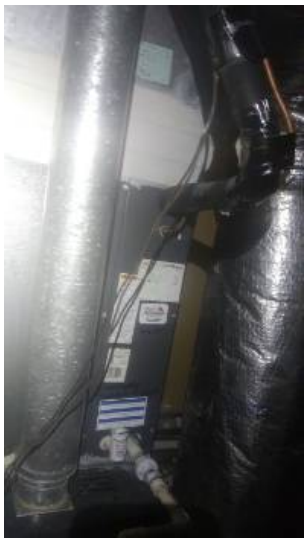
- all condensate on the lift 4 units are running into the same drain and it appears to be full have a qualified contractor repair.

Ductwork

- tape is pulling loose around the ductwork have a qualified contractor repair

AC Evaporative Coils

Observations:
• The air conditioning system evaporator coils were located inside furnace ductwork and were not accessible for inspection.



Thermostat & Normal Operating Controls

Thermostat Location: Sanctuary at mixing board

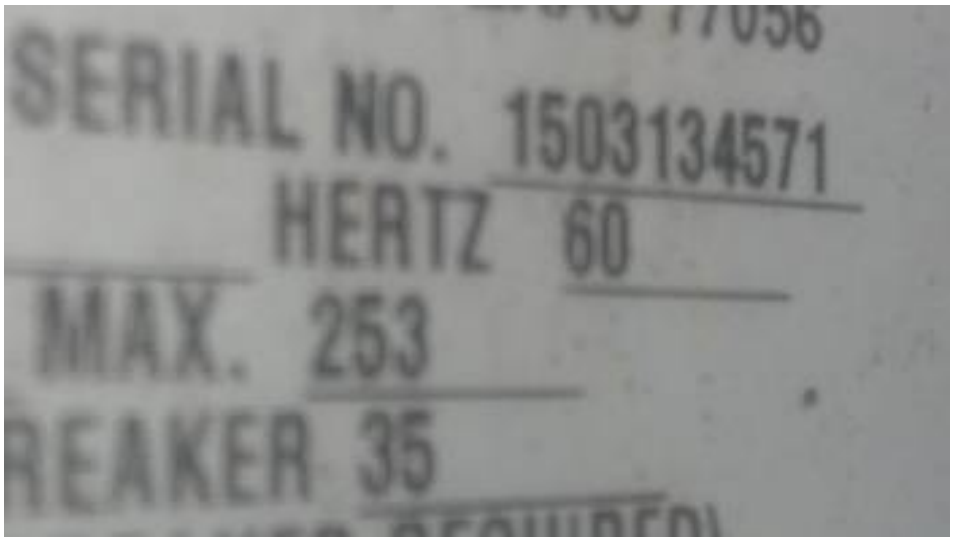
AC Operational

Observations:
• The air conditioning system operated appropriately. A air conditioning system can be checked for performance by inspecting the air temperature going in the return and the air temperature coming out the supply, called (Delta T) . A system should have a 14-28 degree drop from the warmer air going in the return to the colder air coming out the supply. The temperature drop at this unit is 26 . This is acceptable operation.

Cooling 5

Cooling System Information

AC Label Information: Information from the air-conditioner data plate is shown in the photo and contains the manufacturer, serial number, size and date.



AC Compressor

• The air-conditioner compressor exterior cabinet appeared to be in serviceable condition at the time of the inspection.

AC Refrigerant Lines

• The air-conditioner refrigerant suction line (large, insulated) has damaged or missing insulation in areas. A qualified contractor should evaluate and repair/replace as necessary.

Connector Damage

Observations:
• It appears that connectors, tubing and piping are not installed in a way that exposes them to physical damage.

AC Service Disconnect

• The electrical service disconnect for the air conditioning condenser was damaged at panel housing. A qualified contractor should evaluate and repair/replace as necessary.

Condensate

- all condensation lines on the Left 4 units are run into a drain that appears to be full have a qualified contractor repair

Ductwork

- there's a minor amount of insulation pulling loose have a qualified contractor repair

AC Evaporative Coils

Observations:
• The evaporator coils were inspected and appeared to be in serviceable condition at the time of the inspection.

Thermostat & Normal Operating Controls

Thermostat Location: Sanctuary by the door
• The thermostat(s) was installed at a location in the property which appears to be adequate to operate the HVAC system efficiently. The thermostat(s) was fastened securely to the wall, activated the HVAC unit, and appeared to be in serviceable condition. The picture is to show all of the settings on the thermostat.

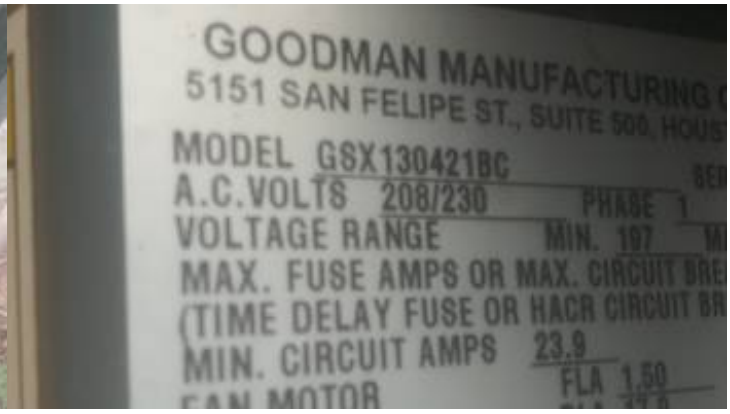
AC Operational

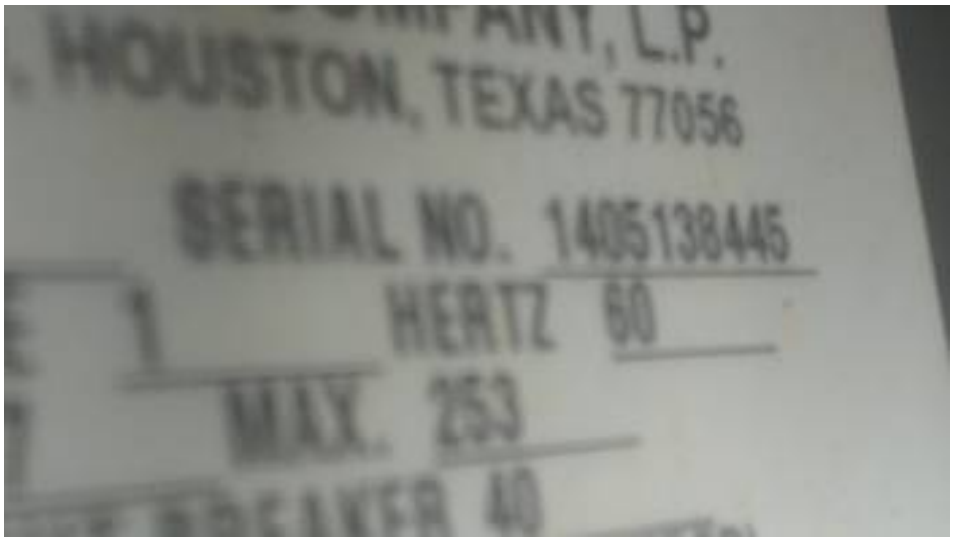
Observations:
• The air conditioning system operated appropriately. A air conditioning system can be checked for performance by inspecting the air temperature going in the return and the air temperature coming out the supply, called (Delta T) . A system should have a 14-28 degree drop from the warmer air going in the return to the colder air coming out the supply. The temperature drop at this unit is 37 . This is acceptable operation.

Cooling 4

Cooling System Information

AC Label Information: Information from the air-conditioner data plate is shown in the photo and contains the manufacturer, serial number, size and date.





AC Compressor

• I observed vegetation around the exterior cooling unit. Vegetation was too close to the unit, which can limit heat dissipation and limit effectiveness. Recommend cutting back vegetation to help improve performance.

AC Refrigerant Lines

- they are run underground have a qualified contractor evaluate and or repair

Connector Damage

Observations:
• It appears that connectors, tubing and piping are not installed in a way that exposes them to physical damage.

