INSPECTION REPORT

Washington DC 20018.

Prepared for:

Inspector of record: Rob Hopkin
ASHI # 32080
MD License # 29402
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CLIENT & SITE INFORMATION:
DATE OF INSPECTION: 01/23/2014.
TIME OF INSPECTION: 11:00 AM.
CLIENT NAME: [Redacted]
NUMBER & STREET: [Redacted]
CITY/STATE/ZIP: Washington DC 20018.
INSPECTED BY: Rob Hopkin.
AGENTS NAME: [Redacted]
AGENTS COMPANY: [Redacted]
CLIMATIC CONDITIONS:
WEATHER: Clear.
TEMPERATURE: The temperature was in the 20's at the time of the inspection.
GROUND CONDITIONS: Ground frozen and 75% snow covered.
BUILDING CHARACTERISTICS:
ESTIMATED AGE OF BUILDING: The building appears to have been built 50-75 years ago.
BUILDING STYLE: Commercial industrial warehouse space.
UTILITY SERVICES:
WATER/SEWER/UTILITIES: The building is reported to be on a public water and sewer system.
PAYMENT INFORMATION:
TOTAL FEE: $1300 Unpaid at the time of inspection.
REPORT LIMITATIONS
This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the property, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult
to inspect are excluded from the report. The report will identify deficiencies based on a sampling inspection technique. It is not a brick by brick or outlet by outlet evaluation. That can be arranged for an additional fee and generally requires several additional hours to inspect.

**THIS EVALUATION IS SUBSTANTIALLY DONE IN ACCORDANCE WITH ASTM STANDARDS**, but in general systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, mold, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, buried oil tanks, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; satellite dishes; television wiring; computer wiring; doorbells; security systems; exterior security lighting; heat sensors; fire protection equipment, fire regulation compliance, building code and municipal bylaw compliance, process equipment, cosmetics or tenant installed systems and equipment. Any general comments about these systems and conditions are informational only and do not represent an inspection. This inspection does not include operation of equipment.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, cost, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise or a pre inspection agreement has been signed. A pre-inspection agreement signed at the time of the inspection supercedes in any dispute. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

**GENERAL INFORMATION AND RECOMMENDATIONS**

**STRUCTURE:**

Unless specifically agreed upon in advance this evaluation of the property is not a structural inspection. This is not an inspection by a licensed structural engineer. Most commercial inspectors are not licensed structural engineers and as such cannot legally render a structural opinion, but that can be arranged at an additional charge if desired. We suggest having any cracks wider than 1/4” or long horizontal cracks in a foundation wall evaluated by a structural engineer. In general small cracks in an older building are considered normal as most buildings are moving to some degree. All cracks in a foundation are considered a structural failure and should be monitored for future movement by taking photos of them and rechecking for changes periodically. That does not necessarily mean a crack needs repair immediately or perhaps at all. If cracks widen significantly within a few years further evaluation is recommended by a licensed structural engineer. Load calculations are not included as part of this inspection unless otherwise agreed upon in advance.

Mold is a common problem in buildings, especially in damp or wet conditions. People with mold allergies should consider mold testing in any area of any building they are considering purchasing that has or has had a prolonged problem with water leaking or ponding, even in the absence of any visible problem if it was reported in the past. We do not routinely test for mold in the scope of our inspection, however we can arrange for testing at an additional cost if desired.
GROUNDS AND EXTERIOR:

This assessment is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems.

Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. Even if nothing is none in the way of repair, we suggest taking pictures of any cracks to monitor future movement and hopefully, years down the road prove that the building has not moved substantially since the photo was taken. This can be especially beneficial where different people are in charge of the building over the years.

All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete slabs experience some degree of cracking due to shrinkage in the drying process thus small cracks are to be expected. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. The exterior elements listed in this report are those that make up the majority of the building or critical areas. Unless otherwise noted, the building exterior was inspected from the ground.

