

Clearview Home Inspection



Owen Sound
Huntsville, Ontario P2A1T5

Prepared for: Sample

Prepared by: Clearview Home Inspection
21 Worsley Lane
Nobel, Ontario P0G-1G0
HST# 84475 6890 RT0001



11:40 February 14, 2022

Marginal Summary

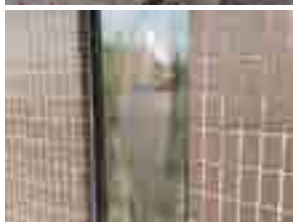
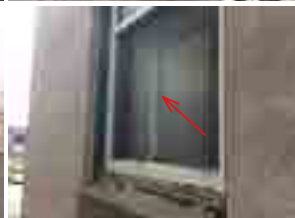
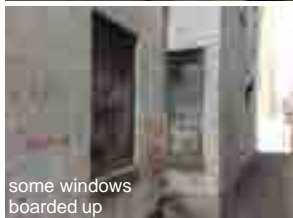
This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Exterior

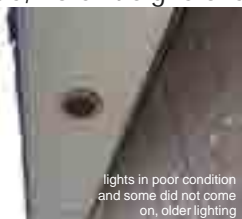
1. Rear Entry: Metal - as doors attached to car port current standards dictate doors should be metal and self closing to help prevent fire/fumes from getting into the building



2. Windows: Various types - older windows, will not be energy efficient, damage noted, broken seals in places, maintenance needed in places, some windows boarded up, leaking in places, some window replacement will be needed



3. Exterior Lighting: Surface mount - ensure adequate stairwell lighting is in place for the upper rental units, safety issue, no exit signs over doorways





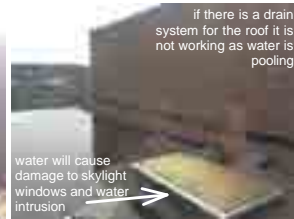
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Marginal Summary (Continued)

4. Exterior Electric Outlets: 110 VAC



5. Lower (car port) roof water covered





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Exterior (Continued)

Lower (car port) roof (continued)



Basement

6. Downstairs Basement Doors: to carport





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Marginal Summary (Continued)

7. Downstairs Basement Electrical: 110 VAC



Roof

8. Skylights: Plastic





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Roof (Continued)

Skylights: (continued)





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Roof (Continued)

Skylights: (continued)



9. South Chimney Chimney: Brick



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Roof (Continued)

Chimney: (continued)



on a lean,
poor
condition,
could
damage
other roof
areas



damaged and
missing grouting,
,needs repair or
removal



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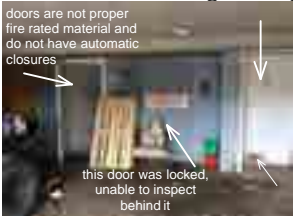
Roof (Continued)

Chimney: (continued)



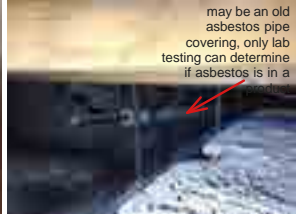
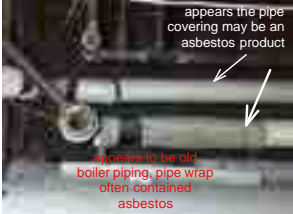
Car Port

10. Attached Parking Garage Service Doors: Wood, Metal - see final comments



Plumbing

11. Possible asbestos pipe covering see picture





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Marginal Summary (Continued)