AC Service Disconnect

• The electrical service disconnect for the air conditioning condenser was damaged at panel housing. A qualified contractor should evaluate and repair/replace as necessary.

Condensate

• The condensate discharge pipe should be extended so that the water is diverted far enough away from the foundation. A qualified contractor should evaluate and repair or replace as necessary.

Ductwork

• There was HVAC ductwork installed in the property. HVAC systems, including heat pump systems, use ductwork to distribute the warm and cold air throughout the building. The inspector will attempt to determine if the each room has a heat source, but may not be able to find every duct register. Most of the ductwork is concealed within the walls and floor systems of the property and cannot be fully evaluated for proper installation or configuration.

AC Evaporative Coils

Observations:
• The air conditioning system evaporator coils were located inside furnace ductwork and were not accessible for inspection.

Thermostat & Normal Operating Controls

Thermostat Location: Briefing room.
• The thermostat(s) was installed at a location in the property which appears to be adequate to operate the HVAC system efficiently. The thermostat(s) was fastened securely to the wall, activated the HVAC unit, and appeared to be in serviceable condition. The picture is to show all of the settings on the thermostat.

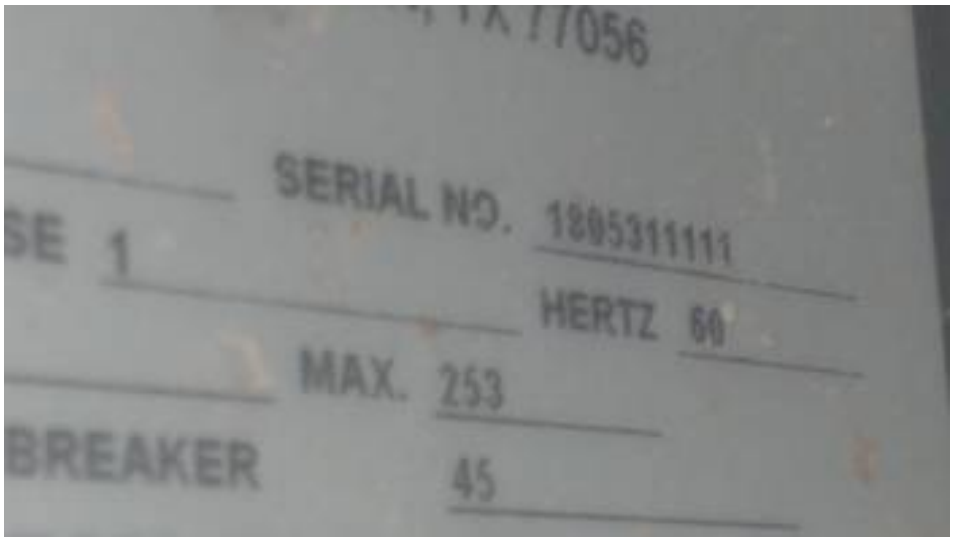
AC Operational

Observations:
• The air conditioning system operated appropriately. A air conditioning system can be checked for performance by inspecting the air temperature going in the return and the air temperature coming out the supply, called (Delta T) . A system should have a 14-28 degree drop from the warmer air going in the return to the colder air coming out the supply. The temperature drop at this unit is 24 . This is acceptable operation.

Cooling 3

Cooling System Information

AC Label Information: Information from the air-conditioner data plate is shown in the photo and contains the manufacturer, serial number, size and date.



AC Compressor

• The air-conditioner compressor exterior cabinet appeared to be in serviceable condition at the time of the inspection.

AC Refrigerant Lines

• The visible air-conditioner refrigerant lines did not show any visible signs of damage.

Connector Damage

Observations:
• It appears that connectors, tubing and piping are not installed in a way that exposes them to physical damage.

AC Service Disconnect

• The service disconnect was located within sight of the cooling system. Although it was not operated, it appeared to be in serviceable condition at the time of the inspection.

Condensate

• The condensate discharge pipe should be extended so that the water is diverted far enough away from the foundation. A qualified contractor should evaluate and repair or replace as necessary.

Ductwork

• There was HVAC ductwork installed in the property. HVAC systems, including heat pump systems, use ductwork to distribute the warm and cold air throughout the building. The inspector will attempt to determine if the each room has a heat source, but may not be able to find every duct register. Most of the ductwork is concealed within the walls and floor systems of the property and cannot be fully evaluated for proper installation or configuration.

AC Evaporative Coils

Observations:
• The air conditioning system evaporator coils were located inside furnace ductwork and were not accessible for inspection.

Thermostat & Normal Operating Controls

Thermostat Location: Front entering stage
• The thermostat(s) was installed at a location in the property which appears to be adequate to operate the HVAC system efficiently. The thermostat(s) was fastened securely to the wall, activated the HVAC unit, and appeared to be in serviceable condition. The picture is to show all of the settings on the thermostat.

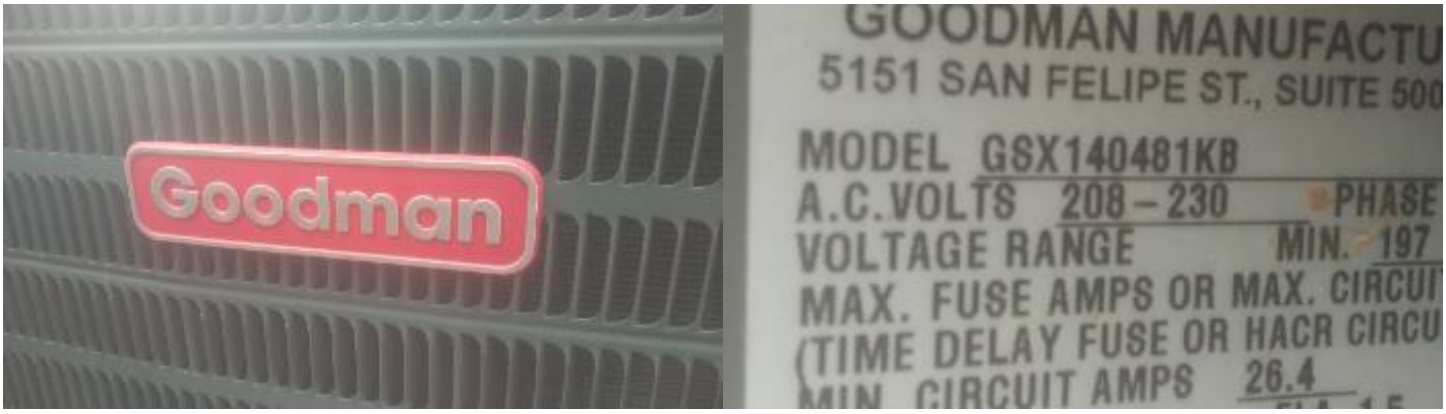
AC Operational

Observations:
• The air conditioning system operated appropriately. A air conditioning system can be checked for performance by inspecting the air temperature going in the return and the air temperature coming out the supply, called (Delta T) . A system should have a 14-28 degree drop from the warmer air going in the return to the colder air coming out the supply. The temperature drop at this unit is 17 . This is acceptable operation.

Cooling 2

Cooling System Information

AC Label Information: Information from the air-conditioner data plate is shown in the photo and contains the manufacturer, serial number, size and date.



AC Compressor

• The air-conditioner compressor exterior cabinet appeared to be in serviceable condition at the time of the inspection.

AC Refrigerant Lines

• The air-conditioner refrigerant suction line (large, insulated) has damaged or missing insulation in areas. A qualified contractor should evaluate and repair/replace as necessary.

Connector Damage

Observations:
• It appears that connectors, tubing and piping are not installed in a way that exposes them to physical damage.


AC Service Disconnect

• The electrical service disconnect for the air conditioning condenser was damaged at panel housing. A qualified contractor should evaluate and repair/replace as necessary.


