

# Detailed - Commercial Inspection Report

Exclusively for: **Clients Name**

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**Address:** Inspection Address



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# Complete Inspection Report

Exclusively for: Clients Name

*Including: Limitations, Recomendations, Material Types, and Additional Photos*

Date:  
4/21/2021

Property:  
Inspection Address

Buyers Agent:  
Agents Name



Inspector:  
Michael Robertson  
(704)960-0706  
Michael@hicarolina.com



**Building Use:**  
Offices

**Construction Type:**  
Frame and Brick

**Number of floors/stories:**  
2- Story

**Approximate building size:**  
2000+ square feet

**Age Of building:**  
Over 10 Years

**Apparent occupancy status:**  
100%

**Client Is Present:**  
Yes

**Weather:**  
Clear

**Rain in last 3 days:**  
No

**Temperature:**  
Over 65

## Executive Summary

This is a Property Condition Report "PCR" using the ASTM E2018 as a standard guideline to describe the condition of building or buildings for the property inspected. This process involves observation of the property by a person or entity. It can include interviews of sources, and reviews of available documentation for the purpose of developing an opinion and preparing a PCR of a commercial real estate's current physical condition. At the option of the user, a PCA may include a higher level of inquiry and due diligence than the baseline scope described within this guide or, at the user's option, it may include a lower level of inquiry or due diligence than the baseline scope described in this guide. If there are such deviations from this guide's scope it should be disclosed here on this page. A PCR is a written report, prepared in accordance with the recommendations contained in this guide, that outlines the consultant's observations, opinions as to the subject property's condition, and opinions of probable costs to remedy any material physical deficiencies observed.

In defining good commercial and customary practice for conducting a baseline PCA, the goal is to identify and communicate physical deficiencies to a user. The term physical deficiencies means the presence of conspicuous defects or material deferred maintenance of a subject property's material systems, components, or equipment as observed during the field observer's walk-through survey. This definition specifically excludes deficiencies that may be remedied with routine maintenance, miscellaneous minor repairs, normal operating maintenance, etc., and excludes de minimis conditions that generally do not present material physical deficiencies of the subject property. A walk-through survey, conducted during the field observer's site visit of the subject property, that consists of nonintrusive visual observations, survey of readily accessible, easily visible components and systems of the subject property. Concealed physical deficiencies are excluded. It is the intent of this guide that such a survey should not be considered technically exhaustive. It excludes the operation of equipment by the field observer and is to be conducted without the aid of special protective clothing, exploratory probing, removal of materials, testing, or the use of equipment, such as scaffolding, metering/testing equipment, or devices of any kind, etc. It is literally the field observer's visual observations while walking through the subject property.

This report will include short-term cost estimates, opinions of probable costs to remedy physical deficiencies, such as deferred maintenance, that may not warrant immediate attention, but require repairs or replacements that should be undertaken on a priority basis in addition to routine preventive maintenance. Such opinions of probable costs may include costs for testing, exploratory probing, and further analysis should this be deemed warranted by the consultant. The performance of such additional services are beyond this guide. Generally, the time frame for such repairs is within one to two years.

The purpose of the PCA is to observe and report, to the extent feasible pursuant to the processes prescribed herein, on the physical condition of the subject property.

**Deviations from the Guide:** None

**Recommendations:** It is recommended that the user of this report review both summaries and the entire report. The complete report may include additional information of concern.

This property and subsequent building (s) has been inspected by **Your Name Here of ABC Inspections.** Here is a summary of my qualifications:

## INTRODUCTION

Thank you for the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. After reviewing the report, if you have any questions or concerns please do not hesitate to contact us. We are still available to you for any questions you may have throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; the inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, noncosmetic concerns that the inspector determines may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

## PURPOSE AND SCOPE

This Inspection Report is supplemental to the Property Disclosure Statement.

This document was prepared as a report of all visual defects noted at the time and date of the inspection. It is not necessarily an all-inclusive summary, as additional testing or inspection information/processes and analysis may be pending. It is subject to all terms and conditions specified in the Inspection Agreement.

It should be noted that a standard pre-purchase inspection is a visual assessment of the condition of the structure at the time of inspection and is subject to day-to-day changes. The inspection and inspection report are offered as an opinion only 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 nor responsibility assumed by the inspector or inspection company for the actual condition of the building or property being examined.

This firm endeavors to perform all inspections in substantial compliance with the International Standards of Practice for Inspecting Commercial Properties ([www.nachi.org/comsop](http://www.nachi.org/comsop)). The scope of the inspection is outlined in the Inspection Agreement, agreed to and signed by the Client. Our inspectors inspect the readily accessible and installed components and systems of a property as follows: This report contains observations of those systems and components that are, in the professional opinion of the inspector authoring this report, significantly deficient in the areas of safety or function. When systems or components designated for inspection in the Standards are present but are not inspected, the reason the item was not inspected may be reported as well.

This report summarizes our inspection conducted on this date at the above address.

The inspection is supplemental to the Property Disclosure Statement. It is the responsibility of the Client to obtain all disclosure forms relative to this real estate transaction. The client should understand that this report is the assessment of a Property Inspection Consultant, not a professional engineer, and that, despite all efforts, there is no way we can provide any guaranty that the foundation, structure, and structural elements of the unit are sound. We suggest that if the client is at all uncomfortable with this condition or our assessment, a professional engineer be consulted to independently evaluate the condition, prior to making a final purchase decision.

This inspection is limited to any structure, exterior, landscape, roof, plumbing, electrical, heating, foundation, bathrooms, kitchen, bedrooms, hallway, and attic sections of the structure as requested, where sections 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 or property safety. This inspection will exclude insulation ratings, hazardous materials, retaining walls, hidden defects, buried tanks of any type, areas not accessible or viewable, and all items as described in Sections 4 and 10 of the Inspection Agreement. As all buildings contain some level of mold, inspecting for the presence of mold on surfaces and in the air is not a part of the actual inspection, but is a value-added service to help you, the client, minimize the risks and liabilities associated with Indoor Air Quality.

The International Standards of Practice for Inspecting Commercial Properties are applicable to all commercial properties. They are not technically exhaustive and do not identify concealed conditions or latent defects. 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; the strength, adequacy, effectiveness or efficiency of any system or component; causes of any condition or deficiency; methods, 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 its 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.

