Home Inspection Report

Sample

Prepared for: Commercial Sample

Prepared by: Habitec Inspections, LLC
PO Box 413
Brentwood, Tennessee 37024

CONFIDENTIAL

Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable	Acceptable means the item is operational without obvious signs of defect. Additionally, as a service to the Client, the Inspector may provide informational comments. These comments will appear in black print.
Functional	Functional, as intended, at the time of Inspection. However, the Inspector may make recommendations for improvement or maintenance. These recommendations will appear in green print.
Marginal	Item is not fully functional and requires repair or servicing. Text will appear in blue print.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function. Text will appear in red print.
Not Present	Item not present or not observed.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of utility support (electricity, fuel, or water), inaccessible, disconnected at the time of inspection, or because it is beyond the scope of the Inspection.

General Information

Property Information

City State Tennessee Zip

Client Information

Inspection Company

Inspector Name Robert A. Dirienzo
Company Name Habitec Inspections, LLC
Address PO Box 413
City Brentwood State Tennessee Zip 37024
Phone (615) 428-8783 Fax (866) 290-7405
E-Mail rob@habitecinspections.com

Conditions

Others Present Buyer, Buyer's Agent Property Occupied Vacant
Start Time 09:00 End Time 15:00
Weather Sunny Soil Conditions Frozen
Temperature 25F
Building Type Commercial with Warehouse Garage None
Estimated Age 1996 Entrance Faces North
Space Below Grade Slab
Additions/Modifications None
Electric On Yes
Gas/Oil On Yes
Water On Yes

Lots and Grounds

PERIODIC MAINTENANCE: Maintain proper grade so surface water flows away from the foundation of the building. Refill areas that may have settled around foundation walls. Keep any surface and subsurface drains free of debris. Prevent earth to wood contact of siding, trim or structural members unless the wood is properly treated. Monitor retaining walls for deterioration or movement. Repair any loose or uneven sections of parking lots, driveways, sidewalks, and steps that may become unsafe. Keep all vegetation at least 18 inches away from the building.

1. Acceptable — Structure Shape and Estimated Dimensions: 12,000 Square Feet nominal Rectangular Building
2. Functional — Parking Lot Surface: Asphalt - HABITEC recommends repairing cracks to prevent water intrusion.

3. Acceptable — Curb and Gutters: Concrete

4. Acceptable — Driveway: Asphalt, Stone

5. Acceptable — Grading: Moderate slope

6. Acceptable — Swale: Adequate slope and depth for drainage
7. Acceptable — Exterior Surface Drain: Surface drain
8. Acceptable — Service Caps: PVC

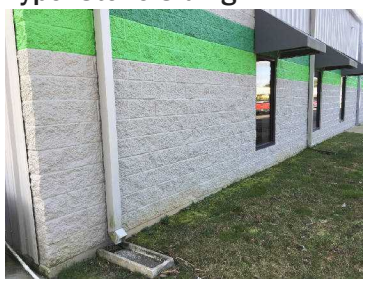
Exterior Surface and Components

PERIODIC MAINTENANCE: Caulk or seal any cracks or holes that would allow any penetration into wall covering or trim. Maintain paint or sealant on wood surface, replace missing mortar in brick and stone, seal cracks in stucco, and repair siding to protect structure from outside elements. Keep all vegetation at least 18 inches away from building structure.

DISCLAIMER: It is beyond the scope of this Inspection to verify the integrity of multi-pane window thermal seals. If the integrity is obviously breached, a note will be made on the report.

1st Floor Exterior Surface. Exterior Surface

1. Acceptable Type: Stone Siding



1st Floor Exterior Surface. Exterior Surface

2. Acceptable Type: Metal

3. Acceptable Trim: Metal
4. Acceptable Fascia: Metal
5. Acceptable Entry Doors: Framed Glass, Metal
6. Acceptable Deadbolt Locks: Mechanical
7. Acceptable Windows: Aluminum Fixed Pane
8. Acceptable Exterior Lighting: Surface Mount
9. Acceptable Cable TV Junction Boxes: Composite
10. Acceptable Gas Meter: Exterior Surface Mount - Note that this meter is for 2#s Gas Pressure. Any gas based systems should be confirmed for this system.

11. Acceptable Main Gas Valve: Located at Gas Meter

Roof

PERIODIC MAINTENANCE: Have roofs inspected annually for signs of deterioration, loose or missing shingles and any surface irregularities. Check flashing at vents, skylights, chimney chases, and where roof surfaces meet side-walls. Clean leaves and debris from roof surfaces, especially roof valleys and gutters. Make sure gutters and downspouts are free flowing and that water is carried away from the foundation of the building. HABITEC will provide an estimate of the roof age, if possible. However, the seller, owner or occupant will have the best information regarding the age and history of the roof. Therefore, it is recommended that you ask the appropriate individual about the age and history of the roof. The estimate of age provided by HABITEC is only an approximation. For more specific information, you may want to request a copy of the installation permit. A permit will reveal the exact age of the roof and any warranty or guarantee that might be applicable. Additionally, you may wish to include comprehensive roof coverage in you building insurance policy, or obtain a roof certification from an established and licensed roof company.

Main Structure Roof Surface

1. Method of Inspection: Ladder at Eaves, Ground Level
2. Acceptable Unable to Inspect: 30%
3. Acceptable Material: Metal

4. Type: Gable
5. Approximate Age: 1996
6. Is the felt exposed? No
7. Evidence of previous standing water? No
8. Is the felt exposed? No
9. Are there blisters present? No
10. Evidence of previous standing water? No
11. Acceptable Flashing: Metal
12. Acceptable Plumbing Vents: PVC - Plumbing vents often contain a rubber-like neoprene component that closes around the vent pipe. Have this component evaluated each year for integrity. These neoprene components usually last only 7-8 years before needing repair. If you see one that is cracked or torn, act quickly to get it repaired. Failure to do so may result in a roof leak.
13. Acceptable Fuel Burning Vents: Metal
14. Acceptable Electrical Mast: Surface mount
15. Acceptable Gutters: Metal
16. Acceptable Splash Blocks: Concrete
17. Acceptable Downspouts: Metal

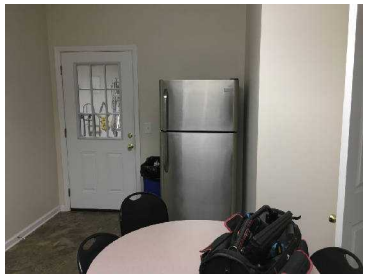
Employee Lounge/Kitchen

1st Floor Kitchen

1. Acceptable — Dishwasher: Built-In

2. Acceptable — Air Gap: Composite High Loop

3. Acceptable — Refrigerator: Freezer/Refrigerator-Stainless Steel - Outlets for refrigerators are usually not Inspected due to limited access. Outlets that service the refrigerator should NOT be GFCI type or part of a GFCI circuit. This recommendation is due to the potential damage to the refrigerator contents from a nuisance trip of the GFCI device.