ROOF AND GARAGE:

The foregoing is an opinion of the general quality and condition of the majority roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection. Our inspection is performed from the flat portion of the roof only. While we may observe the steep or metal portion all sides are not visible. In some cases we may not be able to observe all roof surfaces due to the height of the building, restricted access (as on a flat roof with no access hatch), or weather conditions. In those cases we recommend further evaluation by a licensed roofer equipped with the necessary equipment to access these areas. Any non-metal flat roof over 15 years of age should be considered at or near the end of expected life. Therefore, even if it appears to be in decent condition and not in need of repair now, you should anticipate the need for replacement within the next few years. Some longer lived roofs like slate or metal roofs will often last for 50 years or longer, but will need regular repairs sometimes costing several hundred dollars. Most roofs actually leak at the flashing points rather than the roof. Flashings should be monitored for repair every year.

Notice: Determining the heat resistance rating of firewalls in a garage is beyond the scope of this inspection. Garage door openers should be tested monthly to verify proper operation including safety features like electric eyes and proper bounce back when met by an obstruction. Garage doors need maintenance including, painting, oiling the rollers and chains, tightening nuts and bolts along with inspection of older springs.

PLUMBING, SPRINKLERS AND BATHROOMS:

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. Testing water supply for quality and quantity are beyond the scope of this inspection. In an older building, a building with unusual settlement, or one likely to have been occupied by tenants using potentially corrosive materials and processes, or more likely to clog pipes like a restaurant, we suggest having the waste line pipes visually inspected by sending a camera down the drains. While this can be arranged for an extra charge, it is
outside the scope of a typical visual inspection. The sprinkler system is not tested within the scope of this inspection. Only a visual inspection and review of the maintenance history is done as the system would have to be completely shut down for testing. Damage to the structure including wood rot, mold and mildew under areas that have had leakage either in the past or currently is always a possibility and should be anticipated in areas that have had prolonged leaks. Sometimes these repairs can be expensive and is usually not discovered until the walls or flooring is removed in the course of remodeling. Proper ongoing maintenance will be required in the future. Expect a slow drain in at least one fixture or pipe in a bath every so often. Check for leaks both at the sink spout and under the sink every few months as leaks can develop at any time. Turning the small supply valves at the fixtures often causes a leak. Newer high quality valves are available that are not prone to leaking. Toilets often leak from the tank into the bowl resulting in higher water bills. This is often and intermittent problem that can be repaired inexpensively (under $10 for materials) by changing the hardware inside the tank.

HEATING AND COOLING:

The heating and cooling system is viewed for basic operation from a visual standpoint. The testing of the systems is beyond the scope of this inspection. The inspector is not equipped to inspect furnace heat exchangers and the interior of AC units for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Safety devices such as circuit breakers are not tested by the inspector. NOTE: Asbestos materials have been commonly used in heating systems. Determining the presence of asbestos can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection, but will be reported where interviews with employees indicate a problem or a random survey turns up problems. Electronic air cleaners, and humidifiers are beyond the scope of this inspection unless they respond to normal controls and operation can be verified without dismantling the units. Have these systems evaluated and serviced by a qualified contractor. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Cooling systems cannot be tested unless running at the time of the inspection. Subjective judgment of system capacity is not a part of the inspection. A very rough rule of thumb for AC adequacy is 600-800 sq feet per ton of AC cooling capacity, however an exact determination cannot be made without doing a Manual J report on the property. This can be done by most licensed HVAC contractors and is highly recommended whenever new heating or cooling equipment is being purchased. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks are common in homes over 20 years of age and represent an environmental hazard which is sometimes costly to remedy. In many jurisdictions failed buried oil tanks now must be removed instead of abandoned. This can cost in excess of $4000 and much more if substantial oil leaks are discovered.