Inspectors are not required to operate any system or component that is shut down or otherwise inoperable; any system or component which does not respond to normal operating controls or any shut-off valves or switches. Inspectors are 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. Inspectors are not required to inspect, evaluate, or comment on any and all underground items including, but not limited to, septic or underground storage tanks or other underground indications of their presence, whether abandoned or active; systems or components that are not installed; decorative items; systems or components that are in areas not entered in accordance with the International Standards of Practice for Inspecting Commercial Properties; detached structures; common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

Inspectors are 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 the property, its systems or components; nor are they 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. Our inspectors are not required to enter crawlspaces or attics that are not readily accessible nor any area which has less than 36" clearance or a permanently installed walkway or which will, in the sole opinion of the inspector, likely to be dangerous, inaccessible, or partially inaccessible to the inspector or other persons, or where entry could possibly cause damage to the property or its systems or components. Inspector wants the Client to know that he 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.

**RODENTS, VERMIN, AND PESTS**

Vermin and other pests are part of the natural habitat, but they often invade buildings. Rats and mice have collapsible rib cages and can squeeze through even the tiniest crevices. And it is not uncommon for them to establish colonies within basements, crawlspaces, attics, closets, and even the space inside walls, where they can breed and become a health hazard. Therefore, it would be prudent to have an exterminator evaluate the structures to ensure that it is rodent-proof, and to periodically monitor areas that are not readily accessible.

**Visual Survey**

Materials: To perform a limited visual survey of specific components on the subject property and list our observations of items and conditions which indicate the need for immediate repair.

**Opinions and Probable Costs****Observations:**

No costs to cure are a part of this review.

**Major Projected Expenses****Observations:**

Projected major expenses are not a part of this inspection. Please review the summary for a list of the findings.

**Intent****Observations:**

The intent is to appraise you of the general condition of the subject property and to provide information to you, which will be helpful in your prepurchase considerations as it relates to the condition of the property.

**Inclusions****Observations:**

The scope of our assessment was limited to the following specific, visually accessible components:

Only those items which are to be controlled by the future property owners association as follows: Foundations of the building(s), structural framing (load carrying members only), building exteriors, roof structure and load-carrying members of the roof framing, fences, decks and patios, sidewalks, driveways, electrical systems (having to do with the main panels and meters only), and plumbing systems (limited to crawlspace and attic plumbing only).

**Report is Confidential****Observations:**

Our assessment and this report are intended to be confidential to you, our client, for your exclusive use. They cannot be relied upon by a third party. We make no representation as to the condition of this property other than stated specifically in writing in the text of this narrative report. Further investigation, including acquisition of bids by contractors and service companies with respect to any recommendations within this report, are recommended and required. Please see the Contract Provisions for further details.



# 1. General Physical Condition

## Types & Descriptions

<b>General Topography:</b> Flat and Sloped	<b>Storm Water Drainage:</b> Underground Drains Positive slope	<b>Access and Egress:</b> Paved Driveway
<b>Paving Curbing Parking:</b> Asphalt Parking Lot	<b>Number of parking spaces:</b> 20	<b>Method used to determine parking spaces:</b> estimated roughly

## Items

### A. Topography

The grounds are generally level at the front of building with positive drainage. However, the left rear of the building indicates poor drainage and needs correction to drain water away from the structure. Consult with a qualified licensed contractor to understand the extent of the repairs needed and determine if corrective actions are required.

### B. Storm Water Drainage

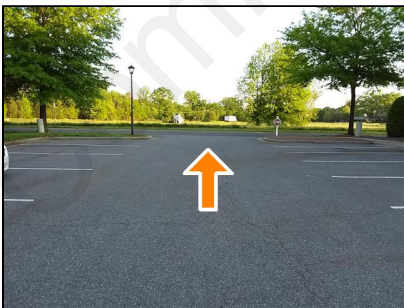
Storm water run-off is disposed of through the municipal drains at the street. There were no evidence to suggest standing water or problems in removing water.



parking lot, storm water drainage

### C. Access and Egress

The main entrance to the building is accessible by driveway.



parking lot, front entrance, driveway

### D. Paving, Curbing and Parking

The asphalt surface generally is in tact with some minor exceptions of cracks in some surface areas typical of its age. A maintenance coating or sealer is needed. Consult with a qualified licensed contractor to understand the extent of the repairs needed and determine if corrective actions are required.



parking lot, asphalt damage, repair, investigate



asphalt parking lot, cracks seal, investigate



asphalt parking lot, cracks seal, investigate

### E. Flatwork (sidewalks, plazas, patios)

The sidewalk at the front, rear and sides of building has settlement cracks. Water can cause further deterioration if not repaired and sealed properly. A qualified contractor should inspect and repair as needed.



rear exterior, crack seal, investigate



front exterior, crack seal, investigate



front exterior, crack seal, investigate



front exterior, trip hazard, repair, investigate

### F. Landscaping and Appurtenances

The landscape at the left side (facing front) may require a trench or drain if water stands or puddles after heavy rain. I am unable to determine due to no rain during inspection period. Consult with a qualified licensed contractor to understand the extent of the repairs needed and determine if corrective actions are required.



There is a dumpster located at the right rear exterior for the building.



left exterior, splash block needed for gutter, investigate



left exterior, splash block needed for gutters, investigate



There is a dumpster located at the right rear exterior for the building.

Commercial Sample Report

## 2. Utilities

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Commercial Sample Report

## Types & Descriptions

**Water Source:**

Public Utility

**Electric source:**

Public Utility

**Gas supply:**

Natural Gas

**Sanitary Sewer:**

Public sewer system

**Storm Sewer:**

Discharges at street

## Items

### A. Water

The water source is the public utility company.

### B. Electricity

The source for electricity is the public utility company.



left exterior, main electrical  
breaker and meter

### C. Natural gas

The fuel source is natural gas and is supplied by the public utility company.



left exterior, natural gas



right exterior, natural gas

### D. Sanitary Sewer

Sanitary waste discharges into the municipal sewer at the street.

### E. Storm Sewer

The storm drain is located at the parking lot and the street.

### Out of Scope Issues:

Utilities: Operating conditions of any systems or accessing manholes or utility pits.

### 3. Structural Frame and Building Envelope

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#### Roofing

The inspector should inspect from ground level, or eaves or rooftop (if a rooftop access door exists):

- A. The roof covering.
- B. For presence of exposed membrane.
- C. Slopes
- D. For evidence of significant ponding.
- E. The gutters
- F. The downspouts.
- G. The vents, flashings, skylights, chimney and other roof penetrations.
- H. The general structure of the roof from the readily accessible panels, doors or stairs.
- I. For the need for repairs.

