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COMMERCIAL INSPECTION COPY

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06/02/2026



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RECOMMENDATION

1

SAFETY HAZARD

SUMMARY

2.1.1 Roofing - Roof covering: Patched, sealant applied over screws

3.4.1 Exterior - Walkways | Patios | Driveway: Cracking - Minor

6.2.1 Heating - System Type(s) & Distribution : Near end of life expectancy

7.4.1 Cooling - Performance | Condition: Near end of life expectancy

7.4.2 Cooling - Performance | Condition: Inoperative

7.5.1 Cooling - Condensate system | Ancillary Components : Discharge lines not connected. Improper discharge point for condensate line

8.2.1 Insulation and Ventilation - Exhaust systems: Cover missing

9.1.1 Plumbing - Supply Source | Material(s) | Shut-off Location(s): Leaking faucet

9.1.2 Plumbing - Supply Source | Material(s) | Shut-off Location(s): Handle missing

9.1.3 Plumbing - Supply Source | Material(s) | Shut-off Location(s): Toilet tank lid missing

9.2.1 Plumbing - Waste | Drain | Storm water systems: Damaged cover

9.3.1 Plumbing - Water Heating System(s): Past typical life expectancy

10.1.1 Interior - Ceilings | Walls | Flooring | Trim: Damaged ceiling tiles

1: INSPECTION DETAILS

Information

Client Info
Sample Report

Client relationship to this property
Prospective purchaser

General property description
Commercial

Approximate size of building
12000 Sq ft

Approximate age of building
15 years

Number of stories
1

Below grade area
Slab-on-grade

Approximate date of construction
2011

Attendees
Buyer

Document review
No documents were available for review

Overall condition
See recommendations at the end of each section

Overall level of maintenance
Some deferred maintenance was noted

This report meets ASTM Standard E2018-08, with these exceptions
Opinions of probable cost are not included, A building code and Fire Code violation inquiry was not undertaken, Fire and life safety systems were not reviewed, ADA compliance is not part of building assessment

Occupancy
The building was vacant during the inspection

Weather Conditions
Cloudy

Approximate temperature
90+

[type here]°

2: ROOFING

2.1	Roof covering
2.2	Flashing

Information

Overall condition
The overall condition of the roofing system is considered to be satisfactory

Level of Maintenance
The roofing system has been well maintained for the most part

Roof covering: Fastening
Mechanically fastened

Roof covering: Approximate age
Original to building, 16 years old

Roof covering: Typical life expectancy
30-50 years (Metal)

Flashing: Material
Metal

Roof covering: Material

Metal, Metal









Limitations

General

SLOPED ROOF COVERINGS

No access

Observations

2.1.1 Roof covering

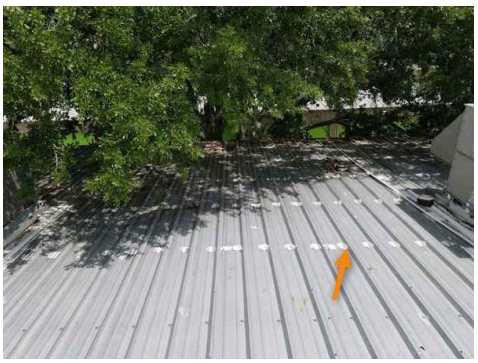
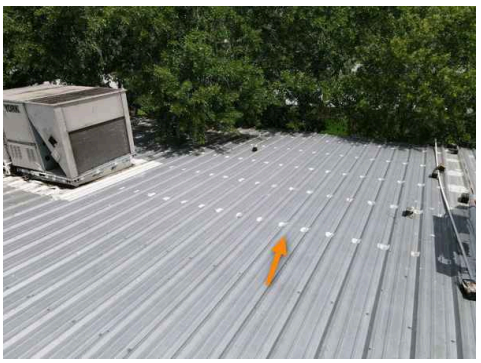
PATCHED, SEALANT APPLIED OVER SCREWS

BACK SIDE OF ROOF

This is an indication of a previous repair and possible future point of failure.

Recommendation

Recommend monitoring.