Condensate

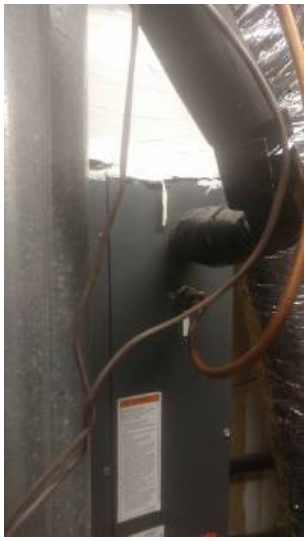
• The condensate discharge pipe should be extended so that the water is diverted far enough away from the foundation. A qualified contractor should evaluate and repair or replace as necessary.

Ductwork

• There was HVAC ductwork installed in the property. HVAC systems, including heat pump systems, use ductwork to distribute the warm and cold air throughout the building. The inspector will attempt to determine if the each room has a heat source, but may not be able to find every duct register. Most of the ductwork is concealed within the walls and floor systems of the property and cannot be fully evaluated for proper installation or configuration.

AC Evaporative Coils

Observations:
• The air conditioning system evaporator coils were located inside furnace ductwork and were not accessible for inspection.



Thermostat & Normal Operating Controls

Thermostat Location: On stage
• The thermostat(s) was installed at a location in the property which appears to be adequate to operate the HVAC system efficiently. The thermostat(s) was fastened securely to the wall, activated the HVAC unit, and appeared to be in serviceable condition. The picture is to show all of the settings on the thermostat.

AC Operational

Observations:
• The air conditioning system operated appropriately. A air conditioning system can be checked for performance by inspecting the air temperature going in the return and the air temperature coming out the supply, called (Delta T) . A system should have a 14-28 degree drop from the warmer air going in the return to the colder air coming out the supply. The temperature drop at this unit is 23 . This is acceptable operation.


°F
44.6
ε=0.95

Cooling 1

Cooling System Information

AC Label Information: Information from the air-conditioner data plate is shown in the photo and contains the manufacturer, serial number, size and date.

AC Compressor

• The air-conditioner compressor exterior cabinet appeared to be in serviceable condition at the time of the inspection.

AC Refrigerant Lines

• The air-conditioner refrigerant suction line (large, insulated) has damaged or missing insulation in areas. A qualified contractor should evaluate and repair/replace as necessary.

Connector Damage

Observations:
• It appears that connectors, tubing and piping are not installed in a way that exposes them to physical damage.

AC Service Disconnect

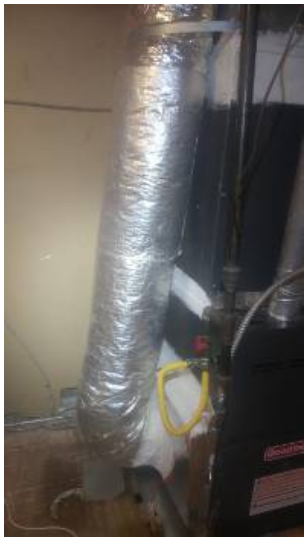
• The electrical service disconnect for the air conditioning condenser was damaged at panel housing. A qualified contractor should evaluate and repair/replace as necessary.

Condensate

• The condensate discharge pipe should be extended so that the water is diverted far enough away from the foundation. A qualified contractor should evaluate and repair or replace as necessary.

Ductwork

• There was HVAC ductwork installed in the property. HVAC systems, including heat pump systems, use ductwork to distribute the warm and cold air throughout the building. The inspector will attempt to determine if the each room has a heat source, but may not be able to find every duct register. Most of the ductwork is concealed within the walls and floor systems of the property and cannot be fully evaluated for proper installation or configuration.



AC Evaporative Coils

Observations:
• The air conditioning system evaporator coils were located inside furnace ductwork and were not accessible for inspection.

Thermostat & Normal Operating Controls

Thermostat Location: Right side of the stage.
• The thermostat(s) was installed at a location in the property which appears to be adequate to operate the HVAC system efficiently. The thermostat(s) was fastened securely to the wall, activated the HVAC unit, and appeared to be in serviceable condition. The picture is to show all of the settings on the thermostat.

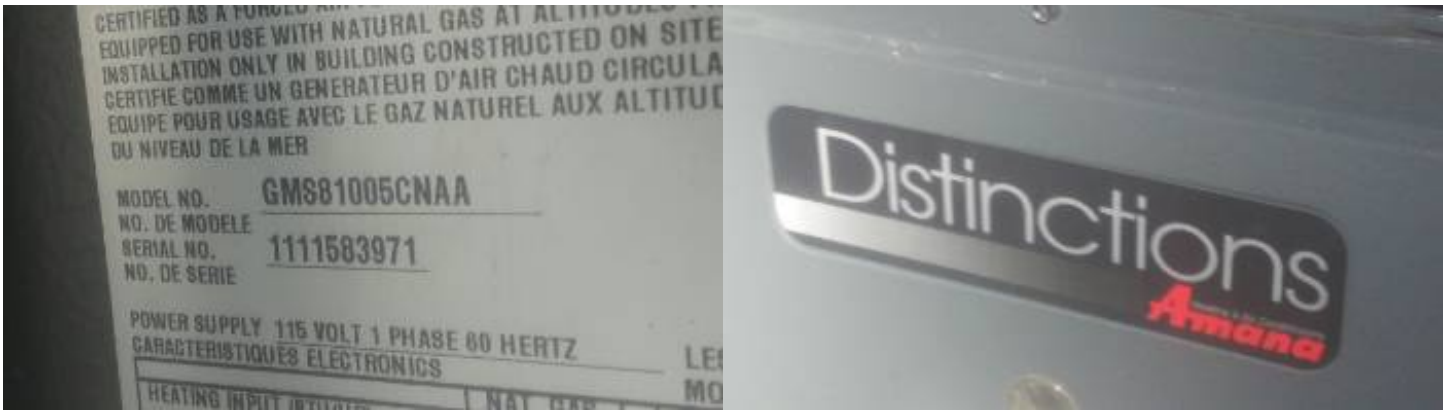
AC Operational

Observations:
• The air conditioning system operated appropriately. A air conditioning system can be checked for performance by inspecting the air temperature going in the return and the air temperature coming out the supply, called (Delta T) . A system should have a 14-28 degree drop from the warmer air going in the return to the colder air coming out the supply. The temperature drop at this unit is 30 . This is acceptable operation.

Heating 8

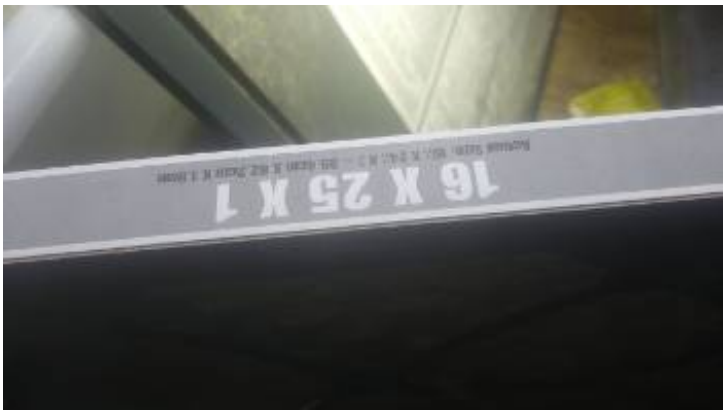
&&22Heating System Information

Heating System Details: Energy Source: Gas • Heating Method: Warm-Air Heating System • Efficiency: Mid-Efficiency • System Age: 5-15 years • System Location: Attic
Heating Label Information: Information from the heating system data plate is shown in the photo and contains the manufacturer, serial number, size and date.
• Most HVAC (heating, ventilating and air-conditioning) systems in buildings are relatively simple in design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. The adequacy of heating and cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics. It's the owners job to get the HVAC system inspected and serviced every year. And if you're system has an air filter, be sure to keep that filter cleaned.



Air Filter

• The HVAC system was equipped with an air filter. It was reasonably clean and properly secured into position.
• the air filters beside the blower. 16x25x1



The filter itself is a little bent have a qualified contractor repair

Blower

• The heating system blower appeared to operate in a satisfactory manner at the time of the inspection, it was fairly clean and appeared to be maintained.