Stairwells

12. Apartment area Stairwell Upper door damage noted



Common areas

13. rooms Common Area Water damaged room see pictures



14. rooms Common Area First Right room see pictures



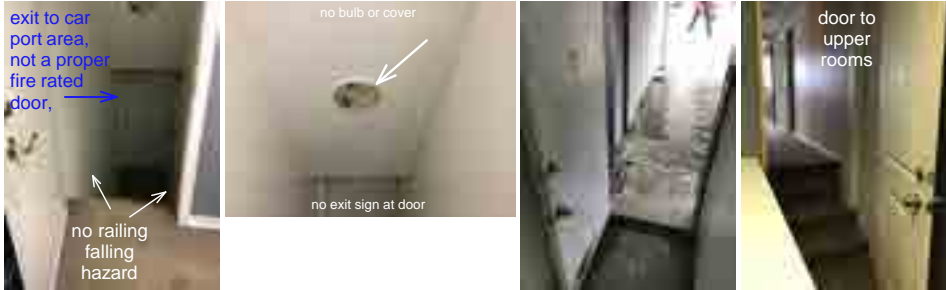
15. Back reception area Common Area Doors: see pictures



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Common areas (Continued)

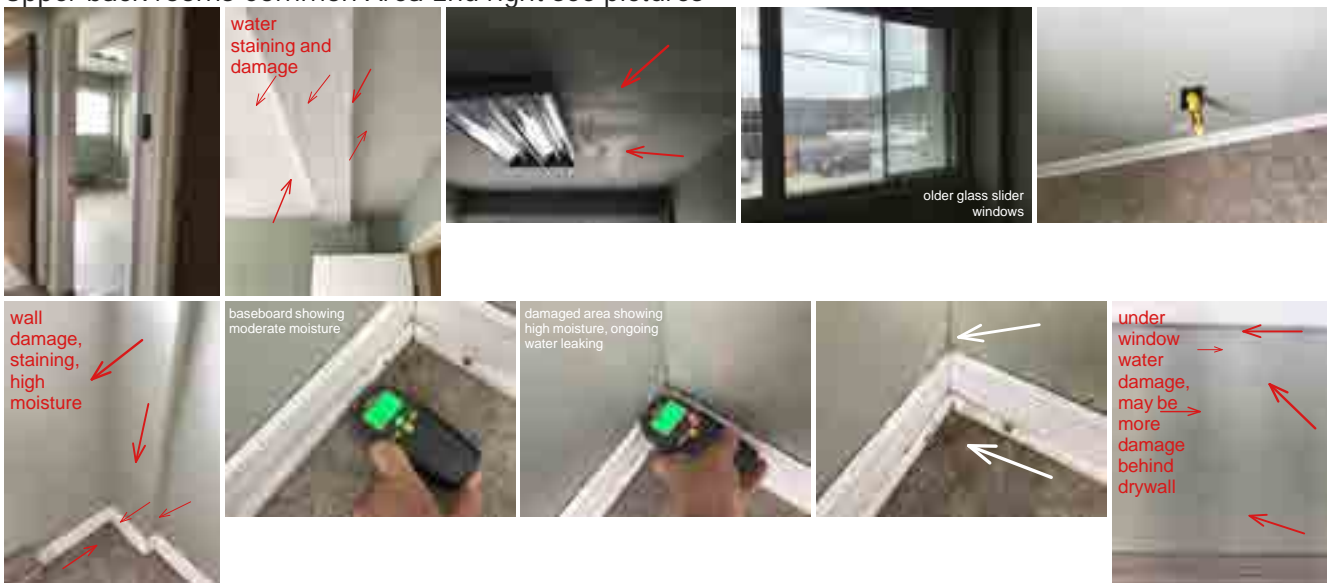
Doors: (continued)