3: EXTERIOR

3.1	General
3.2	Soffit & Facia | Gutters & Downspouts
3.3	Siding | Flashing | Trim
3.4	Walkways | Patios | Driveway
3.5	Doors & Windows
3.6	Decks | Balconies | Porches & Steps
3.7	Signs | Fire escapes

Information

General: **Inspection Method**
Ground level

General: **Overall condition**
The overall condition of the exterior is considered to be serviceable

General: **Level of Maintenance**
The exterior has been well maintained for the most part

Soffit & Facia | Gutters & Downspouts: **Gutters and Downspouts**
Eave Mounted, Discharge below grade

Soffit & Facia | Gutters & Downspouts: **Soffit & facia material**
Aluminum

Siding | Flashing | Trim: **Wall Surface/Siding Material**
Metal, Block

Walkways | Patios | Driveway: **Walkway Material**
Concrete



Doors & Windows: **Personnel doors**
Metal clad, Metal

Signs | Fire escapes: **Sign types and material**
Pole-mounted marquee sign at side of the property



General: General exterior

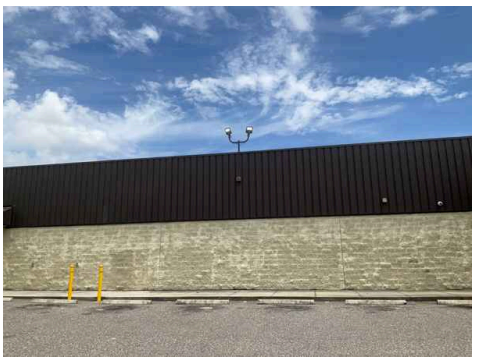




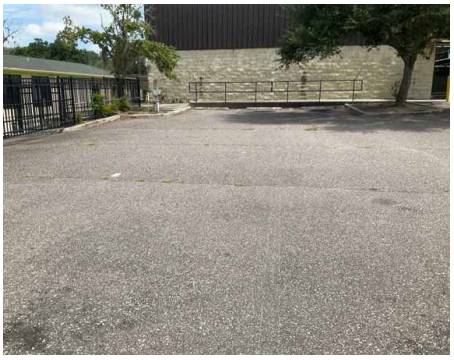







Walkways | Patios | Driveway: Parking lot











Observations

3.4.1 Walkways | Patios | Driveway

CRACKING - MINOR

Recommendation

Contact a handyman or DIY project





4: STRUCTURE

4.1	General
4.2	Attic | Roof Structure
4.3	Foundation
4.4	Wall | Floor Structure
4.5	Parking structure
4.6	Crawlspace
4.7	Party Wall

Information

General: **Configuration**
Slab on grade

General: **Overall condition**
The overall condition of the structural system is considered to be satisfactory

General: **Level of Maintenance**
The structure has been well maintained for the most part