Combustion Air Supply

• The combustion air supply for this appliance was not present. A qualified contractor should evaluate and make necessary corrections according to current standards. Combustion air provides the oxygen needed for the safe and efficient operation of fuel burning appliances. An adequate supply of fresh air around all fuel burning appliances with open combustion compartments is vital for their safe operation. Years ago, the air could come from inside or outside the building, however, more recent standards prefer for combustion air to come from the outside only.

Condensate

• the condensate for all of the units on the left side of the building have been run into a drain that appears to be full have a qualified contractor repair

Ductwork

• There was HVAC ductwork installed in the property. Warm-air heating systems, including heat pump systems, use ductwork to distribute the warm air throughout the building. The inspector will attempt to determine if the each livable room has a heat source, but may not be able to find every duct register. Most of the ductwork is concealed within the walls and floor systems of the property and cannot be fully evaluated for proper installation or configuration.

Exhaust Flue

• The heating system exhaust flue had proper connections, slope and clearance from combustibles.

Gas Supply Shut-Off Valve

• The gas supply piping included a shutoff valve in the vicinity of the heating system for service personnel and emergency use. No evidence of leakage was detected at any of the exposed gas piping. The valve was not operated as part of the inspection.
• The sediment trap was inspected and appeared to be in serviceable condition at the time of inspection. The sediment trap is designed to stop debris from reaching the system.

Heating System Cabinet

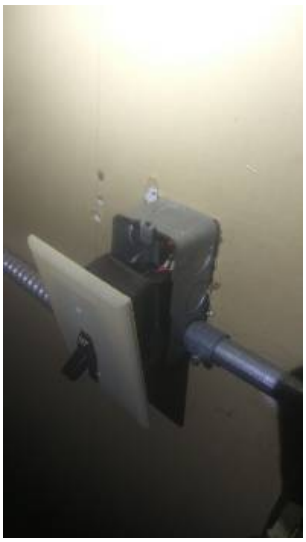
• The furnace cabinet exterior and interior appeared to be in serviceable condition at the time of the inspection.

Heating System Operation

• The furnace was inspected and was operational at the time of the inspection.


Heating System Service Disconnect

- the disconnect is not secure have a qualified contractor repair




Thermostat & Normal Operating Controls

Thermostat Location: Childcare room
• The thermostat(s) was installed at a location in the property, which appears to be adequate to operate the HVAC system efficiently. The thermostat(s) was fastened securely to the wall, activated the HVAC unit, and appeared to be in serviceable condition.

Flammable Storage

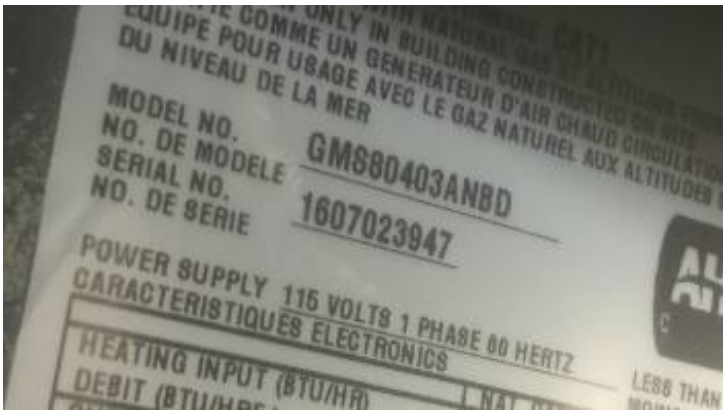
Observations:

• All storage that is flammable and combustible must be orderly and separated from heaters or any appliances/equipment that can create heat or a spark. This distance can be decreased by having or adding shielding that will not allow heat or spark to pass through. Flammables must not be stored in exits, boiler rooms, mechanical rooms, electrical equipment room or any room creating heat or spark.

Heating 7

&&22Heating System Information

Heating System Details: Energy Source: Gas • Heating Method: Warm-Air Heating System • Efficiency: Mid-Efficiency • System Age: 0-5 years • System Location: Attic
Heating Label Information: Information from the heating system data plate is shown in the photo and contains the manufacturer, serial number, size and date.
• Most HVAC (heating, ventilating and air-conditioning) systems in buildings are relatively simple in design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. The adequacy of heating and cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics. It's the owners job to get the HVAC system inspected and serviced every year. And if you're system has an air filter, be sure to keep that filter cleaned.



Air Filter

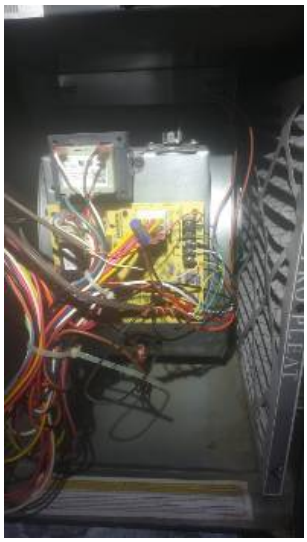
• The HVAC system was equipped with an air filter. It was reasonably clean and properly secured into position.

Located by the blower 16x25x1

Blower

• The heating system blower appeared to operate in a satisfactory manner at the time of the

inspection, it was fairly clean and appeared to be maintained.



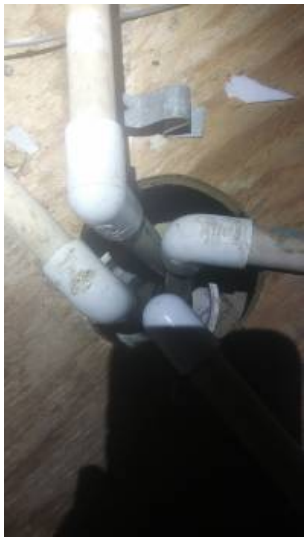
Combustion Air Supply

- the light is not fully operational have a qualified contractor repair
- The combustion air supply for this appliance was not present. A qualified contractor should evaluate and make necessary corrections according to current standards. Combustion air provides the oxygen needed for the safe and efficient operation of fuel burning appliances. An adequate supply of fresh air around all fuel burning appliances with open combustion compartments is vital for their safe operation. Years ago, the air could come from inside or outside the building, however, more recent standards prefer for combustion air to come from the outside only.

Also the light is not fully operational

Condensate

- all four systems on the left side the condensation runs into a pipe that appears to be full of a qualified contractor repair



Ductwork

• There was HVAC ductwork installed in the property. Warm-air heating systems, including heat pump systems, use ductwork to distribute the warm air throughout the building. The inspector will attempt to determine if the each livable room has a heat source, but may not be able to find every duct register. Most of the ductwork is concealed within the walls and floor systems of the property and cannot be fully evaluated for proper installation or configuration.

Exhaust Flue

• The heating system exhaust flue had proper connections, slope and clearance from combustibles.

Gas Supply Shut-Off Valve

- gas supply does not appear to be well secured have qualified contractor repair

Heating System Cabinet

• The furnace cabinet exterior and interior appeared to be in serviceable condition at the time of the inspection.

Heating System Operation

• The furnace was inspected and was operational at the time of the inspection.

Heating System Service Disconnect

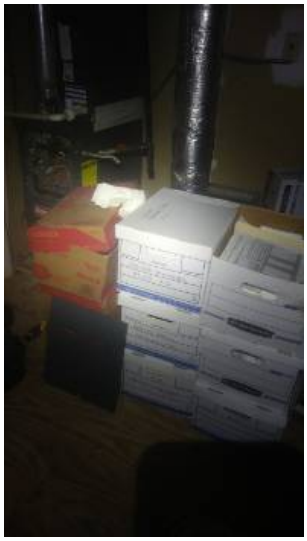
• The service disconnect was within sight of the heating system. Although it was not operated, it appeared to be in serviceable condition at the time of the inspection.

Thermostat & Normal Operating Controls

Thermostat Location: Cafe
• The thermostat(s) was installed at a location in the property, which appears to be adequate to operate the HVAC system efficiently. The thermostat(s) was fastened securely to the wall, activated the HVAC unit, and appeared to be in serviceable condition.