As with all areas of the building, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties. Adequate attic ventilation, solar/ wind exposure, and organic debris all affect the life expectancy of a roof (see [www.gaf.com](http://www.gaf.com) for roof info). Always ask the seller about the age and history of the roof. On any building that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We certainly recommend this for any roof over 5 years of age.

It is impossible to determine the integrity of a roof, absent of performing an invasive inspection, and absent of obvious defects noted, especially if inspection had not taken place during or immediately after sustained rainfall. Inspector makes no warranty as to the remaining life of this roof or related components.

#### Exterior Walls

Doors, windows and interior

- I. The inspector should:
  - A. Open and close a representative number of doors and windows.
  - B. Inspect the walls, ceilings, steps, stairways, and railings.
  - C. Inspect garage doors and garage door openers.
  - D. Inspect interior steps, stairs, and railings.
  - E. Inspect all loading docks.
  - F. Ride all elevators and escalators.
  - G. And report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

The client should understand that this is the assessment of an inspector, not a professional engineer, and that, despite all efforts, there is no way we can provide any guaranty that this foundation and the overall structure and structural elements of the unit are sound. We suggest that if the client is at all uncomfortable with this condition or our assessment, a professional engineer be consulted to independently evaluate the condition, prior to making a final purchase decision. The inspection is supplemental to the Property Disclosure.

At least once a year, the client should carefully inspect the exterior walls, eaves, soffits or fascia, for signs of damage caused by machinery, weather, roof leaks, overfull gutters, trees or ice, and refasten or repair individual boards or panels as necessary. All trim around doors and windows should be carefully examined and then refastened, repaired, or re-caulked. The paint should be examined for blisters or peeling that might indicate moisture problems within the walls, and the property touched up or repainted as necessary. Finally, the foundation (interior elements and exterior elements) should be examined for signs of cracking, insect intrusion, moisture intrusion, or changes of any type (such as the appearance of cracks, or the widening or lengthening of existing cracks).

We evaluate every roof conscientiously, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a structure will generally have the most intimate knowledge of the roof and its history. Therefore, we recommend that you ask the sellers about it and that you either include comprehensive roof coverage in your insurance policy or that you obtain a roof certification from an established local roofing company. Additionally, the condition of a roof can change dramatically after a hard winter, so monitoring is always necessary.

#### Foundation

The inspector should inspect:

- A. The basement.
- B. The foundation
- C. The crawlspace.
- D. The visible structural components.
- E. And report on the location of under-floor access openings.
- F. And report any present conditions or clear indications of active water penetration observed by the inspector.
- G. For wood in contact or near soil.
- H. and report any general indications of foundation movement that are observed by the inspector, such as but not limited to Sheetrock cracks, brick cracks, out-of-square door frames or floor slopes.
- I. And report on any cutting, notching and boring of framing members which may present a structural or safety concern.

#### Types & Descriptions

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**Foundation:**

Slab

**Method used to observe Crawlspace**
**Cellars or Basement:**

No Crawlspce

**Building Type:**

Brick

Wood Frame

**Roof-Type:**

Gable

**Roof Structure:**

Engineered wood trusses

2 X 4 Rafters

Sheathing

Extra Info : OSB sheathing

**Method used to observe attic:**

From entry

Walked

**Attic info:**

Scuttle hole

**Attic Insulation:**

Blown

Fiberglass

**Ventilation:**

Gable vents

Ridge vents

Soffit Vents

**Exterior Entry Doors:**

Wood

Extra Info : metal

**Window Types:**

Single pane

**Siding Style:**

Brick

**Siding Material:**

Cement-Fiber

Brick veneer

**Roof Covering:**

Asphalt/Fiberglass

**Viewed roof covering from:**

Ground

Binoculars

## Items

### A. Foundation

White efflorescence (powder substance) on left exterior brick wall indicates moisture is in contact with the masonry. This does not necessarily indicate that intrusion will occur. I recommend checking the gutters and the downspout drain lines for proper operation. Also, a water proofing paint could be applied to the interior side of the block if necessary. Efflorescence is found on many homes without water intrusion occurring inside the building. But, it should alert you to the possibility that future steps may be needed.



left rear exterior, efflorescence and moisture on the wall, gutter needs splash block, investigate

### B. Building Frame



The suite had an attic area, scuttle hole is located in the kitchen ceiling.



attic area



attic area



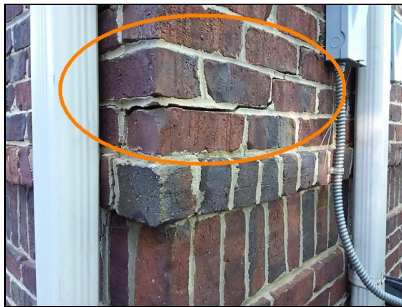
attic area

### C. Sidewall System (exterior wall cladding and components)

The brick veneer at the left rear and rear exterior is cracked and needs to be sealed and monitored, investigate.

The water faucet at the rear exterior side of the building needs to be secured to the wall, investigate.

Consult with a qualified licensed contractor to understand the extent of the repairs needed and determine if corrective actions are required.



The brick veneer at the left rear exterior is cracked and needs to be sealed and monitored, investigate.



The water faucet at the rear exterior side of the building needs to be secured to the wall, investigate.



rear exterior, crack in brick veneer, seal, continue to monitor, investigate

### D. Roofing

Typical granular loss, continue to monitor roof, ask seller for age of the roof, investigate.

Repairs have been made to the right side roof, continue to monitor roof, ask seller for age of the roof, investigate.

Consult with a qualified licensed contractor to understand the extent of the repairs needed and determine if corrective actions are required. Ask seller for information on the age of the roof, investigate.



Typical granular loss, Continue to monitor roof, ask seller for age of the roof, investigate.



Repairs have been made to the right side roof, continue to monitor roof, ask seller for age of the roof, investigate.



Repairs have been made to the right side roof, continue to monitor roof, ask seller for age of the roof, investigate.

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Out of Scope Issues:

**Entering of Crawlspace** or confined areas (however, the field observer should observe conditions to the extent easily visible from the point of access to the crawl or confined space areas), determination of previous substructure flooding or water penetration unless easily visible or if such information is provided.