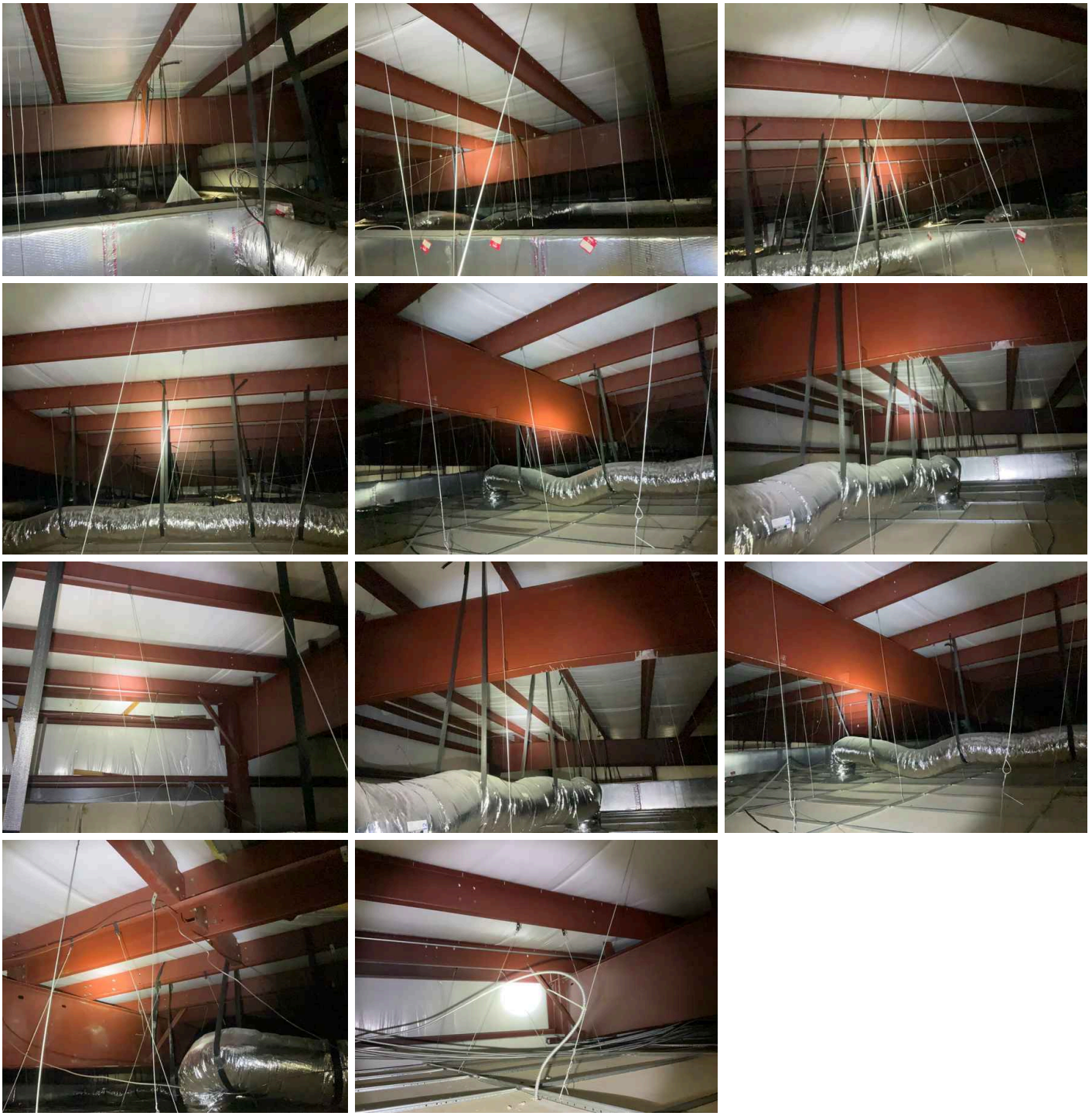
Foundation: **Material & Type**
Poured concrete

Wall | Floor Structure: **Exterior walls**
Concrete block, Metal

Wall | Floor Structure: **Floor Construction**
Concrete

Attic | Roof Structure: Roof & ceiling framing

Steel deck, Steel beams



Limitations

General

INSPECTION LIMITED/PREVENTED BY

Ceiling wall and floor coverings, Carpet/furnishings

General

NOT INCLUDED AS PART OF A BUILDING INSPECTION

Visible mold evaluation is not included in the building inspection report, Attic load bearing components concealed by insulation cannot be evaluated

Attic | Roof Structure

ATTIC/ROOF SPACE

Entered but access was limited

5: ELECTRICAL

5.1	General
5.2	Panels | Service Boxes | Wiring
5.3	Service Entrance Conductors | Grounding
5.4	Auxiliary Power

Information

General: **Electrical supplier**
TECO

General: **Level of Maintenance**
The electrical system has been well maintained for the most part

General: **Overall condition**
Satisfactory

Panels | Service Boxes | Wiring: **Lighting fixture types**
Fluorescent

Panels | Service Boxes | Wiring: **Predominant wire types**
Copper - armoured cable

Service Entrance Conductors | Grounding: **Electrical service to the building**
Underground

Service Entrance Conductors | Grounding: **Main electrical service transformer**
Not visible