ELECTRICAL:

The inspection of the electrical system reports on the size of the service and does not speak to the adequacy of the service for future processes that you might be planning. Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. If more than a few electrical repairs are found to be necessary at the time of the inspection, you should assume more problems exist that were not included in the report. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints and a concern for damage to the fixture. We do not in the scope of this inspection verify adequate load distribution of circuits in the building as we do not have time to track each circuit. It is not uncommon, especially in an older building, to have problems with tripping breakers, or blowing fuses when multiple devices are operating simultaneously. In a typical commercial inspection and in accordance with ASTM standards we do not test all of the outlets, switches and fixtures in a building. In the scope of this inspection only a random sampling of outlets and switches were tested.
KITCHEN:

In accordance with ASTM standards we are not testing kitchen equipment in the scope of this inspection. In special circumstances in buildings with commercial kitchens, evaluation of the equipment can be arranged by a specialist at an additional charge. Any appliance over 10 years of age should be considered old and likely to need repair or replacement in the near future.

INTERIOR:

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. In any building built before 1978 there is a possibility for asbestos or lead paint to be present. In fact any building built before 1978 should not be assumed to be free from these and other well-known contaminants. We do not have the expertise or the authority to detect the presents of environmental contaminants including mold without additional testing. If this is a concern we can recommend consultation with an environmental hygienist for further testing. Moving storage items and furniture are outside the scope of this inspection. As a general rule, cosmetic deficiencies such as missing trim, small holes, water stains, cracks and scratches are considered normal wear and tear and are not always reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture or carpet. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Windows and doors are only randomly checked within the scope of this inspection. Door locks are not tested in the scope of this inspection. We recommend new locks be installed on all doors requiring keys periodically for security reasons.

SUMMARY

The summary should not be used in place of the entire report. It is designed to give the reader a quick idea of the types of problems and areas of the report that major problems will be found in. Be sure to read the entire report for a complete understanding of the condition of this building.

SUMMARY:

EXECUTIVE SUMMARY: The building appears to be in typical condition for the age and area. While problems exist that will require immediate and future repair they are typical for the age of the building.

IMMEDIATE REPAIRS:

• Minor electrical repairs needed.
• Minor plumbing repairs needed.
• Roof repairs to flashings.
• Window repairs.
• Repairs to front warehouse heater
• Replacement of drop ceiling tiles.
• Repairs to back wall will require further evaluation and an estimate on repair.
• New carpeting and flooring in office area.

$8,600-10,500 not without structural repair.

Not counting upgrades to suit your needs.

1 TO 3 YEAR EXPENSES:
• Driveway repair.
• Skylight replacement.
• Crack repairs to all walls and warehouse flooring.
• Waterheater replacement.
• Heater replacement.
• AC replacement.
• Garage door repair.
• Misc. electric and plumbing repairs.
• Additional roof repair.

$22,000-32,000 for repairs.

4-10 YEAR EXPENSES:
• Roof replacement.
• Furnace replacement.
• Garage door replacement.
• Driveway repair.
• Window replacement.

$79,000-105,000 for repair/replacement of systems.

STRUCTURE AND BASEMENT

TYPE OF BUILDING:
WAREHOUSE: The building appears to be primarily masonry construction on a concrete foundation. The roof structure is constructed using precast concrete roof panels.
STRUCTURAL DAMAGE:

CRACKS IN THE FOUNDATION:
Vertical cracks were observed in the left side foundation wall. The foundation cracks are less than 1/4" in width and appear to be related to expansion and contraction of the slab.

CRACKS IN THE WALLS:
Small vertical and step cracking was observed in several places along the left, right and back masonry walls. The cracks are spaced between 20-30 feet apart and run from the foundation to the top of the parapet walls at the roof. The spacing and size of the cracks lead us to believe the cracks are related to a lack of expansion joints in the very long walls. Walls will expand and contract with changes in temperature. In a residential building the movement is not enough to pose a problem, but in a long building it is good practice to have expansion joints in place about every 30-50 feet depending on the temperatures and construction materials.