**Roof:** Walking on pitched roofs, or any roof areas that appear to be unsafe, or roofs with no built-in access, or determining any roofing design criteria.

## 4. Mechanical and Electrical System

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Commercial Sample Report

## Heating Equipment

The inspector should inspect:

- A. Multiple gas meter installations, such as a building with multiple tenant spaces, and verify that each meter is clearly and permanently identified with the respective space supplied.
- B. The heating systems using normal operating controls and describe the energy source and heating method.
- C. And report as in need of repair heating systems which do not operate.
- D. And report if the heating systems are deemed inaccessible.
- E. And verify that a permanent means of access with permanent ladders and/or catwalks is present for equipment and appliances on roofs higher than 16 feet.
- F. And verify the presence of level service platforms for appliances on roofs with a 25 percent slope or greater.
- G. And verify that a luminaire and a receptacle outlet are provided at or near the appliance.
- H. And verify that the system piping appears to be sloped to permit the system to be drained.
- I. For connectors, tubing and piping that might be installed in a way that exposes them to physical damage.
- J. Wood framing for cutting, notching and boring that might cause a structural or safety issue.
- K. Pipe penetrations in concrete and masonry building elements to verify that they are sleeved.
- L. Exposed gas piping for identification by a yellow label marked "Gas" in black letters occurring at intervals of 5 feet or less.
- M. And determine if any appliances or equipment with ignition sources are located in public, private, repair or parking garages or fuel-dispensing facilities.
- N. And verify that fuel-fired appliances are not located in or obtain combustion air from sleeping rooms, bathrooms, storage closets or surgical rooms.
- O. For the presence of exhaust systems in occupied areas where there is a likelihood of excess heat, odors, fumes, spray, gas, noxious gases or smoke.
- P. And verify that outdoor air intake openings are located at least 10 feet from any hazardous or noxious contaminant sources such as vents, chimneys, plumbing vents, streets, alleys, parking lots or loading docks.
- Q. Outdoor exhaust outlets for the likelihood that they may cause a public nuisance or fire hazard due to smoke, grease, gases, vapors or odors.
- R. For the potential of flooding and evidence of past flooding that could cause mold in ductwork or plenums.
- S. Condensate drains.

## Cooling Equipment

The inspector should inspect:

- A. Multiple air conditioning compressor installations, such as a building with multiple tenant spaces, and verify that each compressor is clearly and permanently identified with the respective space supplied.
- B. The central cooling equipment using normal operating controls.
- C. And verify that a luminaire and a receptacle outlet are provided at or near the appliance.
- D. And verify that a permanent means of access with permanent ladders and/or catwalks is present for equipment and appliances on roofs higher than 16 feet.
- E. And verify the presence of level service platforms for appliances on roofs with a 25 percent slope or greater.
- F. Wood framing for cutting, notching and boring that might cause a structural or safety issue.
- G. Pipe penetrations in concrete and masonry building elements to verify that they are sleeved.
- H. Piping support.
- I. For connectors, tubing and piping that might be installed in a way that exposes them to physical damage.
- J. For the potential of flooding and evidence of past flooding that could cause mold in ductwork or plenums.
- K. Condensate drains.

## Plumbing

Supply and drainage piping is observed in exposed areas only. The condition of piping within walls cannot be determined as a part of this inspection. Wells and septic systems are specifically excluded from this inspection - separate, specialized testing and inspection of these systems is recommended (and may be required by law). All plumbing work should be performed by a licensed plumber. There are two main methods of sanitary waste discharge from a home, overhead and underground. Overhead sewers have the lowest discharge point of a home exit the home higher than the lowest area of the home. This would have any areas below the main discharge require mechanical pumps to lift the waste up into the sewer drain. Underground sewers have a direct gravity feed between all of the sewer or drain pipes to the main exit point of the home.

The condition of underground drainage and waste piping cannot be determined by this inspection. WE STRONGLY RECOMMEND THE CLIENT MAKE AN INQUIRY WITH THE CURRENT OWNER AS TO THE CONDITION OF UNDERGROUND DRAINAGE AND WASTE PIPING AND IF THERE IS ANY HISTORY OF SEWAGE BACK-UPS INTO THE HOME.

The visual nature of the professional inspection does not provide the inspector with any observations or clues to the integrity or condition of the interior of the drain, waste or vent system. It is only through a camera, or sewer scope inspection will some issues be identified. We encourage all homes have a sewer scope inspection performed. We strongly recommend all homes over 30 years have this type of service performed.

The inspector should inspect:

- A. And verify the presence of and identify the location of the main water shutoff valve to each building.
- B. And verify the presence of a backflow prevention device if, in the inspector's opinion, a cross connection could occur between water distribution system and nonpotable water or private source.
- C. The water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 21 O valves.
- D. And flush a representative number of toilets.
- E. And run water in a representative number of sinks, tubs, and showers.
- F. And verify that hinged shower doors open outward from the shower and have safety glass conformance stickers or indicators.
- G. The interior water supply including a representative number of fixtures and faucets.
- H. The drain, waste and vent systems, including a representative number of fixtures.
- I. And describe any visible fuel storage systems.

- J. The drainage sump pumps and test pumps with accessible floats.  
 K. And describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves.  
 L. And determine if the water supply is public or private.  
 M. The water supply by viewing the functional flow in several fixtures operated simultaneously and report any deficiencies as in need of repair.  
 N. And report as in need of repair deficiencies in installation and identification of hot and cold faucets.  
 O. And report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs.  
 P. And report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.  
 Q . Piping support.

## Types & Descriptions

<b>Plumbing Water Supply (into building):</b> Not visible	<b>Plumbing Water Distribution (inside building):</b> PEX PVC	<b>Plumbing Waste:</b> PVC
<b>Water Heater Power Source:</b> Electric	<b>Water Heater Capacity:</b> Unknown Extra Info : 10 gallon water heater	<b>Water Heater Manufacturer:</b> A.O. SMITH
<b>Water Heater Location:</b> Main Floor Extra Info : front suite closet location of water heater	<b>Heat Type:</b> Forced Air	<b>Number of Heat Systems (excluding wood):</b> One
<b>Energy Source for Heat:</b> Natural gas	<b>Heat System Brand:</b> TRANE	<b>Ductwork:</b> Insulated
<b>Cooling Equipment Type:</b> Air conditioner unit	<b>Cooling Equipment Energy Source:</b> Electricity	<b>Central Air Manufacturer:</b> TRANE
<b>Number of AC Only Units:</b> One	<b>Electrical Service Conductors:</b> Below ground	<b>Units individually metered (Electrical):</b> Yes
<b>Panel capacity:</b> 100 AMP	<b>Panel Type:</b> Circuit breakers	<b>Electric Panel Manufacturer:</b> CUTLER HAMMER
<b>Vertical Transportation Type:</b> One Elevator cab	<b>Elevator cab capacity:</b> Maximum load 1250 lbs Extra Info : 2100 lbs is the max load capacity	

## Items

### A. Plumbing water supply and Distribution and Fixtures



The kitchen is located at the right center of the suite.