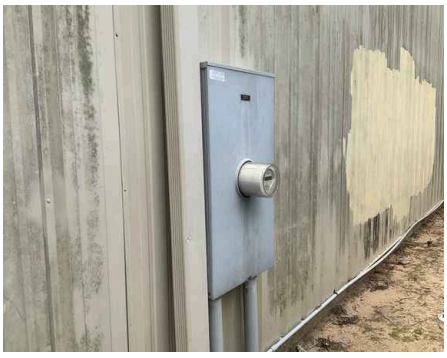
Service Entrance Conductors | Grounding: **Main building transformer size**
Unknown, Not determined

Service Entrance Conductors | Grounding: **Main building transformer ownership**
Not determined

Service Entrance Conductors | Grounding: **Service distribution and metering**
There is a single meter for the building

Service Entrance Conductors | Grounding: **Grounding - electrical system**
Grounding rods

Auxiliary Power: **Standby generator**
None



Panels | Service Boxes | Wiring: **Distribution panels- Eaton**

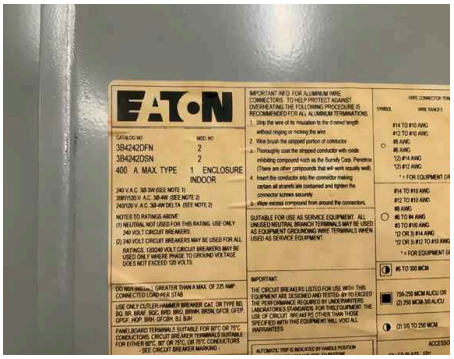
Circuit breakers





Service Entrance Conductors | Grounding: **Electrical service size**

400-amps, 120/208-volt three phase





Limitations

General

SIGN AND PARKING LOT LIGHTS NOT TESTED







6: HEATING

6.1	General
6.2	System Type(s) & Distribution
6.3	Supplemental | Auxiliary components
6.4	Fireplace | Chimney | Vent

Information

General: **Level of Maintenance**
Some deferred maintenance was noted

General: **Overall condition**
The overall condition of the heating system is considered to be serviceable.

System Type(s) & Distribution : **Heat distribution**
Electric

System Type(s) & Distribution : **Manufacturer**
York

Model number:

Serial number:

Age: 13

Location: west end



System Type(s) & Distribution : **Typical life expectancy**
Electric packaged unit - 20 years

System Type(s) & Distribution : Manufacturer 2

York

Unit #:

Model number:

Serial number:

Age: 13

Location: second from west



System Type(s) & Distribution : Manufacturer 3

York

Unit #:

Model number:

Serial number:

Age: 13

Location: second from east



System Type(s) & Distribution : Manufacturer 4

York

Unit #:

Model number:

Serial number:

Age: 15

Location: east end



Observations

6.2.1 System Type(s) & Distribution

NEAR END OF LIFE EXPECTANCY

ALL UNITSALL UNITS

Recommendation

Contact a qualified professional.









7: COOLING

7.1	General
7.2	System Type(s) & Distribution
7.3	Distribution System and Material
7.4	Performance | Condition
7.5	Condensate system | Ancillary Components

Information

General: **Overall condition**
The overall condition of the air conditioning system is considered to be fair.

General: **Level of Maintenance**
Some deferred maintenance was noted

System Type(s) & Distribution: **System Type(s)**
Package unit

Distribution System and Material: **Distribution system and material**
Ducts and registers

Performance | Condition: **Failure probability**
High

Performance | Condition: **Typical life expectancy**
Packaged roof top unit - 20 years

System Type(s) & Distribution: **Manufacturer:**
West end

Model:

Serial number:

Age: 13

Tons: 7.5







System Type(s) & Distribution: Manufacturer: 2

Second from west

Model:

Serial number:

Age: 13

Tons: 7.5





System Type(s) & Distribution: Manufacturer: 3

Second from east

Model:

Serial number:

Age: 13

Tons: 8.5





System Type(s) & Distribution: Manufacturer: 4

East end

Model:

Serial number:

Age: 15

Tons: 8.5





Observations

7.4.1 Performance | Condition

NEAR END OF LIFE EXPECTANCY

ALL UNITS

The typical life expectancy is 12-15 years. This unit is within this time frame and therefore is near the end of its life.









7.4.2 Performance | Condition

Safety Hazard

INOPERATIVE

EAST END UNIT

Recommend further evaluation by a licensed contractor

Recommendation

Contact a qualified HVAC professional.