4. Acceptable — Sink: Stainless Steel
5. Acceptable — Faucets/Fixtures: Single Handle
6. Acceptable — Plumbing/Trap: Copper Plumbing, Composite Connectors, PVC Trap
7. Acceptable — Counter Tops: Laminate

8. Acceptable — Cabinets: Wood
9. Acceptable — Ceiling: Painted Drywall

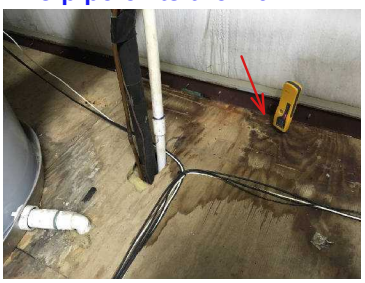
Employee Lounge/Kitchen (Continued)

10. Acceptable Ceiling Height (Estimated): 8 Feet
11. Acceptable Walls: Painted Drywall
12. Acceptable Floor: Vinyl floor covering
13. Acceptable Doors: Wood Interior Door
14. Acceptable Electrical: 120 VAC outlets and lighting circuits, 120 VAC GFCI
15. Acceptable HVAC Source: HVAC System Register -

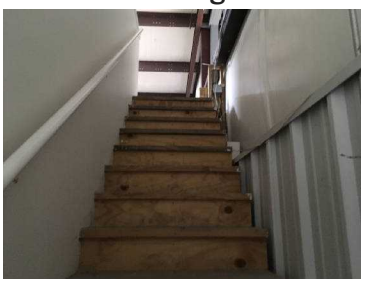
Living/Office Space

2nd Floor Storage Living Space

1. Acceptable Ceiling: Exposed framing
2. Acceptable Ceiling Height (Estimated): Less Than 7FT
3. Acceptable Walls: Exposed framing
4. Marginal Floor: Wood - There is an active water penetration near the hot water heater at the point where a PVC pipe exits the wall.



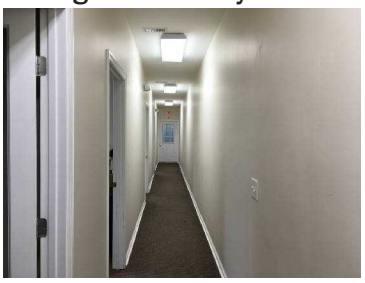
5. Acceptable Stairs and Railing: Wood Railing



6. Acceptable Electrical: 120 VAC outlets and lighting circuits
7. Not Present Emergency Lighting: Not Observed

Main Hall Living Space

8. Acceptable Ceiling: Painted Drywall



Living/Office Space (Continued)

9. Acceptable Ceiling Height (Estimated): 8 Feet
10. Acceptable Walls: Painted Drywall
11. Acceptable Floor: Carpet
12. Acceptable Doors: Wood Interior Door, Wood Exterior Door

13. Acceptable Electrical: 120 VAC outlets and lighting circuits
14. Acceptable Emergency Lighting: Operational

15. Acceptable HVAC Source: Forced-air System Register (s)
16. Not Present Smoke Detector: None Observed -

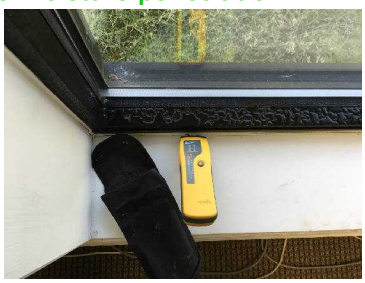
Office (s) Living Space

17. Functional Ceiling: Painted Drywall - Moisture Penetration noted in most of the offices. The office with a ceiling fan has a prior moisture penetration around the HVAC vent which was also observed in the closet.

18. Acceptable CeilingHeight (Estimated): 8
19. Acceptable Ceiling Fan: Fan Only
20. Acceptable Walls: Painted Drywall
21. Acceptable Floor: Carpet
22. Acceptable Doors: Wood Interior Door

Living/Office Space (Continued)

23. Functional Windows: Aluminum Fixed Pane - All Office exterior windows have active condensation. Window frame is measuring for active moisture penetration.


24. Functional Electrical: 120 VAC outlets and lighting circuits - Copier room office has an inoperable light. Note missing junction box ex-conference room.


25. Acceptable Emergency Lighting: Operational

26. Functional HVAC Source: Forced-air System Register (s) - Most offices and break area have active microbial growth.
Conference Room has active microbial growth.
Accounting has heavy microbial growth.






27. Not Present Smoke Detector: None Observed - At least one fully operational smoke detector is recommended in the hallway(s) accessing the offices, one on each floor of the building, one at the top of the2nd Floor stairs, and one in an attached warehouse, as applicable.

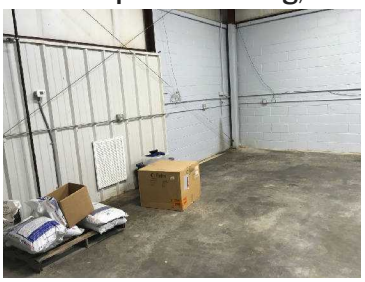
Shop

Machine Shop Work Area

1. Functional — Ceiling: Exposed framing - Photo 2 Note Patch Repair. Photo 3 is a exterior view of the roof in this area.



2. Acceptable — Ceiling Height (Estimated): 20 Feet
3. Acceptable — Walls: Exposed framing, Block Foundation, Wood



4. Acceptable — Floor: Poured Concrete

5. Functional — Doors: Exterior Composite, Overhead Door - Overhead door track guide is missing.


6. Acceptable — Electrical: 120 VAC outlets and lighting circuits
7. Not Present — Emergency Lighting: None Observed

Shop (Continued)

8. Acceptable — HVAC Source: Forced-air System Register (s)

9. Not Present — Smoke Detector: None Observed
10. Acceptable — Fire Extinguisher: Indicating Full Charge

11. Not Present — Fire Suppression Sprinkler System: None Observed
12. Not Present — Hose Bibs: None Observed

Shop

Warehouse Work Area

1. Functional — Ceiling: Exposed framing - Note moisture penetration in Photo 2. Photo 3 is the back outside wall of the warehouse.

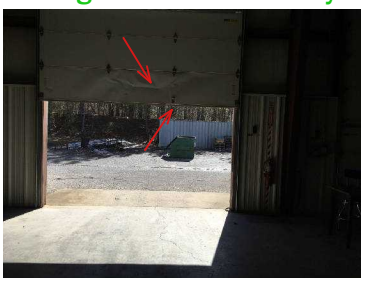


2. Acceptable — Ceiling Height (Estimated): 20 Feet
3. Functional — Walls: Metal - Wall penetration to be removed and sealed.