Flammable Storage

Observations:
• All storage that is flammable and combustible must be orderly and separated from heaters or any appliances/equipment that can create heat or a spark. This distance can be decreased by having or adding shielding that will not allow heat or spark to pass through. Flammables must not be stored in exits, boiler rooms, mechanical rooms, electrical equipment room or any room creating heat or spark.



Heating 6

&&22Heating System Information

Heating System Details: Energy Source: Gas • Heating Method: Warm-Air Heating System • Efficiency: Mid-Efficiency • System Age: 0-5 years • System Location: Attic
Heating Label Information: Information from the heating system data plate is shown in the photo and contains the manufacturer, serial number, size and date.
• Most HVAC (heating, ventilating and air-conditioning) systems in buildings are relatively simple in design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. The adequacy of heating and cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics. It's the owners job to get the HVAC system inspected and serviced every year. And if you're system has an air filter, be sure to keep that filter cleaned.

Air Filter

• there are two filters the filter on the left side is difficult to replace have a qualified contractor repair.16x25x1

Blower

• The heating system blower appeared to operate in a satisfactory manner at the time of the inspection, it was fairly clean and appeared to be maintained.

Combustion Air Supply

• there are a lot of items in this room and it is difficult to tell if there is Air Supply in here or not have a qualified contractor repair

Ductwork

• There was HVAC ductwork installed in the property. Warm-air heating systems, including heat pump systems, use ductwork to distribute the warm air throughout the building. The inspector will attempt to determine if the each livable room has a heat source, but may not be able to find every duct register. Most of the ductwork is concealed within the walls and floor systems of the property and cannot be fully evaluated for proper installation or configuration.

Exhaust Flue

• The heating system exhaust flue had proper connections, slope and clearance from combustibles.

Gas Supply Shut-Off Valve

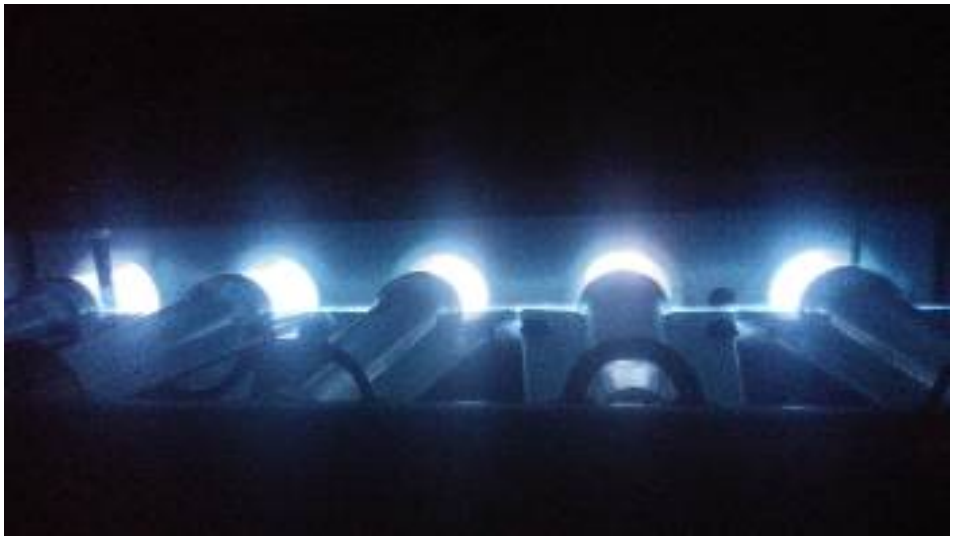
• secure the gas supply on all the furnaces.

Heating System Cabinet

• The furnace cabinet exterior and interior appeared to be in serviceable condition at the time of the inspection.

Heating System Operation

• The furnace was inspected and was operational at the time of the inspection.



Heating System Service Disconnect

• The service disconnect was within sight of the heating system. Although it was not operated, it appeared to be in serviceable condition at the time of the inspection.

Thermostat & Normal Operating Controls

Thermostat Location: Thermostat at mixing board
• The thermostat(s) was installed at a location in the property, which appears to be adequate to operate the HVAC system efficiently. The thermostat(s) was fastened securely to the wall, activated the HVAC unit, and appeared to be in serviceable condition.

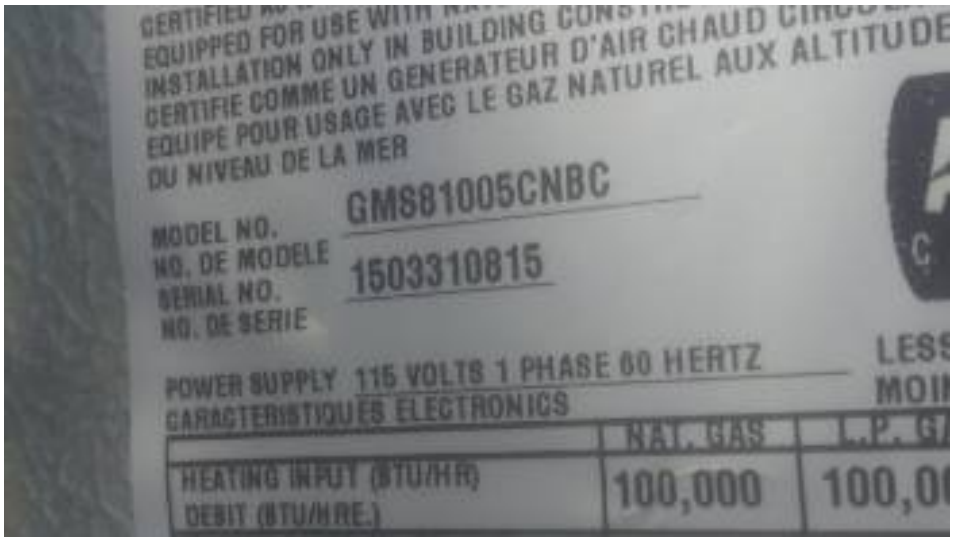
Flammable Storage

Observations:
• All storage that is flammable and combustible must be orderly and separated from heaters or any appliances/equipment that can create heat or a spark. This distance can be decreased by having or adding shielding that will not allow heat or spark to pass through. Flammables must not be stored in exits, boiler rooms, mechanical rooms, electrical equipment room or any room creating heat or spark.

Heating 5

&&22Heating System Information

Heating System Details: Energy Source: Gas • Heating Method: Warm-Air Heating System • Efficiency: Mid-Efficiency • System Age: 0-5 years • System Location: Attic
Heating Label Information: Information from the heating system data plate is shown in the photo and contains the manufacturer, serial number, size and date.
• Most HVAC (heating, ventilating and air-conditioning) systems in buildings are relatively simple in design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. The adequacy of heating and cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics. It's the owners job to get the HVAC system inspected and serviced every year. And if you're system has an air filter, be sure to keep that filter cleaned.



Air Filter

• the filter on the left side there are two filters the one on the left side is difficult to get in and out have a qualified contractor repair. 16x25x1

Blower

• The heating system blower appeared to operate in a satisfactory manner at the time of the inspection, it was fairly clean and appeared to be maintained.

Combustion Air Supply

• it appears the bent in the photo Maybe the combustion air. I didn't see it blocked by items in the Attic. This space should not be for storage have a qualified HVAC contractor be certain there is combustion Air Supply
• The combustion air supply for this appliance was not present. A qualified contractor should evaluate and make necessary corrections according to current standards. Combustion air provides the oxygen needed for the safe and efficient operation of fuel burning appliances. An adequate supply of fresh air around all fuel burning appliances with open combustion compartments is vital for their safe operation. Years ago, the air could come from inside or outside the building, however, more recent standards prefer for combustion air to come from the outside only.