7.5.1 Condensate system | Ancillary Components

DISCHARGE LINES NOT CONNECTED. IMPROPER DISCHARGE POINT FOR CONDENSATE LINE

Move condensate line discharge point to proper location that will not cause damage to home or its components.

Recommendation

Contact a qualified HVAC professional.







8: INSULATION AND VENTILATION

8.1	Insulation
8.2	Exhaust systems
8.3	Fresh air systems
8.4	Hatch(s) Location(s) | Entrance Method

Information

Level of Maintenance
The ventilation system has been well maintained for the most part.

Overall condition
The overall condition of the ventilation system is considered to be satisfactory.

Insulation: Attic - Insulation amount/value
Not determined

Insulation: Walls - Insulation amount/value
Not determined

Insulation: Walls - Insulation type/material
Not determined

Exhaust systems: Individual exhaust fans - areas serviced
Washroom(s)

Fresh air systems: Operable windows
None

Fresh air systems: Operable doors
Building entrances

Insulation: Attic - Insulation type/material
Fiberglass






Limitations

General

PROCESS RELATED EQUIPMENT IS BEYOND THE SCOPE OF OUR ASSESSMENT AND IS NOT CLOSELY EXAMINED

General

MECHANICAL VENTILATION EFFECTIVENESS NOT VERIFIED

Observations

8.2.1 Exhaust systems

COVER MISSING

RIGHT SIDE

Recommendation

Contact a qualified professional.



9: PLUMBING

9.1	Supply Source | Material(s) | Shut-off Location(s)
9.2	Waste | Drain | Storm water systems
9.3	Water Heating System(s)
9.4	Washroom(s)

Information

Level of Maintenance
The plumbing system has been well maintained for the most part.

Overall condition
The overall condition of the plumbing system is considered to be satisfactory.

Supply Source | Material(s) | Shut-off Location(s): Domestic water supply - size and pipe material
Not visible

Supply Source | Material(s) | Shut-off Location(s): Water meter(s)
One

Supply Source | Material(s) | Shut-off Location(s): Backflow prevention device at the main water supply
Provided



Waste | Drain | Storm water systems: Drain | Waste vent piping material
PVC plastic

Waste | Drain | Storm water systems: Sump pumps and locations
None

Water Heating System(s): Domestic water heaters
Electric

Rheem, 2016



Water Heating System(s): Water heater/boiler - approximate age
Over 15 yrs old

Water Heating System(s): Typical water heater/boiler life expectancy
8-12 years

Washroom(s): General condition
No major deficiencies noted

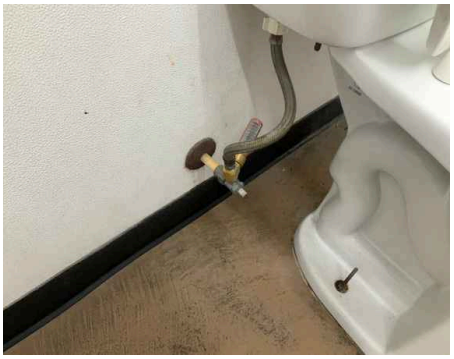
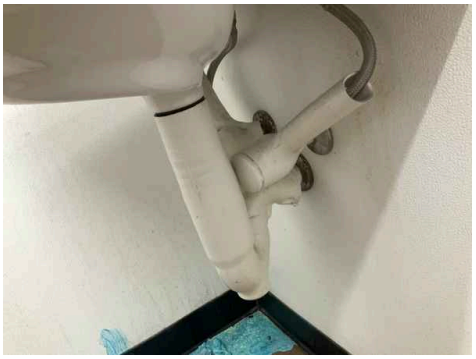
Supply Source | Material(s) | Shut-off Location(s): Domestic water supply - shutoff

At meter




Supply Source | Material(s) | Shut-off Location(s): Supply plumbing pipe material examined