Shop (Continued)

4. Functional — Floor: Poured Concrete - Jib crane is being removed and the bolts are to be ground down and poly sealed to prevent a tripping hazard.
Photo 2. Well access is going to be removed.


5. Functional — Doors: Overhead Insulated Aluminum - Southeast Door is damaged. Several of the doors have damaged seals which may allow pest intrusion.



6. Acceptable — Electrical: 120-208-240 VAC outlets and lighting circuits

7. Not Inspected — Emergency Lighting: Not Inspected - Note Cardboard Cover

8. Functional — HVAC Source: Forced-air System Register (s), Gas powered Industrial Heater - Note power vent. Recommend you inquire as to why this unit was installed.

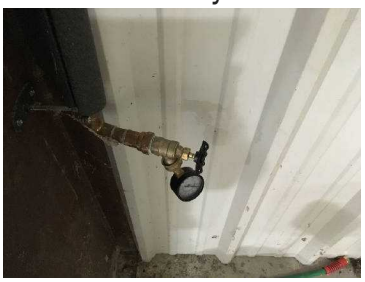

9. Not Present — Smoke Detector: None Observed

10. Acceptable — Fire Extinguisher: Indicating Fully Charged

11. Not Present — Fire Suppression Sprinkler System: Not Observed

Shop (Continued)

12. Acceptable Hose Bibs: Rotary



Bathroom

PERIODIC MAINTENANCE: Caulk, grout or seal missing grout or cracks at tub surrounding, shower stalls, shower pans, sink areas and around faucets and controls where subject to water penetrations. Repair or replace loose or damaged tile. Check regularly under sinks for leaks and condition of plumbing. Make sure window or vent fan is working properly to prevent moisture build-up in the bathroom. Test GFCI outlets monthly. Make sure toilets are secure to the floor, flush properly and water in the tank does not run continually.

Women Half Bathroom

1. Acceptable Ceiling: Painted Drywall
2. Acceptable Walls: Painted Drywall
3. Acceptable Floor: Vinyl floor covering
4. Acceptable Doors: Wood Interior Door
5. Acceptable Counter/Cabinet: Composite and wood

6. Acceptable Sink/Basin: Molded single bowl, No Overflow Protection
7. Functional Faucets/Fixtures: Dual Handle - Sink has no stop

8. Acceptable Plumbing/Traps: Copper Plumbing, PVC Drain, Composite Connectors

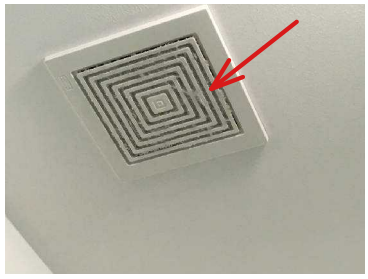
Bathroom (Continued)

9. Marginal — Toilets: White Porcelain, Two Piece, Gravity Flow - Toilet is testing for an active leak.

10. Marginal — Electrical: 120 VAC outlets and lighting circuits - The outlet at the sink did not trip when interrogated with a GFCI outlet tester. HABITEC recommends a GFCI protected circuit or outlet be installed.

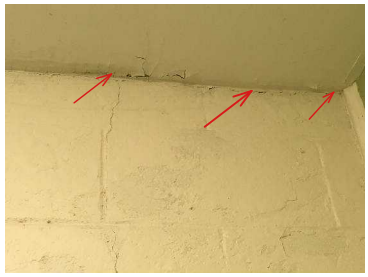
11. Not Present — HVAC Source: None Observed

12. Functional — Ventilation: Electric ventilation fan - Unit is very dirty.



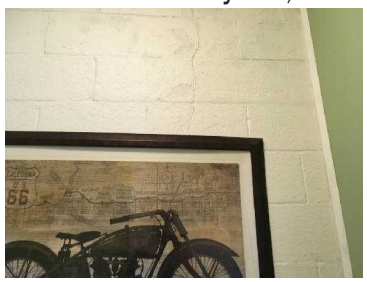
Men Half Bathroom

13. Functional — Ceiling: Painted Drywall - Ceiling is showing signs of moisture penetration.

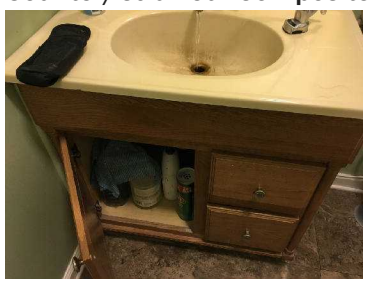


Bathroom (Continued)

14. Acceptable — Walls: Painted Drywall, Block Foundation



15. Acceptable — Floor: Vinyl floor covering
16. Acceptable — Doors: Wood Interior Door
17. Acceptable — Counter/Cabinet: Composite and wood



18. Acceptable — Sink/Basin: Molded single bowl, No Overflow Protection
19. Acceptable — Faucets/Fixtures: Dual Handle with no Stop
20. Acceptable — Plumbing/Traps: Copper, Composite, PVC
21. Marginal — Toilets: White Porcelain, Two Piece, Gravity Flow - Toilet is testing for an active leak.

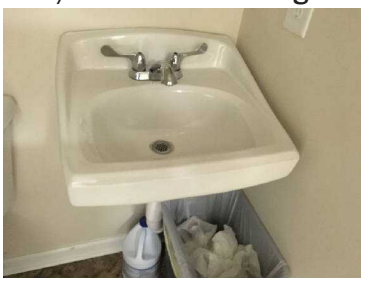
22. Marginal — Electrical: 120 VAC outlets and lighting circuits - The outlet did not trip when tested. GFCI Outlets are recommended for bathrooms.
23. Acceptable — Ventilation: Electric ventilation fan -

Kitchen Bathroom

24. Acceptable — Ceiling: Painted Drywall
25. Acceptable — Walls: Painted Drywall
26. Acceptable — Floor: Vinyl floor covering
27. Acceptable — Doors: Wood Interior Door

Bathroom (Continued)

28. Acceptable Sink/Basin: Molded single bowl, With Overflow Protection



29. Acceptable Faucets/Fixtures: Dual Handle

30. Acceptable Plumbing/Traps: Copper Plumbing, PVC Drain, Composite Connectors

31. Marginal Toilets: White Porcelain, Two Piece, Gravity Flow - Toilet is testing for an active leak.

32. Acceptable Electrical: 120 VAC outlets and lighting circuits, 120 VAC GFCI

33. Functional Ventilation: Electric ventilation fan - Unit needs cleaning.

Air Conditioning

PERIODIC MAINTENANCE: All air conditioning units should be checked and serviced by a qualified technician before the start of each cooling season. Condenser coils outside should be cleaned annually. Verify condensate drains are not blocked and that line set insulation is in tack. HABITEC Inspectors do not nor should the Client or owner operate the air conditioning unit if the outside air temperature is less than 65 degrees.