A large crack in excess of 3/4" was observed at the back right corner of the building. It too is probably the result of expansion of the side wall pushing the back wall away and then retracting leaving the wall behind. Several repairs have been done over the years and it appears that the cracks are still moving. Driving around the block to view the back wall showed significant cracking on the back wall indicating movement away from the building. Cracking did not appear to be a big concern on the back left as there is another building behind and attached to the building inspected preventing the wall from moving as much as the right side wall.

Further evaluation of all of the cracks by a licensed structural engineer is warranted at this time and repairs done as needed to all cracks, but especially the back right corner crack.
FLOOR SYSTEM: Cracking was noted in the concrete floor slab in several places. Large concrete slabs will crack when expansion joints are not incorporated in the design. While minor cracks do not present an immediate problem they could become problematic if they increase in size. Take pictures to compare year to year.
ROOF FRAMING: Cuts have been made in the precast concrete roof panels for skylights. While the cuts do not appear to have resulted in any unusual settlement, the holes may have been cut without any engineering done to see if the cuts are ok. We recommend a structural engineer evaluate the skylight cuts to determine if they have compromised the roof system in any way.

GROUND

PARKING AREA:
TYPE: Asphalt driveway. This type of driveway is expected to last between 20-25 years when installed properly and resealed every few years.
CONDITION: Unable to view 90% due to snow cover. The 10% visible appears to be in normal condition and serviceable. We viewed the driveway area on Google maps and observed the driveway in need of several repairs and about due for resurfacing. It was not clear if that work had been done and how old the Google maps photo was. For the sake of argument we will assume it is in need of resurfacing at this point so you will have an idea what it would cost to have resurfaced. If it has been repaired already then you can discount that number from future estimates.

RETAINING WALLS:
TYPE: Concrete.
CONDITION: Displacement/Cracks typical. Take pictures to compare in future years. No repairs needed at this time.
GRADING:

SITE: The front parking area slopes toward the building directing all water from the driveway to the garage door bay area. As long as the drain functions this setup will work, but you will have to be diligent about keeping the drain clear in front of the garage or large volumes of water could get into the building in heavy rain situations. The drain was completely covered by snow at the time of the inspection, but we suspect it functions or there would be a lot of ice in the area.

EXTERIOR STAIRS/STOOPS:

CONDITION: Appears serviceable.

FENCES & GATES:

TYPE: Chain link with security wire on top in some areas.

CONDITION: The fencing is leaning and rusting, has some small holes.

EXTERIOR ELEMENTS

WALLS:

MATERIAL: Brick front and block walls on the back and sides.
CONDITION: Several cracks, see structural section for details.

TRIM:
MATERIAL: Metal.
CONDITION: Appears serviceable, but the appearance could be improved with painting.

CHIMNEY:
MATERIAL: Metal.
CONDITION: Appears serviceable.

ROOF SYSTEM

ROOF:
TYPE AND CONDITION: Snow cover limited view of the roof in some areas. Of those areas observed we viewed the following: The roof consisted of a roll membrane roof most likely modified bitumen. It is reported to have been replaced within the last 10 years.
ROOF ACCESS:
Walked on roof. The roof access hatch is located at the front right corner above the drop ceiling.

ROOF COVERING STATUS:
The roof was about 80% snow covered at the time of the inspection. Exposed areas of the roof membrane appeared to be in good condition with no obvious repairs needed. While the roof membrane appeared to be intact and in good condition for the age where we could see it, there was some moisture evident from the inside indicating possible roof leakage. Stains and condensation was observed on the concrete roof panels in several places. Several of the stains may have been from past roof leaks that resulted in roof replacement in years past.