16. Upper back rooms Common Area First right room see pictures



17. Upper back rooms Common Area End right see pictures





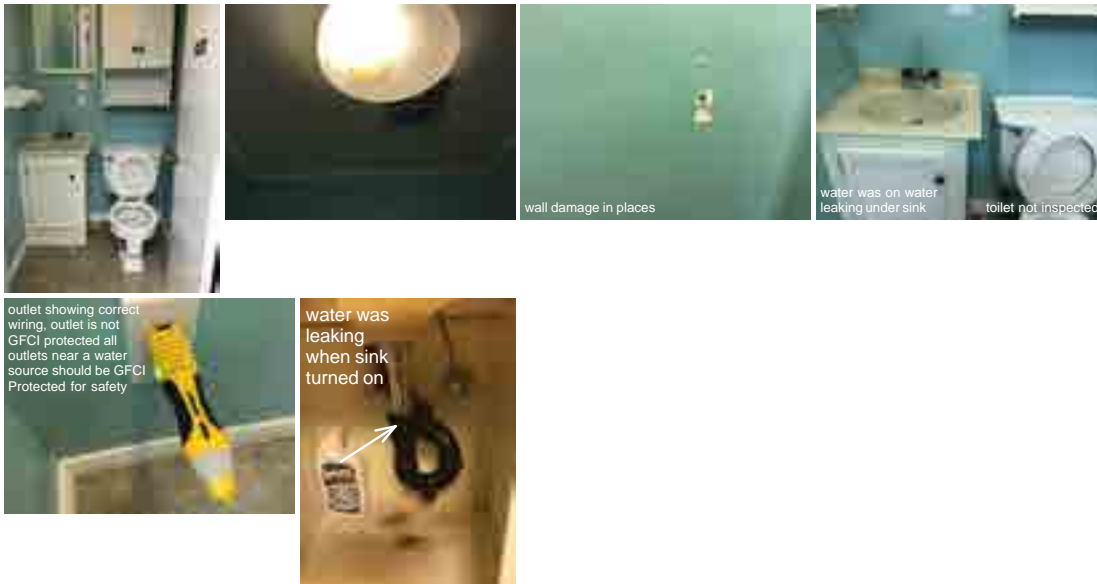
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Common areas (Continued)

End right (continued)



18. Main Bathroom and downstairs areas Common Area Bathroom office area



19. Main Bathroom and downstairs areas Common Area Bathroom office area



Unit #1

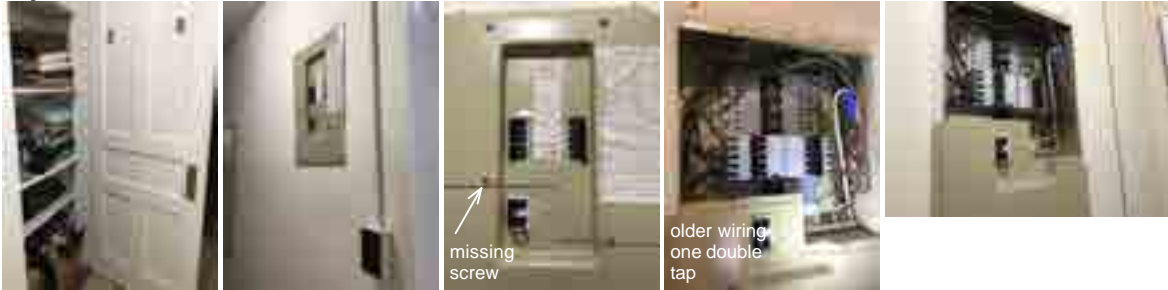
20. Main Bathroom Hallway area see pictures



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Unit #1 (Continued)

Hallway area (continued)



21. Main Bathroom Electrical: 110 VAC



22. Main Bedroom Bathroom ventilation see pictures - area is dirty, kitty litter all over, not proper fan venting, tissue paper wrapped around venting, clutter limits inspection of area, unable to inspect dryer connections or venting, ensure dryer venting is not venting into the closet area as heat and moisture will cause damage, when the area is empty venting needs to be assessed and corrected, cannot confirm where venting goes to, proper venting is to the exterior of the building as heat and moisture will damage areas in the home



Unit #2

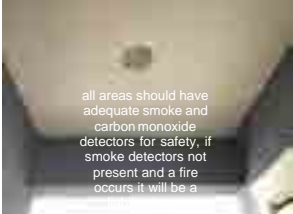
23. Upstairs kitchen area Living Space Smoke Detector: none present