The restroom is located at the right center of the suite area.

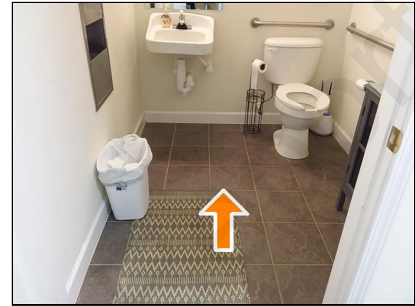
The sink hardware in the kitchen needs to be secured to the sink pan, investigate. Consult with a qualified licensed contractor to understand the extent of the repairs needed and determine if corrective actions are required.



right center of suite, kitchen area



kitchen, sink hardware needs to be secured to the sink pan, repair, investigate



right center of suite, restroom

## B. Domestic hot water production

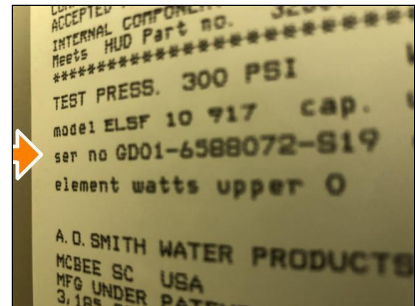
Hot water temperature in the suite.



hot water temperature in the suite



front suite closet, water heater location

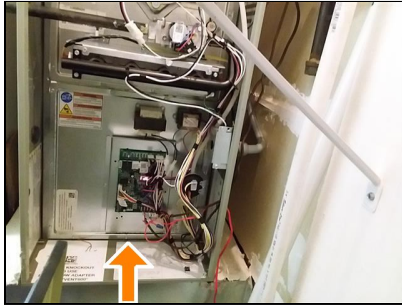


front suite closet, water heater information, 2001

## C. Heating Equipment

The HVAC gas furnace is located in office four closet.

Consult with a qualified licensed contractor to fully service all HVAC equipment and understand the extent of the repairs needed and determine if corrective actions are required. Ask seller for service records, investigate.



office four closet, HVAC gas furnace, fully service, ask seller for service records, investigate



office four closet, gas furnace information



office four closet, gas furnace information

#### D. Air conditioning and Ventilation

Took temperature readings throughout the suite. If your AC unit was built before 2010 it may want to consider a replacement if a repair is needed. On January 1, 2010, the Environmental Protection Agency (EPA) implemented a ban on the production and import of R22, except for continuing servicing needs of existing equipment. On January 1, 2020, R22 becomes illegal to purchase. As a result, repairing older R22 systems will become very expensive when the repair requires adding refrigerant to the system. For more information please [click here](#).

The outdoor coils/fins were dirty and in need of cleaning at the time of inspection. When the coils/fins are dirty they obstruct the airflow into or through the compressor and can reduce the efficiency of the unit or even cause damage at the air conditioning unit.

The air conditioning unit is not leveled properly and needs correction; compressors which are badly out of level may fail to function properly and need adjustment. Tipping and moving compressors can also cause leaks in refrigerant lines, leading to costly air conditioning service calls to evacuate and recharge the system after repairing the refrigerant leak. Proper corrections to repair and/or make adjustments are needed.

Consult with a qualified licensed contractor to fully service all HVAC equipment and understand the extent of the repairs needed and determine if corrective actions are required. Ask seller for service records, investigate.



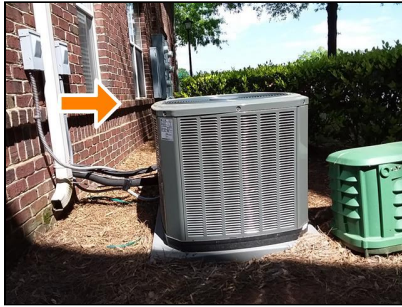
709 suite return air temperature



709 suite supply cool air temperature



left exterior, clean coils, investigate



left exterior, unit not level, investigate



left exterior, HVAC unit information, 5/2019

## E. Electric Service and Meter

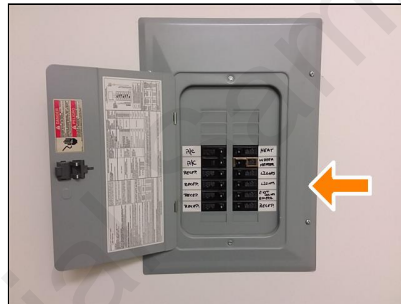
The main electrical meter and breaker on a located at the left exterior side of the building.

The electrical sub panel is located in the kitchen area of the suite.

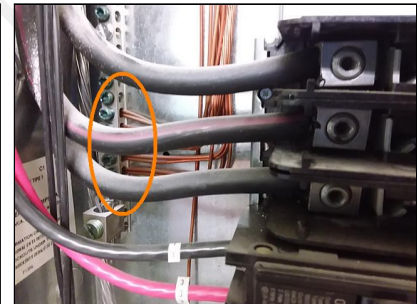
The ground wires in the suite sub electrical panel needs to be separated onto their own terminal lug for the ground bar, investigate. Consult with a qualified licensed contractor to understand the extent of the repairs needed and determine if corrective actions are required.



left exterior, main electrical meter and breaker, 100 amp



The electrical sub panel is located in the kitchen area of the suite



The ground wires in the suite sub electrical panel needs to be separated onto their own terminal lug for the ground bar, investigate.

## F. Electric Distribution

The left exterior GFCI electrical outlet did not trip when tested, investigate.

The light fixture in the kitchen ceiling needs a lens cover, repair, investigate.

There is a light out in the common hallway, repair, investigate.

The light fixtures in office 1 possibly has burned out bulbs, repair, investigate.