Exterior, Split System AC System

Air Conditioning (Continued)

1. Manufacturer: Rheem

2. Area Served: Office Approximate Age: 2011
3. Type: Split System Capacity: 2.5 Ton
4. Is the capacity adequate? Yes It takes approximately 1 ton of A/C to accommodate 400 to 700 sqft of living space, depending on the type of ceiling height in the structure. The higher the ceiling, the more A/C you will need per square foot.
5. Fuel Type: 240 VAC Temperature Differential: Greater Than 10 Degrees
6. Not Inspected A/C System Operation: Not inspected
7. Acceptable Exterior Unit: Pad mounted
8. Acceptable A/C Unit Clearance: Adequate
9. Acceptable Visible Coil: Copper core with aluminum fins
10. Acceptable Refrigerant Lines: Suction Line and Liquid Line
11. Acceptable Exposed Ductwork: Insulated flex
12. Acceptable Condensate Removal: PVC
13. Acceptable Electrical Disconnect: Fused

14. Acceptable Thermostat: Individual -

Exterior, Split System AC System

15. Manufacturer: Rheem

16. Area Served: Office Approximate Age: 2013

Air Conditioning (Continued)

17. Type: Split System Capacity: 2 Ton
18. Is the capacity adequate? Yes It takes approximately 1 ton of A/C to accommodate 400 to 700 sqft of living space, depending on the type of ceiling height in the structure. The higher the ceiling, the more A/C you will need per square foot.
19. Fuel Type: 240 VAC Temperature Differential: Greater Than 10 Degrees
20. Not Inspected A/C System Operation: Not inspected - To avoid possible compressor damage due to outside temperature below 60 degrees, the unit was not tested.
21. Acceptable Exterior Unit: Pad mounted
22. Acceptable A/C Unit Clearance: Adequate
23. Acceptable Visible Coil: Copper core with aluminum fins
24. Acceptable Refrigerant Lines: Suction Line and Liquid Line
25. Acceptable Exposed Ductwork: Insulated flex
26. Acceptable Condensate Removal: PVC
27. Acceptable Electrical Disconnect: Fused
28. Acceptable Thermostat: Individual -

Exterior, Split System AC System

29. Manufacturer: Ruud


30. Area Served: Office Approximate Age: 2015
31. Type: Split System Capacity: 4 Ton
32. Is the capacity adequate? Yes It takes approximately 1 ton of A/C to accommodate 400 to 700 sqft of living space, depending on the type of ceiling height in the structure. The higher the ceiling, the more A/C you will need per square foot.
33. Fuel Type: 240 VAC Temperature Differential: Greater Than 10 Degrees
34. Not Inspected A/C System Operation: Not inspected - To avoid possible compressor damage due to outside temperature below 60 degrees, the unit was not tested.
35. Acceptable Exterior Unit: Pad mounted
36. Acceptable A/C Unit Clearance: Adequate
37. Acceptable Visible Coil: Copper core with aluminum fins
38. Acceptable Refrigerant Lines: Suction Line and Liquid Line
39. Acceptable Exposed Ductwork: Insulated flex
40. Acceptable Condensate Removal: PVC

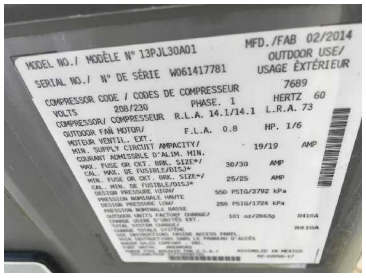
Air Conditioning (Continued)

41. Acceptable Electrical Disconnect: Breaker Disconnect

42. Acceptable Thermostat: Individual

Exterior, Split System AC System

43. Manufacturer: Rheem

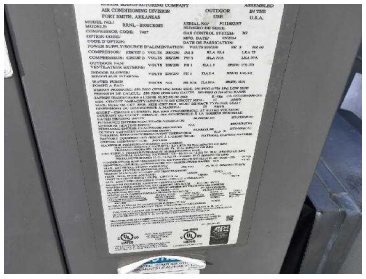


44. Area Served: Offices Approximate Age: 2014
45. Type: Split System Capacity: 2.5 Ton
46. Is the capacity adequate? Yes It takes approximately 1 ton of A/C to accommodate 400 to 700 sqft of living space, depending on the type of ceiling height in the structure. The higher the ceiling, the more A/C you will need per square foot.
47. Fuel Type: 240 VAC Temperature Differential: Greater Than 10 Degrees
48. Not Inspected A/C System Operation: Not inspected - To avoid possible compressor damage due to outside temperature below 60 degrees, the unit was not tested.
49. Acceptable Exterior Unit: Pad mounted
50. Acceptable A/C Unit Clearance: Adequate
51. Acceptable Visible Coil: Copper core with aluminum fins
52. Acceptable Refrigerant Lines: Suction Line and Liquid Line
53. Acceptable Exposed Ductwork: Insulated flex
54. Acceptable Condensate Removal: PVC
55. Acceptable Electrical Disconnect: Fused
56. Acceptable Thermostat: Individual -

Outside Package Unit Furnace and, Exterior Package Unit Air Conditioning and Gas Heat AC System

Air Conditioning (Continued)

57. Manufacturer: Ruud



58. Area Served: Shop Approximate Age: 2014
59. Type: Package Unit-Note Gas Shut-Off Capacity: 3 Ton
60. Is the capacity adequate? Yes It takes approximately 1 ton of A/C to accommodate 400 to 700 sqft of living space, depending on the type of ceiling height in the structure. The higher the ceiling, the more A/C you will need per square foot.
61. Not Inspected A/C System Operation: Not inspected - To avoid possible compressor damage due to outside temperature below 60 degrees, the unit was not tested.
62. Fuel Type: 240 VAC Temperature Differential: Greater Than 10 Degrees
63. Acceptable Heating System Operation: Adequate
64. Fuel Type: Natural gas
65. Acceptable Exterior Unit: Pad mounted

66. Acceptable A/C Unit Clearance: Adequate
67. Acceptable Exposed Ductwork: Metal ducts with corrugated cold air return
68. Acceptable Condensate Removal: PVC
69. Acceptable Gas Safety Shutoff: Accessible With Handle

70. Acceptable Distribution: Insulflex duct
71. Acceptable Circulator/Filter: Blower, Disposable Filter

Air Conditioning (Continued)

72. Acceptable Electrical Disconnect: Fused

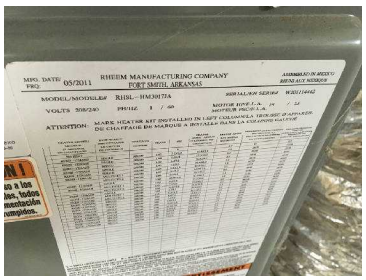
73. Acceptable Thermostat: Individual

Heating System

PERIODIC MAINTENANCE: Heating units should be inspected and serviced before the start of each heating season. Condensate pumps should be cleaned and operation verified as well. Filters should be cleaned or changed every one to two months, as necessary. Humidifiers should be cleaned and serviced at least once a year. Report any unusual noise, flame patterns exiting the furnace, or excessive blower engagement to a qualified technician. All buildings should have carbon monoxide detectors installed and tested regularly.