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Unit #2 (Continued)

Smoke Detector: (continued)



24. Downstairs Kitchen Electrical: 110 VAC



25. Main Bathroom Electrical: 110 VAC





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Unit #2 (Continued)

Electrical: (continued)



electric
panel for
middle unit
is located in
basement



Unit #3

26. Living room Living Space Windows: older aluminum



windows not inspected



appears to have a
broken seal

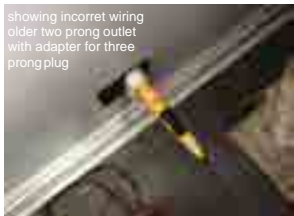


window ledge damage

27. Living room Living Space Electrical: 110 VAC



older two prong outlet



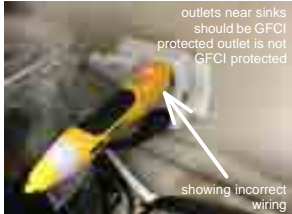
showing incorret wiring
older two prong outlet
with adapter for three
prong plug



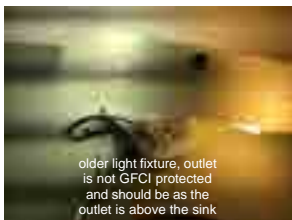
11:40 February 14, 2022

Marginal Summary (Continued)

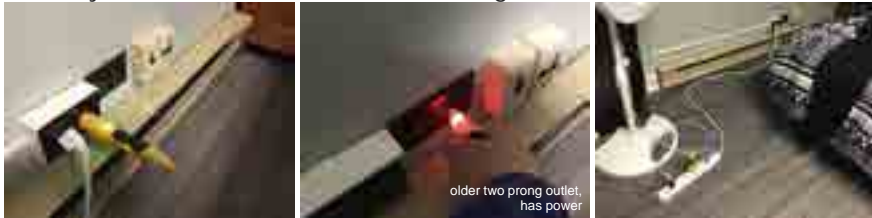
28. Main Kitchen Electrical: 110 VAC



29. Main Bathroom Electrical: 110 VAC



30. Hallway Bedroom Electrical: older wiring





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Definitions

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General Information

Inspector Name: Roly & Sue Wight



Company Name: Clearview Home Inspection
Address: 21 Worsley Lane Nobel On POG1G0

Client Name: sample

Property Address: Owen sound

Clearview Home Inspection Service Agreement

- * We do not look up the existence of building permits on homes we inspect this is the responsibility of the realtor or buyer if no realtor is in use.
- * We do not inspect previous use of the land For, example old gas station use or any other businesses that may have caused damage due to industrial activities.

I have read and understand the description of a WETT level 1 site inspection.
<http://clearviewhome.ca/index.php/services/wett-certification>

INSPECTOR acknowledges receiving a deposit of 0.00 from CLIENT. THIS AGREEMENT made this day by and between the buyer (hereinafter INSPECTOR Roland Wight) and the undersigned (CLIENT), collectively referred to herein as the parties. The Parties understand and voluntarily agree as follows: Inspection Date as agreed upon.

1. INSPECTOR agrees to perform a visual inspection of the home/building and to provide CLIENT with a computer generated (Palm - Tech) report identifying the defects that INSPECTOR both observed and deemed material. INSPECTOR may offer comments as a courtesy, but these comments will not comprise the bargained- for report. The report is only supplementary to the sellers disclosure.