There is no doubt that water was observed on the underside of the concrete panels that form the roof structure. It is possible that the moisture was the result of moisture condensing on the colder concrete panels not a roof leak at all. Further evaluation of the roof system is recommended by a licensed roofer when the snow melts and repairs done as needed. There are some obvious repairs to the flashing that could leak at any time. See photos.
EXPOSED FLASHINGS:
TYPE: Metal.
CONDITION: Rusty flashing is noted. Loose flashing along several of the parapet wall sections needs to be repaired. Numerous repairs have been made at the back right corner. History of leakage at the skylights and some water was observed between the skylight panels at the time of the inspection.
SKYLIGHTS:
CONDITION: The skylights show signs of active leakage between the glass panels. Repairs are recommended at this time.

GUTTERS & DOWNSPOUTS:
TYPE: Galvanized and plastic PVC downspouts and extensions.
CONDITION: Appears serviceable. History of leakage at the roof drain on the left side above the warehouse sink area. Monitor for leakage.

WAREHOUSE DRIVE IN SPACE:
TYPE:
LOCATION: 2 story warehouse space with open walls and ceilings and a concrete floor over 80% of the building. The front 20% consisted of 2 floors of office space with 4 half baths.
GENERAL CONDITION: Some lights were not operational. 8' wall partitions with partial acoustical ceiling tiles have been installed at the back right corner of the warehouse. The ceiling was missing several tiles and several of the tiles had stains from past roof leaks.

GARAGE DOOR(S):
TYPE: Metal.
CONDITION: Appears serviceable, Automatic door opener(s)- operational.

PLUMBING

SUPPLY LINES:
MAIN ENTRY PIPE: Copper 1" line into the building at the front lower level bathroom.
MAIN ENTRY CONDITION: Valve is operational.
INTERIOR SUPPLY PIPES: Combination of materials, Plastic, Copper.

INTERIOR SUPPLY CONDITION: Broken pipe was observed in the warehouse space along the left side wall. The tenants report that the pipe had frozen within the last few days. It services the sink along the left side of the warehouse and had not yet been repaired other than being capped off. Several pipes are installed along the left side wall that have the potential to freeze depending on exterior conditions and the use of the warehouse heaters.

OTHER SINKS: Turned off due to broken pipes.
WASTE LINES:
MATERIAL: Plastic. This is a long lived material that should be adequate well into the future. Cast Iron.
CONDITION: Appears serviceable with no indications of problems at this time.
EXTERIOR AND FLOOR DRAINS:
It is important that the front exterior drain be kept clean and functional.

HOSE FAUCETS:
OPERATION: Hose bibbs were turned off at the time of the inspection to prevent freezing in winter months. We recommend turning them off in the late fall, disconnecting the hoses and draining the pipe. It is good that they are off for the winter, however we do not test them when they have been turned off for the winter and there is a small risk that they may still be damaged.

WATER HEATER:
LOCATION: Upstairs office space furnace room.
CONDITION: The waterheater appears to be well over the end of its expected life and should be budgeted for replacement in the near future. Any waterheater over 7 years of age has the potential for failure at any time. That being said, some may last for 20 years or more, thus unless the waterheater is located in an area that will cause significant damage when it fails or there are other problems, most people change the waterheater when it begins to leak or develops other problems to expensive to warrant repair.
BATHROOMS:

OVERALL CONDITION: The general condition of the baths on the whole is typical for the age and area.

PROBLEMS NOTED: Loose switch was observed on the wall in the downstairs men's room.

HARDWARE AND OTHER PROBLEMS: There is no GFCI outlet in the bathroom as required in an outlet installed within the last 18-20 years. In older buildings like this one they may not be required, but are highly recommended.
HEATING AND COOLING CONDITION:

The office area of the building is heated via a gas forced air system located in the upstairs closet. This type of furnace is expected to last 15-25 years with few problems. A critical aspect of this type of system is changing of the filter. This is normally located on the return side of the system near the base of the furnace, in this case the left side. Most filters should be changed every 30-60 days to maintain adequate air flow to properly heat and cool the building. Failure to clean or change the filter can result in early failure of both the heat and cooling systems not to mention the high cost to run the systems with a dirty filter. Once a furnace gets to be over 5 years of age it should be serviced every year primarily for the cooling but also to keep the heating system operating at peak efficiency.