#1 Heating System

1. Area Served: Rear Offices Approximate Age: 2011
2. Functional Heating System Operation: Inadequate - Humidity in the area where this unit was operating was measure at a level conducive to microbial growth. Recommend service by a qualified HVAC technician.
3. Manufacturer: Rheem



4. Type: Forced air, Heat Pump Capacity: 54,000 BTU
5. Fuel Type: Electric
6. Not Inspected Heat Exchanger: Unable to Observe - Inspection of the heat exchanger requires dismantling the furnace. Dismantling equipment is beyond the scope of this Inspection. You may wish to contact a qualified heating specialist for further evaluation.
7. Unable to Inspect: 75% - A Building Inspection does not involve dismantling equipment. During a Building Inspection, combustion chambers can only be observed from the access panel side of the unit. Complete evaluation of the combustion chamber and heat exchanger must be done by a HVAC technician.
8. Acceptable Emergency Drip Pan: Metal, Float Switch
9. Acceptable Clearances: Adequate

Heating System (Continued)

10. Acceptable Electrical Disconnect: Fused

11. Acceptable Circulator/Filter: Blower, Disposable Filter
12. Acceptable Distribution: Insulflex duct
13. Acceptable Thermostat: Individual

#2 Heating System

14. Area Served: East Approximate Age: 2013
15. Functional Heating System Operation: Adequate - Humidity in the area where this unit was operating was measure at a level conducive to microbial growth. Recommend service by a qualified HVAC technician.
16. Manufacturer: Rheem

17. Type: Forced air, Heat Pump Capacity: 40,000 BTUHR
18. Fuel Type: Electric
19. Not Inspected Heat Exchanger: Unable to Observe - Inspection of the heat exchanger requires dismantling the furnace. Dismantling equipment is beyond the scope of this Inspection. You may wish to contact a qualified heating specialist for further evaluation.
20. Unable to Inspect: 75% - A Building Inspection does not involve dismantling equipment. During a Building Inspection, combustion chambers can only be observed from the access panel side of the unit. Complete evaluation of the combustion chamber and heat exchanger must be done by a HVAC technician.
21. Acceptable Emergency Drip Pan: Metal, Float Switch-No Drain

22. Acceptable Clearances: Adequate

Heating System (Continued)

23. Acceptable Electrical Disconnect: Fused

24. Acceptable Circulator/Filter: Blower, Disposable Filter
25. Acceptable Distribution: Insulflex duct
26. Acceptable Thermostat: Individual

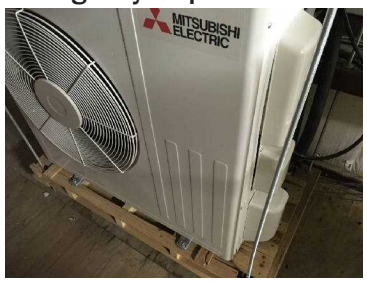
Shop Heating System

27. Area Served: Computer Area Approximate Age: Unable to determine
28. Functional Heating System Operation: Adequate - Humidity in the area where this unit was operating was measure at a level conducive to microbial growth. Recommend service by a qualified HVAC technician.
29. Manufacturer: Mitsubishi

30. Type: Forced air, Heat Pump Capacity: 30,000 BTU
31. Functional Heating System Operation: Adequate - Humidity in the area where this unit was operating was measure at a level conducive to microbial growth. Recommend service by a qualified HVAC technician.
32. Fuel Type: Electric
33. Not Inspected Heat Exchanger: Unable to Observe - Inspection of the heat exchanger requires dismantling the furnace. Dismantling equipment is beyond the scope of this Inspection. You may wish to contact a qualified heating specialist for further evaluation.
34. Unable to Inspect: 75% - A Building Inspection does not involve dismantling equipment. During a Building Inspection, combustion chambers can only be observed from the access panel side of the unit. Complete evaluation of the combustion chamber and heat exchanger must be done by a HVAC technician.

Heating System (Continued)

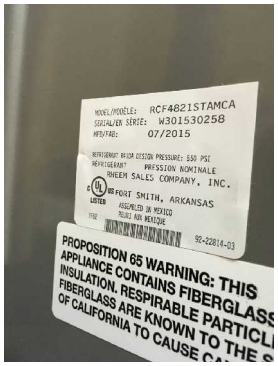
35. Not Present Emergency Drip Pan: None Observed



36. Acceptable Clearances: Adequate
37. Acceptable Electrical Disconnect: Breaker Disconnect
38. Acceptable Circulator/Filter: Blower, Disposable Filter
39. Acceptable Distribution: Insulflex duct
40. Acceptable Thermostat: Individual

Front Offices Heating System

41. Functional Heating System Operation: Adequate - Humidity in the area where this unit was operating was measure at a level conducive to microbial growth. Recommend service by a qualified HVAC technician.
42. Manufacturer: Rheem



43. Type: Forced air Capacity: 91,000 BTUHR
44. Area Served: Front Office Approximate Age: 2015
45. Fuel Type: Natural gas

46. Acceptable Heat Exchanger: 4 Burner
47. Unable to Inspect: 40%
48. Acceptable Distribution: Insulflex duct
49. Acceptable Circulator: Gravity

Heating System (Continued)

50. Acceptable Draft Control: Automatic

51. Marginal Flue Pipe: Double wall - Class B piping requires a 1" clearance from all combustibles. This is a fire hazard.
The arrow identifies the location of an active water leak.

2nd Floor Heating System

52. Functional Heating System Operation: Adequate - Humidity in the area where this unit was operating was measure at a level conducive to microbial growth. Recommend service by a qualified HVAC technician.

53. Manufacturer: Rheem

54. Type: Forced air, Heat Pump Capacity:

55. Area Served: East Offices Approximate Age: 2015

56. Fuel Type: Electric

57. Not Inspected Heat Exchanger: Unable to Observe - Unable to Observe – Inspection of the heat exchanger requires dismantling the furnace or specialized equipment. Dismantling equipment is beyond the scope of this Inspection. You may wish to contact a qualified heating specialist for further evaluation.