Condensate

• all of the condensate on the left side of the building runs into a pipe that appears to be full have a qualified contractor repair

Exhaust Flue

- the exhaust flue appears not to be attached well have a qualified contractor repair

Gas Supply Shut-Off Valve

- have a qualified contractor secure the gas piping

Heating System Cabinet

• The furnace cabinet exterior and interior appeared to be in serviceable condition at the time of the inspection.

Heating System Operation

• The furnace was inspected and was operational at the time of the inspection.

Heating System Service Disconnect

• The service disconnect was within sight of the heating system. Although it was not operated, it appeared to be in serviceable condition at the time of the inspection.

Thermostat & Normal Operating Controls

Thermostat Location: Sanctuary by Door
• The thermostat(s) was installed at a location in the property, which appears to be adequate to operate the HVAC system efficiently. The thermostat(s) was fastened securely to the wall, activated the HVAC unit, and appeared to be in serviceable condition.

Flammable Storage

Observations:
• All storage that is flammable and combustible must be orderly and separated from heaters or any appliances/equipment that can create heat or a spark. This distance can be decreased by having or adding shielding that will not allow heat or spark to pass through. Flammables must not be stored in exits, boiler rooms, mechanical rooms, electrical equipment room or any room creating heat or spark.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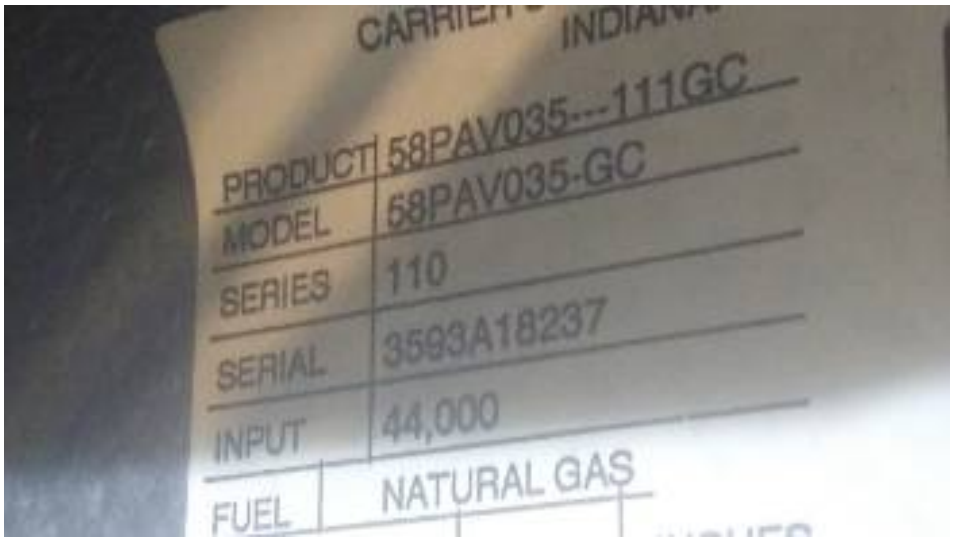
Heating 4

&&22Heating System Information

Heating System Details: Energy Source: Gas • Heating Method: Warm-Air Heating System • Efficiency: Mid-Efficiency • System Age: 15+ years • System Location: Attic
Heating Label Information: Information from the heating system data plate is shown in the photo and contains the manufacturer, serial number, size and date.
• Most HVAC (heating, ventilating and air-conditioning) systems in buildings are relatively simple in design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. The adequacy of heating and cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics. It's the owners job to get the HVAC system inspected and serviced every year. And if you're system has an air filter, be sure to keep that filter cleaned.



Blower

• The blower fan was dirty and doesn't appear to be maintained. Have a qualified contractor evaluate and repair/clean the system.

Combustion Air Supply

• The combustion air supply for this appliance was present. Combustion air provides the oxygen needed for the safe and efficient operation of fuel burning appliances. An adequate supply of fresh

air around all fuel burning appliances with open combustion compartments is vital for their safe operation. Hazardous situations do not have a grandfather clause.

Condensate

• The condensate discharge pipe should be extended so that the water is diverted far enough away from the foundation. A qualified contractor should evaluate and repair or replace as necessary.

Ductwork

• There was HVAC ductwork installed in the property. Warm-air heating systems, including heat pump systems, use ductwork to distribute the warm air throughout the building. The inspector will attempt to determine if the each livable room has a heat source, but may not be able to find every duct register. Most of the ductwork is concealed within the walls and floor systems of the property and cannot be fully evaluated for proper installation or configuration.

Exhaust Flue

• The heating system exhaust flue had proper connections, slope and clearance from combustibles.

Gas Supply Shut-Off Valve

• gas supply should be secured and there is a flexible pipe entering the furnace this must be a solid pipe have a qualified contractor repair

Heating System Cabinet

• The heating system cabinet doesn't appear to be well maintained. Have a qualified contractor evaluate and repair or replace as necessary.

Heating System Operation

• The furnace was inspected and was operational at the time of the inspection.

Heating System Service Disconnect

• The service disconnect was within sight of the heating system. Although it was not operated, it appeared to be in serviceable condition at the time of the inspection.

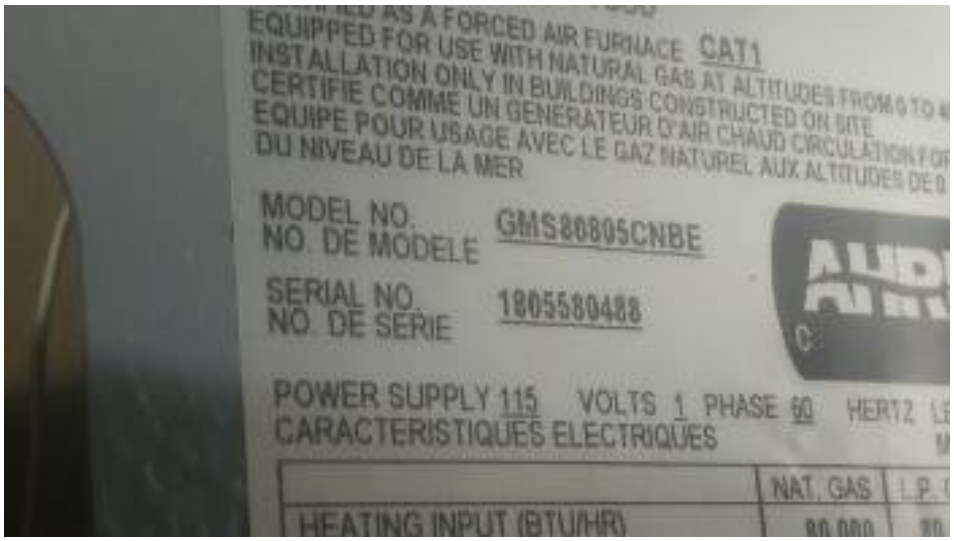
Thermostat & Normal Operating Controls

Thermostat Location: Room beside stage
• The thermostat(s) was installed at a location in the property, which appears to be adequate to operate the HVAC system efficiently. The thermostat(s) was fastened securely to the wall, activated the HVAC unit, and appeared to be in serviceable condition.

Heating 3

&&22Heating System Information

Heating System Details: Energy Source: Gas • Heating Method: Warm-Air Heating System • Efficiency: Mid-Efficiency • System Age: 0-5 years • System Location: Attic
Heating Label Information: Information from the heating system data plate is shown in the photo and contains the manufacturer, serial number, size and date.
• Most HVAC (heating, ventilating and air-conditioning) systems in buildings are relatively simple in design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. The adequacy of heating and cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics. It's the owners job to get the HVAC system inspected and serviced every year. And if you're system has an air filter, be sure to keep that filter cleaned.

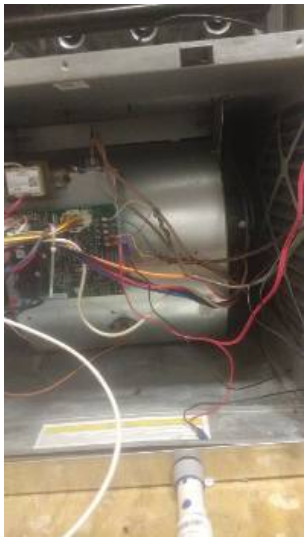


Air Filter

• The HVAC system was equipped with an air filter. It was reasonably clean and properly secured into position.