The wall mounted emergency light at the front area did not operate when tested, repair, investigate.

The emergency light above the front door did not operate when tested, repair, investigate.



Consult with a qualified licensed contractor to understand the extent of the repairs needed and determine if corrective actions are required.



The left exterior GFCI electrical outlet did not trip when tested, investigate.



The light fixture in the kitchen ceiling needs a lens cover, repair, investigate.



common hallway, light out, repair, investigate



office 1, bulbs out, repair, investigate



The wall mounted emergency light at the front area did not operate when tested, repair, investigate.



The emergency light above the front door did not operate when tested, repair, investigate.

## G. Vertical Transportation (Elevators and Escalators)

There is an elevator located at the front exterior side of the building.



front exterior, elevator



front exterior, elevator

### Out of Scope Issues:

Plumbing: Determining adequate pressure and flow rate, fixture-unit values and counts, verifying pipe sizes, or verifying the point of discharge for underground systems. Observation of flue connections, interiors of chimneys, flues or boiler stacks, or tenant owned or maintained equipment. Removing of electrical panel and device covers, except if removed by building staff, EMF issues, electrical testing, or operating of any electrical devices, or opining on process related equipment or tenant owned equipment. Examining of cables, sheaves, controllers, motors, inspection tags, or entering elevator/escalator pits or shafts.

## 5. Fire Protection

### Types & Descriptions

**Sprinkler system:**

None

**Standpipes:**

No None

**Fire Hydrant:**

Yes on property

**Fire Alarm system:**

Yes but did not test for operation

### Items

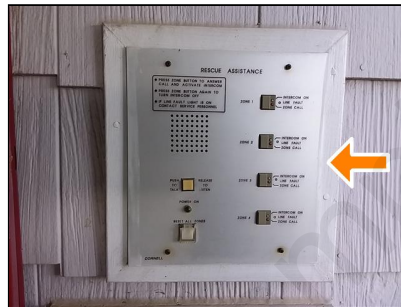
#### A. Alarm Systems

There is a FCI fire alarm panel located at the front exterior side of the building.

There is a rescue assistance intercom system located at the front exterior side of the building.



front exterior, FCI fire alarm panel



front exterior, rescue assistance control panel

#### B. Other Systems

The carbon monoxide detector is located in the hallway.

There are emergency lighting located on the walls throughout the suite.

The front suite closet has loose wires that need to be terminated and installed neatly to the phone board, investigate.



common hallway, carburetor monoxide detector

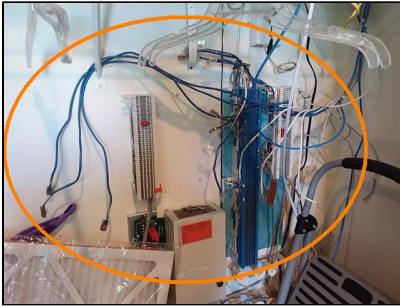


hallway, emergency lighting



front area, emergency lighting





front suite closet, loose wires  
need to be terminated and  
installed neatly to the phone  
board, investigate

---

*Out of Scope Issues*

Determining NFPA hazard classifications, classifying, or testing fire rating of assemblies.

Commercial Sample Report

## 6. Common Areas (Interior)

### Types & Descriptions

<b>Ceiling Materials:</b>	<b>Wall Material:</b>	<b>Floor Covering(s):</b>
Drywall	Drywall	Carpet
		Tile
<b>Interior Doors:</b>	<b>Window Types:</b>	
Solid	Single pane	
Wood	Tilt feature	
Extra Info : glass door		

### Items

#### A. Ceiling, Walls, Floors

There is a wall penetration in office four closet wall that needs to be sealed, investigate.

The sheetrock on the wall reveals tape coming loose at the door areas (cosmetic) and has several settlement hairline cracks on the wall in office 2 and 3. While this damage is cosmetic, it needs to be repaired.

There is a settlement crack in the common hallway in the ceiling, repair, investigate.

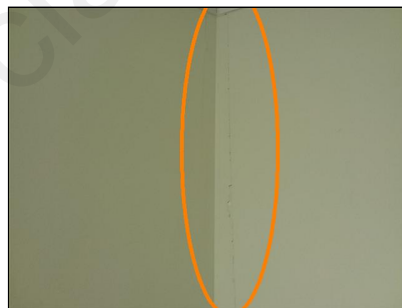
There is damaged carpet throughout the suite in multiple locations, repair, investigate.

The right top of the door is not latching in office 2, repair, investigate.

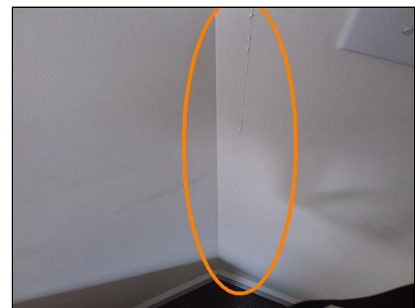
Consult with a qualified licensed contractor to understand the extent of the repairs needed and determine if corrective actions are required.



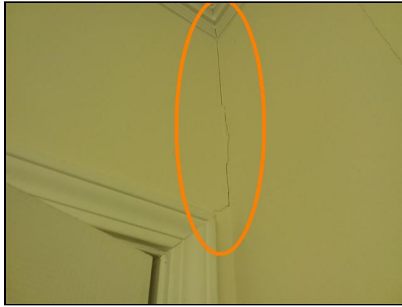
office four closet, seal hole in wall, investigate



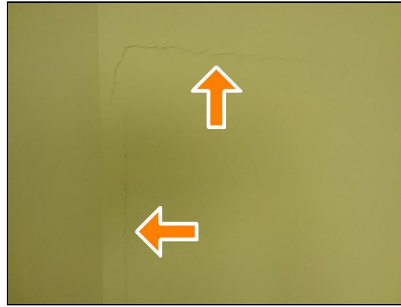
Office 3, sheetrock tape coming loose, repair, investigate



Office 3, sheetrock tape coming loose, repair, investigate



office three, settling crack, repair, investigate



office three, settling cracks, repair, investigate



office three, settling crack, repair, investigate



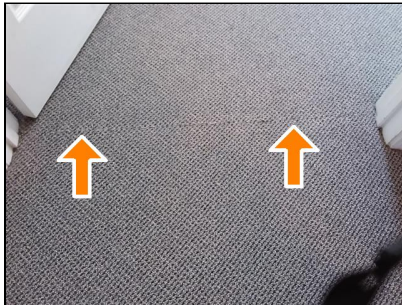
common hallway, settlement crack in ceiling, repair, investigate



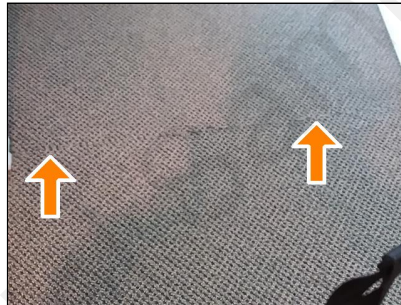
common hallway, damaged carpet, repair, investigate



common hallway, damaged carpet, repair, investigate



common hallway, damaged carpet, repair, investigate



common hallway, damaged carpet, repair, investigate



Office 2, sheetrock tape coming loose, repair, investigate



Office 2, sheetrock tape coming loose, repair, investigate



The right top of the door is not latching in office 2, repair, investigate.