58. Acceptable Distribution: Insulflex duct

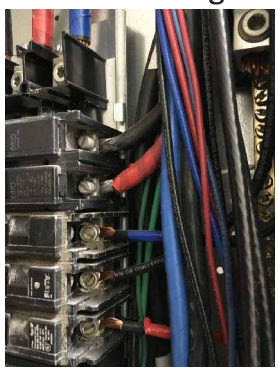
59. Acceptable Circulator: Gravity

Electrical

PERIODIC MAINTENANCE: Ground Fault Circuit Interrupters (GFCIs) are recommended on all outdoor outlets and on interior outlets in wet areas such as bathrooms, kitchens and laundry rooms. Manually test each GFCI outlet monthly. If the test fails, have the GFCI replaced. Do not use extension cords or lamp cords as permanent installation. Electrical repairs should only be attempted by licensed and qualified personnel.

DISCLAIMER: Unable to observe ground connection inside electrical meter box. Recommend utility verify this connection.

1. Service Size Amps: 600 (3-200AMP Main Panels) Volts: 600 Volts
2. Acceptable Service: Single Phase
3. Acceptable 120 VAC Branch Circuits: Copper
4. Acceptable 240 VAC Branch Circuits: Copper
5. Acceptable Aluminum Wiring: 240 Volt Circuits



6. Acceptable Conductor Type: Non-metallic sheathed cable
7. Acceptable Grounding Electrode System: Rod-in-Ground, Plumbing - HABITEC recommends a Grounding Electrode System that includes rod-in-ground, metal building frame, plumbing and gas line grounding, as applicable.

   [Unable to observe ground connection inside electrical meter box. Recommend utility verify this connection.]
8. Marginal Smoke Detectors: Operational at the time of inspection. It is recommended that you confirm the current building codes in your area as there were no smoke detectors observed and one heat detector observed in the office building.
9. Not Present Heat Detector:

Main Service Panel #1 Electric Panel

10. Acceptable Manufacturer: Eaton
11. Maximum Capacity: 200 AMPS
12. Acceptable Main Breaker Size: 200 AMPS

13. Acceptable Breakers: Copper and Aluminum (CuAl)

Electrical (Continued)

14. Not Present Fuses: None Observed
15. Not Present Panel/Device Labeling: Not Observed
16. Acceptable Conductor Sizing: Appropriate for Circuit Breakers
17. Acceptable Panel Bonding: Bonded - Panel bonding is imperative to insure protection should the panel become active with current.
18. Acceptable Panel Access Clearance: Unrestricted - Panel access clearance of 30 inches X 3 feet is recommended for reasonable access by service technicians.

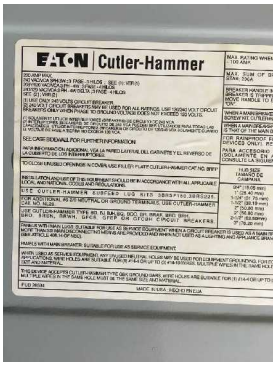
Main Service Panel #2 Electric Panel

19. Acceptable Manufacturer: Eaton

20. Maximum Capacity: 200 AMPS
21. Acceptable Main Breaker Size: 200 AMPS
22. Acceptable Breakers: Copper and Aluminum (CuAl)
23. Not Present Fuses: None Observed
24. Acceptable Panel/Device Labeling: Adequate
25. Acceptable Conductor Sizing: Appropriate for Circuit Breakers
26. Acceptable Panel Bonding: Bonded - Panel bonding is imperative to insure protection should the panel become active with current.
27. Acceptable Panel Access Clearance: Unrestricted - Panel access clearance of 30 inches X 3 feet is recommended for reasonable access by service technicians.

Sub-Panel #1-East Electric Panel

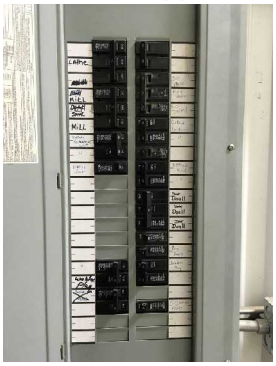
28. Acceptable Manufacturer: Eaton



29. Maximum Capacity: 200 AMPS
30. Not Present Main Breaker Size: None Observed - Subpanels do not have a main breaker. This panel is protected by a 200 amp Main Breaker at the exterior panel.

Electrical (Continued)

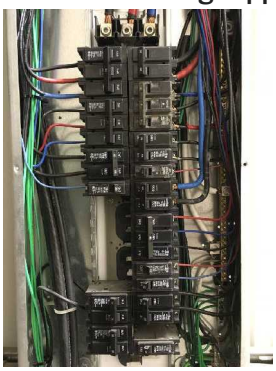
31. Acceptable — Breakers: Copper and Aluminum (CuAl)



32. Not Present — Fuses: None Observed

33. Acceptable — Panel/Device Labeling: Adequate

34. Acceptable — Conductor Sizing: Appropriate for Circuit Breakers



35. Not Present — AFCI Breaker: None Observed - AFCI circuit breakers are devices used to protect against arc faults that may cause a fire or injury.

36. Not Present — GFCI Breaker: None Observed - GFCI outlets or circuits are recommended for all exterior outlets and outlets in the kitchen, bathroom, garage and laundry room.

37. Acceptable — Panel Bonding: Bonded - Panel bonding is imperative to insure protection should the panel become active with current.

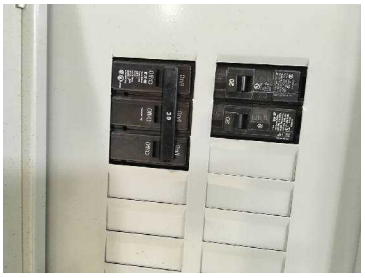
38. Acceptable — Panel Access Clearance: Unrestricted - Panel access clearance of 30 inches X 3 feet is required for reasonable access by service technicians.

Electrical (Continued)

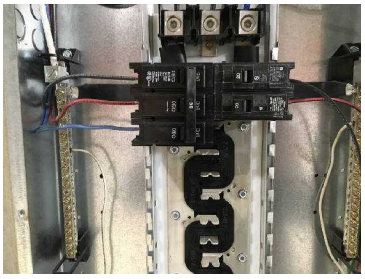
Sub-Panel #2 Electric Panel

39. Functional — Manufacturer: Eaton - Panel is missing four screws.

40. Maximum Capacity: 150 AMPS
41. Not Inspected — Main Breaker Size: None Observed - Sub panels do not have a main breaker. The sub-panel is protected by a 200 AMP breaker at the Main Panel
42. Acceptable — Breakers: Copper and Aluminum (CuAl)



43. Not Present — Fuses: None Observed
44. Not Present — Panel/Device Labeling: Not Observed
45. Acceptable — Conductor Sizing: Appropriate for Circuit Breakers



46. Not Present — AFCI Breaker: None Observed - AFCI circuit breakers are devices used to protect against arc faults that may cause a fire or injury.
47. Not Present — GFCI Breaker: None Observed - GFCI outlets or circuits are recommended for all exterior outlets and outlets in the kitchen, bathroom, garage and laundry room.
48. Acceptable — Panel Bonding: Bonded - Panel bonding is imperative to insure protection should the panel become active with current.
49. Acceptable — Panel Access Clearance: Unrestricted - Panel access clearance of 30 inches X 3 feet is recommended for reasonable access by service technicians.