Blower

• The heating system blower appeared to operate in a satisfactory manner at the time of the inspection, it was fairly clean and appeared to be maintained.



Combustion Air Supply

• The combustion air supply for this appliance was present. Combustion air provides the oxygen needed for the safe and efficient operation of fuel burning appliances. An adequate supply of fresh air around all fuel burning appliances with open combustion compartments is vital for their safe operation. Hazardous situations do not have a grandfather clause.

Condensate

• The condensate discharge pipe should be extended so that the water is diverted far enough away from the foundation. A qualified contractor should evaluate and repair or replace as necessary.

Ductwork

• There was HVAC ductwork installed in the property. Warm-air heating systems, including heat pump systems, use ductwork to distribute the warm air throughout the building. The inspector will attempt to determine if the each livable room has a heat source, but may not be able to find every duct register. Most of the ductwork is concealed within the walls and floor systems of the property and cannot be fully evaluated for proper installation or configuration.

Exhaust Flue

• The heating system exhaust flue had proper connections, slope and clearance from combustibles.

Gas Supply Shut-Off Valve

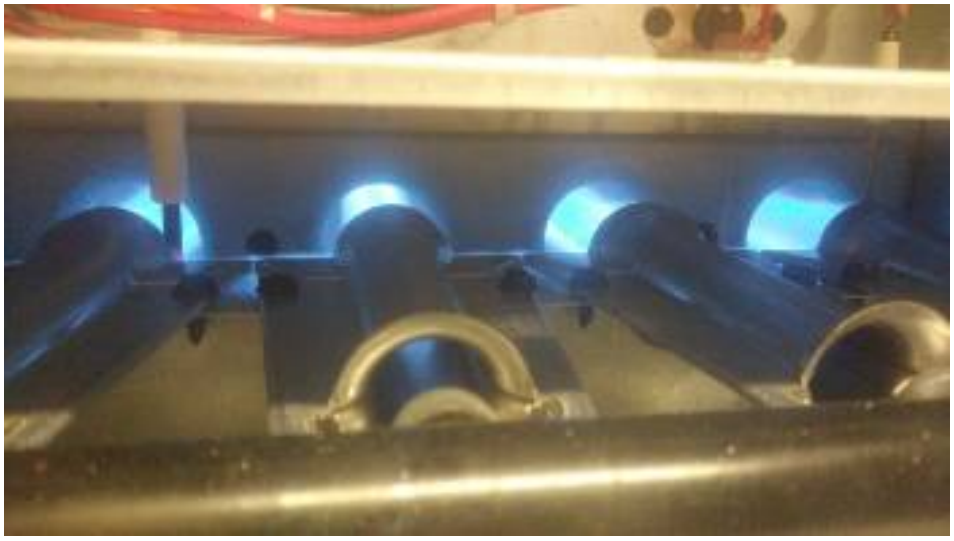
• have a qualified contractor secure the gas line

Heating System Cabinet

• The furnace cabinet exterior and interior appeared to be in serviceable condition at the time of the inspection.

Heating System Operation

• The furnace was inspected and was operational at the time of the inspection.



Heating System Service Disconnect

• The service disconnect was within sight of the heating system. Although it was not operated, it appeared to be in serviceable condition at the time of the inspection.

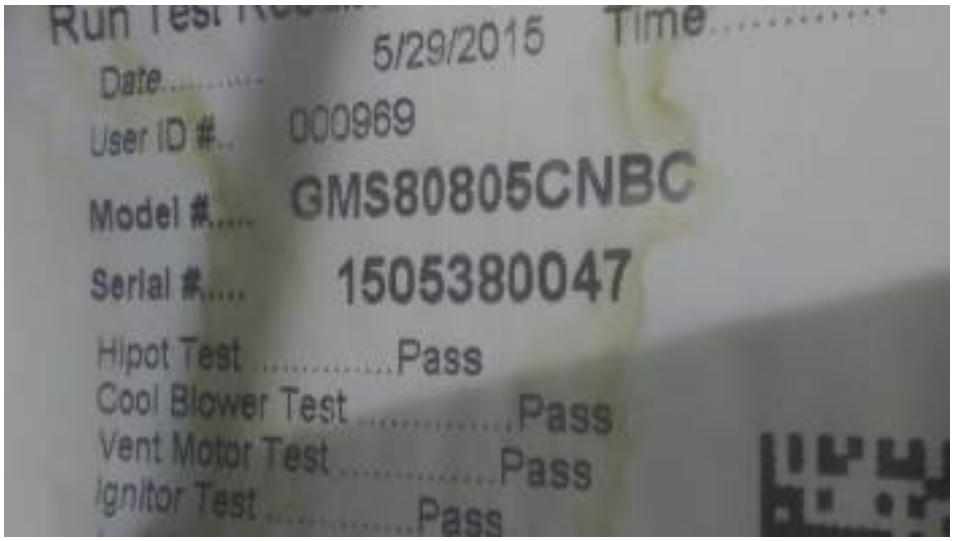
Thermostat & Normal Operating Controls

Thermostat Location: Hallway

Heating 2

&&22Heating System Information

Heating System Details: Energy Source: Gas • Heating Method: Warm-Air Heating System • Efficiency: Mid-Efficiency • System Age: 5-15 years • System Location: Attic
Heating Label Information: Information from the heating system data plate is shown in the photo and contains the manufacturer, serial number, size and date.
• Most HVAC (heating, ventilating and air-conditioning) systems in buildings are relatively simple in design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. The adequacy of heating and cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics. It's the owners job to get the HVAC system inspected and serviced every year. And if you're system has an air filter, be sure to keep that filter cleaned.



Air Filter

• The HVAC system was equipped with an air filter. It was reasonably clean and properly secured into position.

Blower

• The heating system blower appeared to operate in a satisfactory manner at the time of the inspection, it was fairly clean and appeared to be maintained.

Combustion Air Supply

• The combustion air supply for this appliance was present. Combustion air provides the oxygen needed for the safe and efficient operation of fuel burning appliances. An adequate supply of fresh air around all fuel burning appliances with open combustion compartments is vital for their safe operation. Hazardous situations do not have a grandfather clause.

Condensate

• The condensate discharge pipe should be extended so that the water is diverted far enough away from the foundation. A qualified contractor should evaluate and repair or replace as necessary.

Ductwork

• There was HVAC ductwork installed in the property. Warm-air heating systems, including heat pump systems, use ductwork to distribute the warm air throughout the building. The inspector will attempt to determine if the each livable room has a heat source, but may not be able to find every duct register. Most of the ductwork is concealed within the walls and floor systems of the property and cannot be fully evaluated for proper installation or configuration.

Exhaust Flue

• The heating system exhaust flue had proper connections, slope and clearance from combustibles.

Gas Supply Shut-Off Valve

• gas supply line needs to be braced

Heating System Cabinet

• The furnace cabinet exterior and interior appeared to be in serviceable condition at the time of the inspection.

Heating System Operation

• The furnace was inspected and was operational at the time of the inspection.

Heating System Service Disconnect

• The service disconnect was within sight of the heating system. Although it was not operated, it appeared to be in serviceable condition at the time of the inspection.