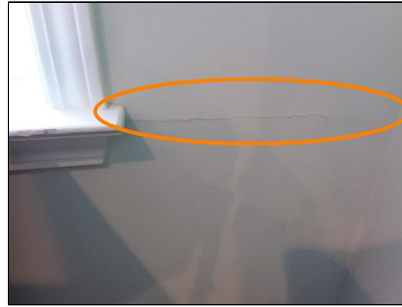


hallway, settling crack, repair, investigate

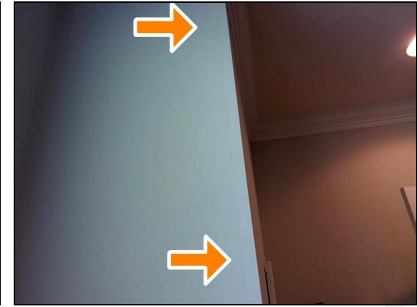




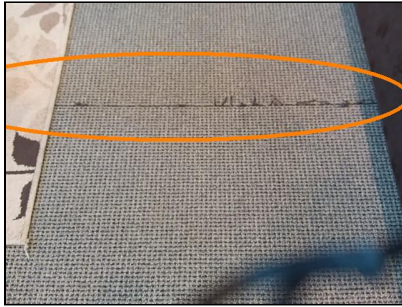
front suite, settling crack, repair, investigate



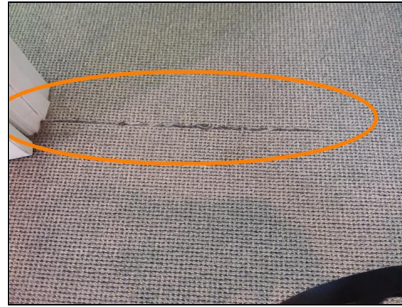
front suite, settling crack, repair, investigate



front suite, sheetrock tape coming loose, repair, investigate



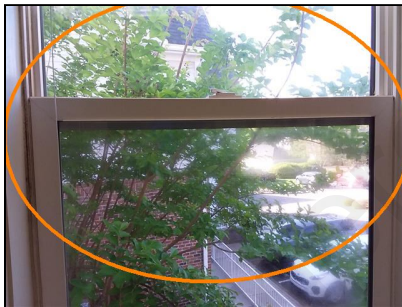
front suite, damaged carpet, repair, investigate



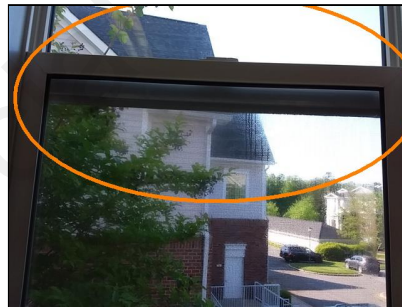
front suite, damaged carpet, repair, investigate

## B. Windows and Doors

There are multiple windows throughout the condo that has bad seals and broken clips, repair, investigate. Consult with a qualified licensed contractor to understand the extent of the repairs needed and determine if corrective actions are required.



office four, bad seal in window, investigate



office four, bad seal in window, investigate



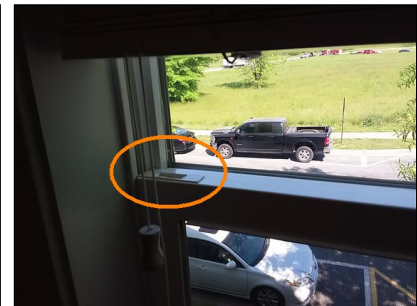
office three, bad seals, repair, investigate



office three, bad seal, repair, investigate



office three, bad clip, repair, investigate



front suite area, bad clip, repair, investigate

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*Out of Scope Issues:*

Operating appliances or fixtures, determining or reporting STC (Sound Transmission Class) ratings, and flammability issues/regulations.

Commercial Sample Report



## 7. Additional Considerations

### Additional Considerations:

There may be additional or conditions at a property that users may wish to assess in connection with commercial real estate that are outside the scope of this guide (Out of Scope considerations). Outside Standard Practices. Whether or not a user elects to inquire into non-scope considerations in connection with this guide or any other PCA is not required for compliance by this guide. Other standards or protocols for assessment of conditions associated with non-scope conditions may have been developed by governmental entities, professional organizations, or other private entities.

### Additional Issues:

Following are several non-scope considerations that users may want to assess in connection with E 2018 commercial real estate. No implication is intended as to the relative importance of inquiry into such non-scope considerations, and this list of non-scope considerations is not intended to be all-inclusive: Seismic Considerations, Design Consideration for Natural Disasters (Hurricanes, Tornadoes, High Winds, Floods, Snow, etc.), Insect/Rodent Infestation, Environmental Considerations, ADA Requirements, FFHA Requirements, Indoor Air Quality, and Property Security Systems.