Warehouse Electric Panel

Electrical (Continued)

50. Functional Manufacturer: Eaton - Mounting screw missing.

51. Maximum Capacity: 200 AMPS
52. Not Present Main Breaker Size: No single main breaker exists, Split bus design
53. Acceptable Breakers: Copper and Aluminum

54. Not Present Fuses: None Observed
55. Not Present AFCI: Not Observed
56. Not Present GFCI: Not Observed
57. Is the panel bonded? Yes

Welding Room Electric Panel

58. Acceptable Manufacturer: Square D

59. Maximum Capacity: 200 Amps
60. Acceptable Main Breaker Size: 125 AMPS
61. Acceptable Breakers: Copper

Electrical (Continued)

62. Not Present Fuses: None Observed
63. Is the panel bonded? Yes

Office Electric Panel

64. Acceptable Manufacturer: Eaton

65. Maximum Capacity: 200 AMPS
66. Acceptable Main Breaker Size: No single main breaker exists, Split bus design
67. Acceptable Breakers: Copper and Aluminum

68. Not Present Fuses: None Observed
69. Not Present AFCI: Not Observed
70. Not Present GFCI: Not Observed
71. Is the panel bonded? Yes

Office Closet Electric Panel

Electrical (Continued)

72. Acceptable Manufacturer: Eaton

73. Maximum Capacity: 200 AMPS
74. Acceptable Main Breaker Size: No single main breaker exists, Split bus design
75. Acceptable Breakers: Copper and Aluminum
76. Not Present Fuses: None Observed
77. Not Present AFCI: Not Observed
78. Not Present GFCI: Not Observed
79. Is the panel bonded? Yes

Main Service Panel Electric Panel

80. Acceptable Manufacturer: Cutler-Hammer

81. Maximum Capacity: 200 AMPS
82. Acceptable Main Breaker Size: 200 AMPS
83. Acceptable Breakers: Copper and Aluminum
84. Not Present Fuses: None Observed
85. Not Present AFCI: Not Observed
86. Not Present GFCI: Not Observed
87. Is the panel bonded? Yes

Plumbing

PERIODIC MAINTENANCE: Water pressure is a critical indication of the condition of your plumbing system. Check the water pressure periodically to verify that it is in the range of 40 to 80 psi. Low water pressure can be an indication of incorrect sizing of piping, mineral build-up or corrosion. High water pressure can lead to damaged plumbing devices. Water supply lines in unheated areas should be insulated. Know where your water system shut-off valve is located so you can reach it in a timely manner, if need be. If water is supplied by a private well, it should be analyzed annually for bacteria and other contamination. Water heaters have a life expectancy of 12-15 years. They should be inspected annually to verify a normal heat source and condition of the TPR valve. Any leaks should be reported to a certified plumber. Home water heater capacities - 40 gals. - 2 people; 50 gals. - 2-3 people; 60-70 gals. - 4 people, 75 gals. - more than 4 people, or unusual circumstances

1. Water Source City How Verified Owner
2. Sewage Disposal City How Verified Owner
3. Acceptable Service Line: Copper
4. Not Present Main Water Shutoff: None Observed
5. Not Present Pressure Regulator: Not Observed
6. Acceptable Water Pressure: 70 PSIG - Normal water pressure is between 40 and 80 psi. If greater than 80 psi, damage may occur to plumbing fixtures.

7. Acceptable Water Lines: Copper
8. Not Present Water Pipe Grounding: Not Observed
9. Acceptable Drain Pipes: PVC
10. Acceptable Service Caps: PVC
11. Acceptable Vent Pipes: PVC
12. Acceptable Gas Service Lines: Cast iron
13. Not Present Gas Pipe Grounding: Not Observed
14. Not Present Fire Suppression Sprinkler System: None Observed -

2nd Floor Water Heater

15. Manufacturer: State

16. Type: Electric Capacity: 50 Gallons
17. Approximate Age: 2011 Area Served: Break Room/Bathroom
18. Acceptable Water Heater Operation: Adequate
19. Acceptable Water Heater Mount: Floor Mount

Plumbing (Continued)

20. Acceptable — Access Clearance: Adequate - Water heater access clearance of 30 inches deep by 36 inches wide is recommended.
21. Acceptable — Electrical Disconnect: Breaker in Electrical Panel
22. Acceptable — TPRV and Drain Tube: Copper
23. Acceptable — Emergency Drip Pan: Metal, No drain pipe observed -

Structure

PERIODIC MAINTENANCE: Some wood constructed floor systems may have squeaks and all floor systems may have some unevenness due to age or construction. Large depressions or ridges, excessive settling or sagging, and changes in condition of floor structure should be investigated. Annually walk around the outside of the structure to check for small cracks in the foundation. Large cracks usually start out as small cracks. If a crack has uneven edges, have the foundation evaluated by a structural engineer. Walls should be flat and even. Stand back from the building and look at the roof. It should not have any sags

1. Acceptable — Structure Type: Wood frame, Masonry, Metal frame
2. Acceptable — Foundation: Poured Concrete Slab on Grade
3. Acceptable — Cone of Compression: Not Violated
4. Not Present — Differential Movement: No movement or displacement noted
5. Acceptable — Beams: Steel I-Beam
6. Acceptable — Bearing Walls: Formed Concrete
7. Acceptable — Joists/Trusses: Engineered I-Beam
8. Acceptable — Sill Plate to Foundation Connection: Bolts
9. Acceptable — Piers/Posts: Poured piers and metal posts
10. Acceptable — Floor/Slab: Poured slab

Functional Summary

Lots and Grounds

1. Parking Lot Surface: Asphalt - HABITEC recommends repairing cracks to prevent water intrusion.

Living/Office Space

2. Office (s) Living Space Ceiling: Painted Drywall - Moisture Penetration noted in most of the offices. The office with a ceiling fan has a prior moisture penetration around the HVAC vent which was also observed in the closet.

3. Office (s) Living Space Windows: Aluminum Fixed Pane - All Office exterior windows have active condensation. Window frame is measuring for active moisture penetration.



4. Office (s) Living Space Electrical: 120 VAC outlets and lighting circuits - Copier room office has an inoperable light.
Note missing junction box ex-conference room.


Functional Summary (Continued)

5. Office (s) Living Space HVAC Source: Forced-air System Register (s) - Most offices and break area have active microbial growth.
   Conference Room has active microbial growth.
   Accounting has heavy microbial growth.

Shop

6. Machine Shop Work Area Ceiling: Exposed framing - Photo 2 Note Patch Repair. Photo 3 is a exterior view of the roof in this area.