CPVC

Waste | Drain | Storm water systems: Drain | Waste system

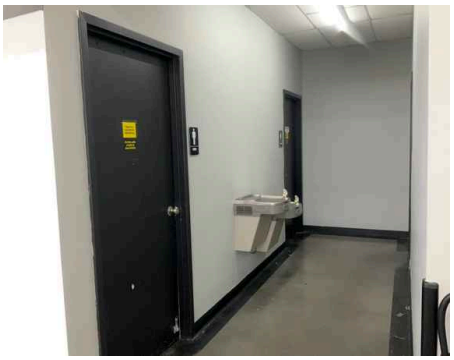
Septic tank

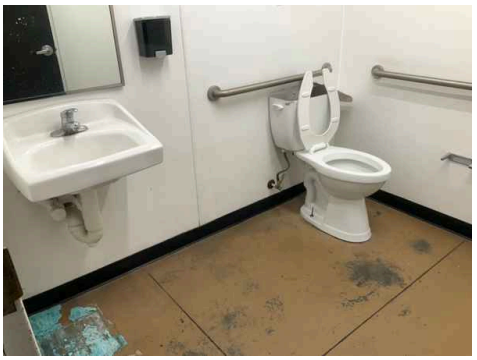




Washroom(s): Locations

Hallway





Limitations

General

APPROPRIATE VENT PIPING FOR WASTE PLUMBING COULD NOT BE VERIFIED

Observations

9.1.1 Supply Source | Material(s) | Shut-off Location(s)

LEAKING FAUCET

RIGHT SIDE

Recommendation

Contact a qualified professional.



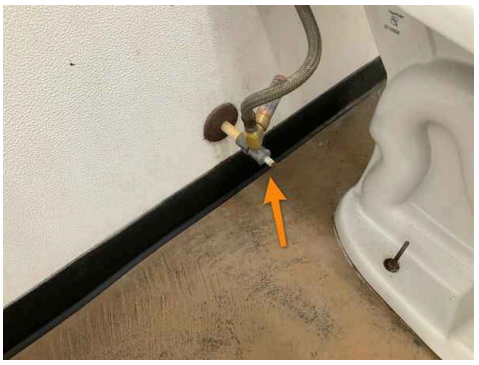
9.1.2 Supply Source | Material(s) | Shut-off Location(s)

HANDLE MISSING

WOMENS ROOM

Recommendation

Contact a qualified professional.



9.1.3 Supply Source | Material(s) | Shut-off Location(s)

TOILET TANK LID MISSING

Recommendation

Contact a qualified professional.



9.2.1 Waste | Drain | Storm water systems

DAMAGED COVER

Recommendation

Contact a qualified plumbing contractor.



9.3.1 Water Heating System(s)

PAST TYPICAL LIFE EXPECTANCY

Recommendation

Contact a qualified plumbing contractor.



10: INTERIOR

10.1	Ceilings | Walls | Flooring | Trim
10.2	Doors & Windows
10.3	Stairs | Handrails | Guardrails | Landings

Information

Overall condition
The overall condition of the interior components system is considered to be serviceable