### Items

#### A. Out of Scope Considerations

**Activity Exclusions**—The activities listed below generally are excluded from or otherwise represent limitations to the scope of a PCA prepared in accordance with this guide. These should not be construed as all-inclusive or imply that any exclusion not specifically identified is a PCA requirement under this guide. Removing or relocating materials, furniture, storage containers, personal effects, debris material or finishes; conducting exploratory probing or testing; dismantling or operation. This should include material life-safety/building code violations. ing of equipment or appliances; or disturbing personal items or property, that obstructs access or visibility. Preparing engineering calculations (civil, structural, mechanical, electrical, etc.) to determine any system's, component's, or equipment's adequacy or compliance with any specific or commonly accepted design requirements or building codes, or preparing designs or specifications to remedy any physical deficiency. Taking measurements or quantities to establish or confirm any information or representations provided by the owner or user, such as size and dimensions of the subject property or subject building; any legal encumbrances, such as easements; dwelling unit count and mix; building property line setbacks or elevations; number and size of parking spaces; etc. Reporting on the presence or absence of pests such as wood damaging organisms, rodents, or insects unless evidence of such presence is readily apparent during the course of the field observer's walk-through survey or such information is provided to the consultant by the owner, user, property manager, etc. The consultant is not required to provide a suggested remedy for treatment or remediation, determine the extent of infestation, nor provide opinions of probable costs for treatment or remediation of any deterioration that may have resulted. Reporting on the condition of subterranean conditions, such as underground utilities, separate sewage disposal systems, wells; systems that are either considered process related or peculiar to a specific tenancy or use; wastewater treatment plants; or items or systems that are not permanently installed. Entering or accessing any area of the premises deemed to pose a threat of dangerous or adverse conditions with respect to the field observer or to perform any procedure, that may damage or impair the physical integrity of the property, any system, or component. Providing an opinion on the condition of any system or component, that is shutdown, or whose operation by the field observer may increase significantly the registered electrical demand-load; however, the consultant is to provide an opinion of its physical condition to the extent reasonably possible considering its age, obvious condition, manufacturer, etc. Evaluating acoustical or insulating characteristics of systems or components. Providing an opinion on matters regarding security of the subject property and protection of its occupants or users from unauthorized access. Operating or witnessing the operation of lighting or other systems typically controlled by time clocks or that are normally operated by the building's operation staff or service companies. Providing an environmental assessment or opinion on the presence of any environmental issues such as asbestos, hazardous wastes, toxic materials, the location and presence of designated wetlands, IAQ, etc.

**Warranty, Guarantee, and Code Compliance Exclusions:** By conducting a PCA and preparing a PCR, the

consultant merely is providing an opinion and does not warrant or guarantee the present or future condition of the subject property, nor may the PCA be construed as either a warranty or guarantee of any of the following: Any system's or component's physical condition or use, nor is a PCA to be construed as substituting for any system's or equipment's warranty transfer inspection; Compliance with any federal, state, or local statute, ordinance, rule or regulation including, but not limited to, building codes, safety codes, environmental regulations, health codes or zoning ordinances or compliance with trade/design standards or the standards developed by the insurance industry; however, should there be any conspicuous material present violations observed or reported based upon actual knowledge of the field observer or the PCR reviewer, they should be identified in the PCR; Compliance of any material, equipment, or system with any certification or actuation rate program, vendor's or manufacturer's warranty provisions, or provisions established by any standards that are related to insurance industry acceptance/approval, such as FM, State Board of Fire Underwriters, etc.

**Additional/General Considerations: Further Inquiry:** There may be physical condition issues or certain physical improvements at the subject property that the parties may wish to assess in connection with a commercial real estate transaction that are outside the scope of this guide. Such issues are referred to as non-scope considerations and if included in the PCR, should be identified.

**Out of Scope Considerations:** Whether or not a user elects to inquire into non-scope considerations in connection with this guide is a decision to be made by the user. No assessment of such non-scope considerations is required for a PCA to be conducted in compliance with this guide.

**Other Standards:** There may be standards or protocols for the discovery or assessment of physical deficiencies associated with non-scope considerations developed by government entities, professional organizations, or private entities, or a combination thereof.

**Additional Issues:** No implication is intended as to the relative importance of inquiry into such non-scope considerations, and this list of non-scope considerations is not intended to be all-inclusive: Seismic Considerations, Design Consideration for Natural Disasters (Hurricanes, Tornadoes, High Winds, Floods, Snow, etc.), Insect/Rodent Infestation, Environmental Considerations, ADA Requirements, FFHA Requirements, Indoor Air Quality, and Property Security Systems.

## B. Limiting Conditions

Unable to test the heating unit at the time of inspection due to the exterior temperature being above 70 degrees. When the exterior temperature is above 70 degrees damage can occur to the system and/or evaporator coils if the system has been running in the AC mode. The hot air blowing across the extremely cold coils may cause damage to the evaporator coil ultimately causing damage to the unit. Note: The unit was placed in the heating mode for a very brief time to be sure that the reversing switch and control panel operate. Note: The unit did respond at the time of inspection; however unable to determine if the unit is functioning properly at the time of inspection.

## C. Exhibits (See attached, if any)

There are no attachments to be viewed.

## D. Opinions of probable costs to remedy physical deficiencies

Refer to the *Immediate Costs Summary* and the *Short Term Cost Summary*

**Uncertainty Not Eliminated**—No PCA can wholly eliminate the uncertainty regarding the presence of physical deficiencies and the performance of a subject property's building systems. Preparation of a PCR in accordance with this guide is *intended to reduce, but not eliminate*, the uncertainty regarding the potential for component or system failure and to reduce the potential that such component or system may not be initially observed. This guide also recognizes the inherent subjective nature of a consultant's opinions as to such issues as workmanship, quality of original installation, and estimating the RUL of any given component or system. The guide recognizes a consultant's suggested remedy may be determined under time constraints, formed without the aid of engineering calculations, testing, exploratory probing, the removal of materials, or design. Furthermore, there may be other alternate or more appropriate schemes or methods to remedy the physical deficiency. The consultant's opinions generally are formed without detailed knowledge from those familiar with the component's or system's performance.

**Not Technically Exhaustive**—Appropriate due diligence according to this guide is not to be construed as technically exhaustive. There is a point at which the cost of information obtained or the time required to conduct the PCA and prepare the PCR may outweigh the usefulness of the information and, in fact, may be a material detriment to the orderly and timely completion of a commercial real estate transaction. It is the intent of this guide to attempt to identify a balance between limiting the costs and time demands inherent in performing a PCA and reducing the uncertainty about unknown physical deficiencies resulting from completing additional inquiry.

Commercial Sample Report

Thank you for trusting HIC to perform your property inspection at Inspection Address. If you have any questions regarding this report, please do not hesitate to contact us and set up a time to review your report. Our inspectors are always willing to help answer any questions to ensure you completely understand the information provided in your report.

Sincerely,  
Michael Robertson  
(704)960-0706  
Michael@hicarolina.com



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