The system appears to be adequately installed and operating as designed.

Additional electric baseboard heating units have been installed in the office area as a supplemental heating source.

The warehouse space is heated via 2 gas fired space heaters mounted near the ceilings. We were able to get the back one to operate as designed, but the front one failed to operate via normal controls.
HEATING SYSTEM DESCRIPTION:

GAS FORCED AIR SYSTEM: The heating unit appears to be a 2003 model that should be serviceable well into the future. That being said, it is not uncommon for even a recent unit to require some repair from time to time.

CAPACITY OF UNIT: 110,000 BTU.

HEATING SYSTEM CONDITION:

PRIMARY UNIT: The system appears to be operating as designed.

AIR CONDITIONING:

TYPE: Central AC unit for the office area. The condensing unit is located on the roof. A window AC unit has been installed in the lower office area as an extra cooling system. It is currently over expected age and should not be repaired if it fails.
AGE AND CAPACITY OF UNIT:
The cooling unit appears to be an older model that is nearing the end of its expected life. These units are typically not as efficient as today's AC units and periodic repairs should be expected. When a repair is costly such as a bad compressor we suggest upgrading to a newer model. In an older AC system we strongly recommend regular routine service including an evaluation of the refrigerant level.

It has 3 tons of cooling capacity. The equates to 36,000 BTU of cooling and should be adequate for the office space.

SYSTEM CONDITION:
The central air system cannot be tested in cold weather conditions. We do not recommend testing the unit when the temperature is below 60 degrees for the majority of the day.

DUCTWORK:
TYPE: Metal, Flexible Round.
OBSERVATIONS: All visible registers were tested for air flow and temperature of the air. While we did not measure quantitatively, the amount of air flowing out of the registers there was at least some air coming out of each register.
TYPE: Overhead, 3 Phase, 600 AMP service, with copper lower branch wiring protected by, Circuit breakers.

CONDITION: Appears serviceable.

ELECTRICAL PANELS:
MAIN PANEL LOCATION: All of the electric panels are located along the left wall of the warehouse just inside the garage door.

Inspector Notes: Lots of lighting and equipment circuits will have to be added in the warehouse to suit your needs. The capacity is there.
CONDUCTORS:
BRANCH WIRING: Copper where observed.
AREAS OF CONCERN: Open junction boxes are noted in the warehouse along the right side wall toward the back. Recommend covering all open junction boxes.

FIXTURES, SWITCHES & OUTLETS:
GENERAL CONDITION: Functional where tested. All outlets, switches and lights are not tested in the scope of this type of inspection.
OUTLETS: Outlets should never be located above electric baseboard heaters in case the cord hangs down into the unit.
OVERALL CONDITION: The overall condition of the office area of the building appears to be typical. There are some problems typical for most buildings this age. Walls are a combination of paneling and drywall with the normal number of cracks and nail pops dings and dents for a building this age. These are easily repaired with the next painting. Ceilings consist of acoustical ceiling tiles installed in 2x4’ grids. Some are missing and damaged and a few grids are out of place or damaged. Flooring throughout appears to be resilient tile or dated carpeting. Flooring is due for an upgrade, but functional. Stairs and railings appear to be properly constructed and designed. Windows were randomly tested and found to be generally in need of repair. Broken closer hardware was observed along with missing and broken glass. The interior doors were generally operational. It is normal for a few interior doors to need minor modifications for perfect operation. Smoke detectors and CO detectors are recommended.

The building was equipped with exit signage and a fire alarm system.
DOORS:
MAIN ENTRY DOOR: Metal main entry door. Operational.
OTHER EXTERIOR DOORS: Side metal door opens to a drop off of about 4'. While useful it would be considered unsafe without some type of warning.