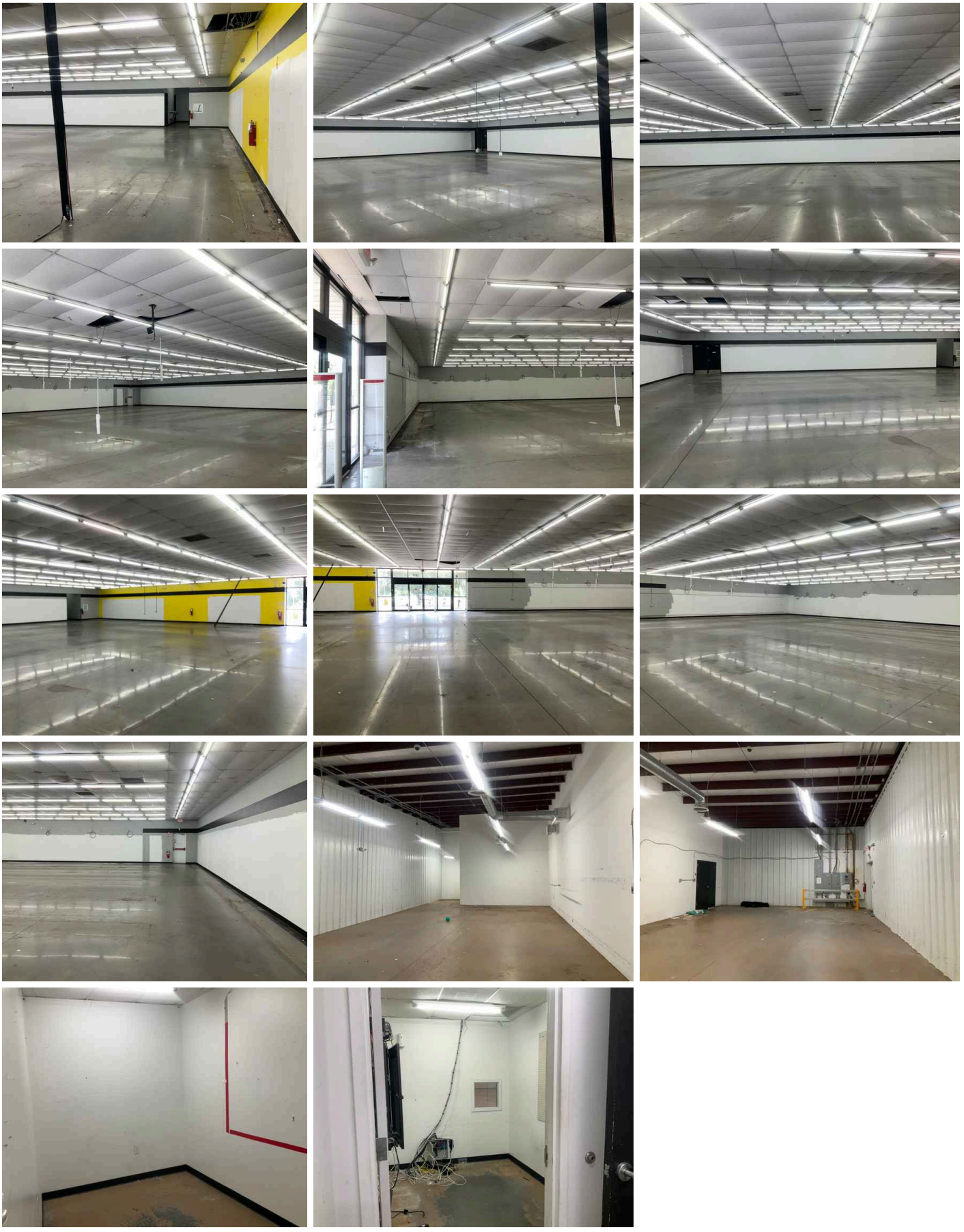
Level of Maintenance
The interior components have been well maintained for the most part

Ceilings | Walls | Flooring | Trim: Major ceiling and wall finishes
Plaster/drywall, Metal

Ceilings | Walls | Flooring | Trim: Major floor finishes
Concrete

Doors & Windows: Glazing
Single

General interior photos



Doors & Windows: Doors Inspected

All interior and exterior doors accessible at the time of inspection were tested and operating normally unless otherwise noted in this report.

Doors & Windows: Windows

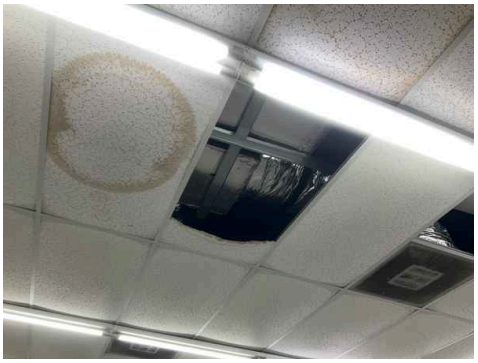
Inspected, Single/double hung, Aluminum, Fixed

All windows accessible at the time of inspection were tested and operating normally unless otherwise noted in this report.

Observations

10.1.1 Ceilings | Walls | Flooring | Trim

DAMAGED CEILING TILES





STANDARDS OF PRACTICE

Structure
I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Issues noted in this report (if any) may be an indication of additional issues that are beyond the scope of this inspection, will not be listed in this report, and may be discovered during further evaluation by a licensed contractor.