7. Machine Shop Work Area Doors: Exterior Composite, Overhead Door - Overhead door track guide is missing.

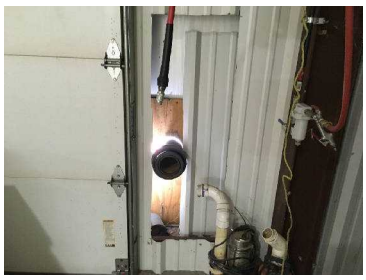

8. Warehouse Work Area Ceiling: Exposed framing - Note moisture penetration in Photo 2. Photo 3 is the back outside wall of the warehouse.

Shop (Continued)

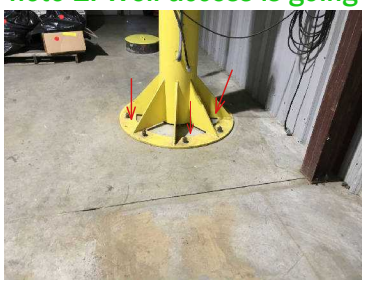
Ceiling: (continued)



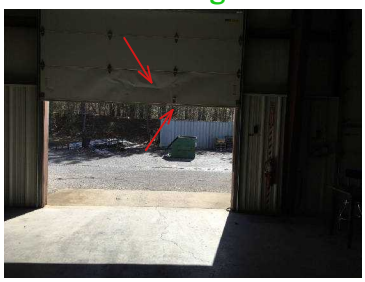
9. Warehouse Work Area Walls: Metal - Wall penetration to be removed and sealed.



10. Warehouse Work Area Floor: Poured Concrete - Jib crane is being removed and the bolts are to be ground down and poly sealed to prevent a tripping hazard.
Photo 2. Well access is going to be removed.




11. Warehouse Work Area Doors: Overhead Insulated Aluminum - Southeast Door is damaged. Several of the doors have damaged seals which may allow pest intrusion.



12. Warehouse Work Area HVAC Source: Forced-air System Register (s), Gas powered Industrial Heater - Note power vent. Recommend you inquire as to why this unit was installed.

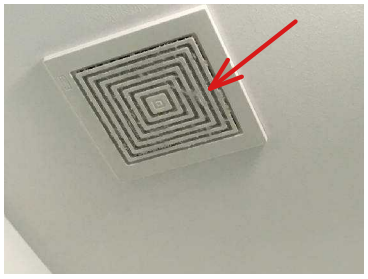
Shop (Continued)

HVAC Source: (continued)

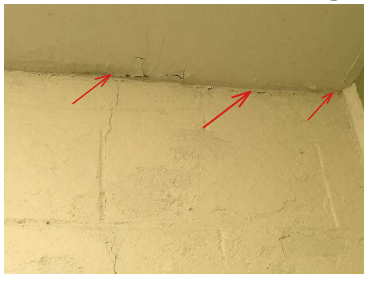

Bathroom

13. Women Half Bathroom Faucets/Fixtures: Dual Handle - Sink has no stop

14. Women Half Bathroom Ventilation: Electric ventilation fan - Unit is very dirty.



15. Men Half Bathroom Ceiling: Painted Drywall - Ceiling is showing signs of moisture penetration.



16. Kitchen Bathroom Ventilation: Electric ventilation fan - Unit needs cleaning.

Bathroom (Continued)

Ventilation: (continued)

Heating System

17. #1 Heating System Heating System Operation: Inadequate - Humidity in the area where this unit was operating was measure at a level conducive to microbial growth. Recommend service by a qualified HVAC technician.
18. #2 Heating System Heating System Operation: Adequate - Humidity in the area where this unit was operating was measure at a level conducive to microbial growth. Recommend service by a qualified HVAC technician.
19. Shop Heating System Heating System Operation: Adequate - Humidity in the area where this unit was operating was measure at a level conducive to microbial growth. Recommend service by a qualified HVAC technician.
20. Shop Heating System Heating System Operation: Adequate - Humidity in the area where this unit was operating was measure at a level conducive to microbial growth. Recommend service by a qualified HVAC technician.
21. Front Offices Heating System Heating System Operation: Adequate - Humidity in the area where this unit was operating was measure at a level conducive to microbial growth. Recommend service by a qualified HVAC technician.
22. 2nd Floor Heating System Heating System Operation: Adequate - Humidity in the area where this unit was operating was measure at a level conducive to microbial growth. Recommend service by a qualified HVAC technician.

Electrical

23. Sub-Panel #2 Electric Panel Manufacturer: Eaton - Panel is missing four screws.

24. Warehouse Electric Panel Manufacturer: Eaton - Mounting screw missing.

Electrical (Continued)

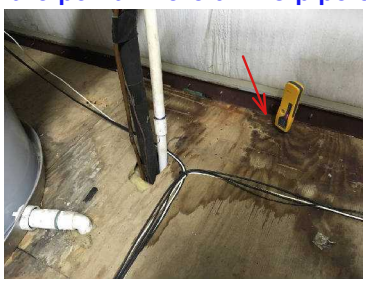
Manufacturer: (continued)

Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Living/Office Space

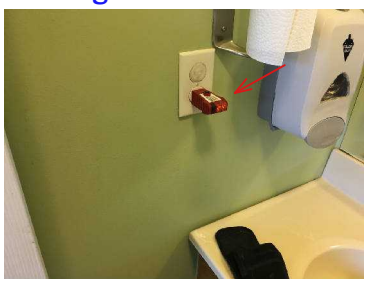
1. 2nd Floor Storage Living Space Floor: Wood - There is an active water penetration near the hot water heater at the point where a PVC pipe exits the wall.



Bathroom

2. Women Half Bathroom Toilets: White Porcelain, Two Piece, Gravity Flow - Toilet is testing for an active leak.

3. Women Half Bathroom Electrical: 120 VAC outlets and lighting circuits - The outlet at the sink did not trip when interrogated with a GFCI outlet tester. HABITEC recommends a GFCI protected circuit or outlet be installed.



4. Men Half Bathroom Toilets: White Porcelain, Two Piece, Gravity Flow - Toilet is testing for an active leak.

Marginal Summary (Continued)

5. Men Half Bathroom Electrical: 120 VAC outlets and lighting circuits - The outlet did not trip when tested. GFCI Outlets are recommended for bathrooms.
6. Kitchen Bathroom Toilets: White Porcelain, Two Piece, Gravity Flow - Toilet is testing for an active leak.

Heating System

7. Front Offices Heating System Flue Pipe: Double wall - Class B piping requires a 1" clearance from all combustibles. This is a fire hazard.
   The arrow identifies the location of an active water leak.

Electrical

8. Smoke Detectors: Operational at the time of inspection. It is recommended that you confirm the current building codes in your area as there were no smoke detectors observed and one heat detector observed in the office building.