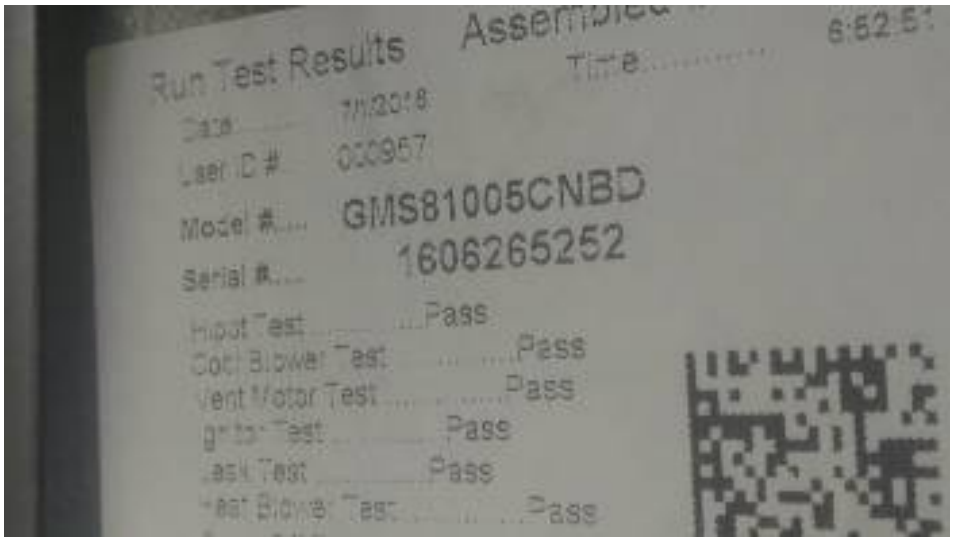
Thermostat & Normal Operating Controls

Thermostat Location: On stage
• The thermostat(s) was installed at a location in the property, which appears to be adequate to operate the HVAC system efficiently. The thermostat(s) was fastened securely to the wall, activated the HVAC unit, and appeared to be in serviceable condition.

Heating 1

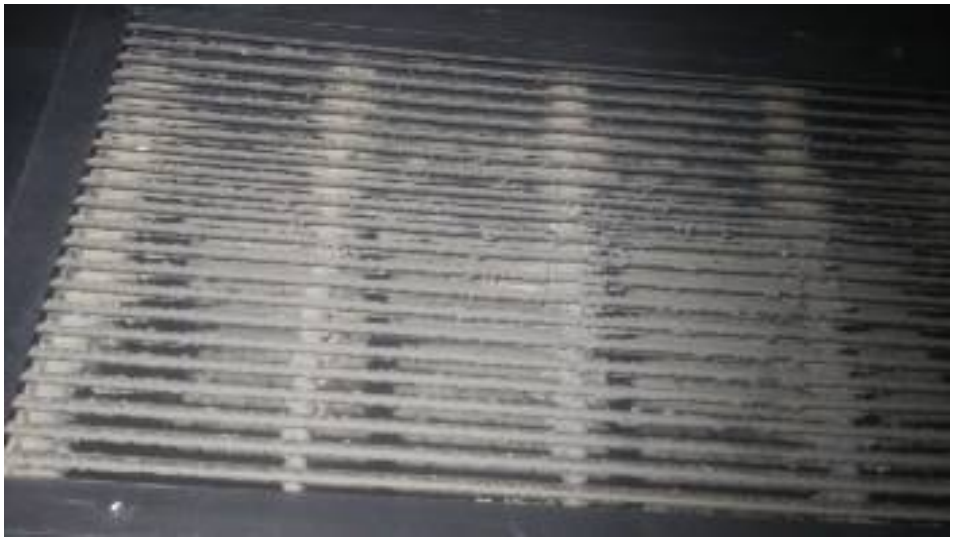
&&22Heating System Information

Heating System Details: Energy Source: Gas • Heating Method: Warm-Air Heating System • Efficiency: Mid-Efficiency • System Age: 0-5 years • System Location: Attic
Heating Label Information: Information from the heating system data plate is shown in the photo and contains the manufacturer, serial number, size and date.
• Most HVAC (heating, ventilating and air-conditioning) systems in buildings are relatively simple in design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. The adequacy of heating and cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics. It's the owners job to get the HVAC system inspected and serviced every year. And if you're system has an air filter, be sure to keep that filter cleaned.



Air Filter

- mini return lines around the building or dirty have a qualified contractor clean the return ductwork



Many return lines are dirty

Blower

• The heating system blower appeared to operate in a satisfactory manner at the time of the inspection, it was fairly clean and appeared to be maintained.

Combustion Air Supply

• The combustion air supply for this appliance was present. Combustion air provides the oxygen needed for the safe and efficient operation of fuel burning appliances. An adequate supply of fresh air around all fuel burning appliances with open combustion compartments is vital for their safe operation. Hazardous situations do not have a grandfather clause.

Condensate

• The condensate discharge pipe should be extended so that the water is diverted far enough away from the foundation. A qualified contractor should evaluate and repair or replace as necessary.

Ductwork

• There was HVAC ductwork installed in the property. Warm-air heating systems, including heat pump systems, use ductwork to distribute the warm air throughout the building. The inspector will attempt to determine if the each livable room has a heat source, but may not be able to find every duct register. Most of the ductwork is concealed within the walls and floor systems of the property and cannot be fully evaluated for proper installation or configuration.

Exhaust Flue

• The heating system exhaust flue had proper connections, slope and clearance from combustibles.

Gas Supply Shut-Off Valve

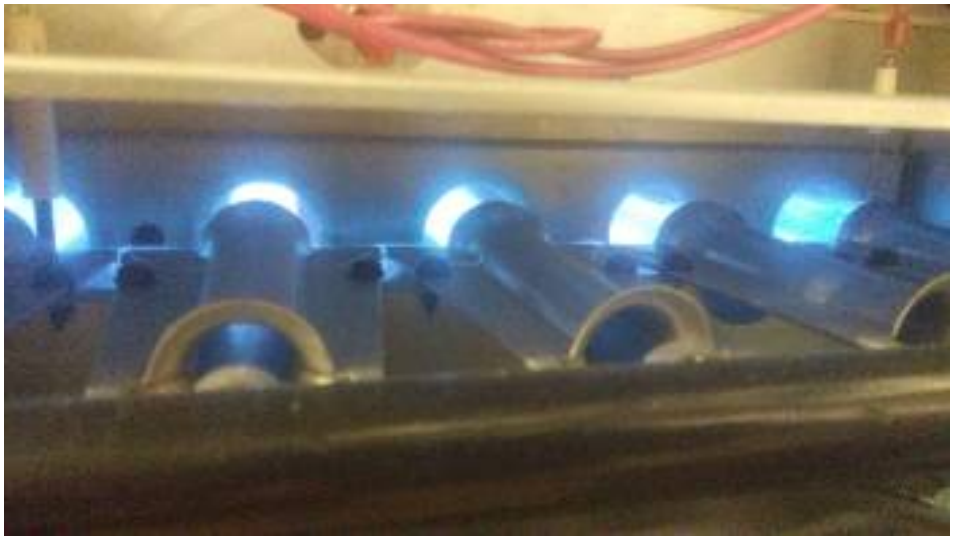
• have a qualified contractor secure the gas supply

Heating System Cabinet

• The furnace cabinet exterior and interior appeared to be in serviceable condition at the time of the inspection.

Heating System Operation

• The furnace was inspected and was operational at the time of the inspection.



Heating System Service Disconnect

• The service disconnect was within sight of the heating system. Although it was not operated, it appeared to be in serviceable condition at the time of the inspection.

Thermostat & Normal Operating Controls

Thermostat Location: Left side of stage
• The thermostat(s) was installed at a location in the property, which appears to be adequate to operate the HVAC system efficiently. The thermostat(s) was fastened securely to the wall, activated the HVAC unit, and appeared to be in serviceable condition.

Glossary

Term	Definition
Combustion Air	The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low.
EIFS	Exterior insulation and finishing system (EIFS) is a type of building exterior wall cladding system that provides exterior walls with an insulated finished surface and waterproofing in an integrated composite material system. For more information please visit http://en.wikipedia.org/wiki/Exterior_insulation_finishing_system
Expansion Tank	An expansion tank or expansion vessel is a small tank used to protect closed (not open to atmospheric pressure) water heating systems and domestic hot water systems from excessive pressure. The tank is partially filled with air, whose compressibility cushions shock caused by water hammer and absorbs excess water pressure caused by thermal expansion.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
TPR Valve	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves
Valley Flashing	Sheet metal or other material used to line a valley in a roof to direct rainwater down into the gutter system.