2. Unless otherwise inconsistent with this Agreement or not possible, INSPECTOR agrees to perform the inspection in accordance with the current Standards of Practice of the International Association of Certified Home Inspectors



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General Information (Continued)

(InterNACHI) posted at <http://www.nachi.org/sop.htm>. Although INSPECTOR agrees to follow InterNACHI's Standards of Practice, CLIENT understands that these standards contain limitations, exceptions, and exclusions. CLIENT understands that InterNACHI is not a party to this Agreement and has no control over INSPECTOR or representations made by INSPECTOR and does not supervise INSPECTOR. Unless otherwise indicated below, CLIENT understands that INSPECTOR will NOT be testing for the presence of radon a colorless, odorless, radioactive gas that may be harmful to humans. Unless otherwise indicated below, CLIENT understands that INSPECTOR will NOT be testing for mold. Unless otherwise indicated in a separate writing, CLIENT understands that INSPECTOR will not test for compliance with applicable building codes or for the presence of potential dangers arising from asbestos, lead paint, formaldehyde, molds, soil contamination, and other environmental hazards or violations.

3. The inspection and report are for the use of CLIENT only, who gives INSPECTOR permission to discuss observations with real estate agents, owners, repair persons, and other interested parties. INSPECTOR shall be the sole owner of the report and all rights to it. INSPECTOR accepts no responsibility for use or misinterpretation by third parties, and third parties who rely on it in any way do so at their own risk and release INSPECTOR (including employees and business entities) from any liability whatsoever. Any third parties who rely on the report in any way also agree to all provisions in this Agreement. INSPECTOR'S inspection of the property and the report are in no way a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. All warranties, express or implied, including warranties of merchantability and fitness for a particular purpose, are expressly excluded to the fullest extent allowed by law. If any structure or portion of any structure that is to be inspected is a log home, log structure or includes similar log construction, CLIENT understands that such structures have unique characteristics that make it impossible for an inspector to inspect and evaluate them by an exterior visual inspection. Therefore, the scope of the inspection to be performed pursuant to this Agreement does not include decay of the interior of logs in log walls, log foundations or roofs or similar defects.

4. INSPECTOR assumes no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future. CLIENT acknowledges that the liability of INSPECTOR, its agents and/or employees, for claims or damages, costs of defense or suit, attorneys fees and expenses arising out of or related to the INSPECTOR'S negligence or breach of any obligation under this Agreement, including errors and omissions in the inspection or the report, shall be limited to liquidated damages in an amount equal to the fee paid to the INSPECTOR, and this liability shall be exclusive. CLIENT waives any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building even if the CLIENT has been advised of the possibility of such damages. The parties acknowledge that the liquidated damages are not intended as a penalty but are intended (i) to reflect the fact that actual damages may be difficult and impractical to ascertain; (ii) to allocate risk among the INSPECTOR and CLIENT; and (iii) to enable the INSPECTOR to perform the inspection at the stated fee.

5. INSPECTOR does not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place, unless the inspector holds a valid occupational license, in which case he/she may inform the CLIENT that he/she is so licensed, and is therefore qualified to go beyond this basic home inspection, and for additional fee, perform additional inspections beyond those within the scope of the basic home inspection. Any agreement for such additional inspections shall be in a separate writing.

6. In the event of a claim against INSPECTOR, CLIENT agrees to supply INSPECTOR with the following: (1) written notification of adverse conditions within 14 days of discovery; and (2) access to the premises. Failure to comply with the above conditions will release INSPECTOR and its agents from any and all obligations or liability of any kind.

7. The parties agree that any litigation arising out of this Agreement shall be filed only in the Court having jurisdiction



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General Information (Continued)

in the County in which the INSPECTOR has its principal place of business. In the event that CLIENT fails to prove any claims against INSPECTOR in a court of law, CLIENT agrees to pay all legal costs, expenses and fees of INSPECTOR in defending said claims. CLIENT further understands that any legal action against InterNACHI itself allegedly arising out of this Agreement or INSPECTORs relationship with InterNACHI must be brought only in the District Court of Boulder County, Colorado. No such action may be filed unless the plaintiff has first provided InterNACHI with 30 days written notice of the nature of the claim. In any action against INSPECTOR and/or InterNACHI, CLIENT waives trial by jury.

8. If any court declares any provision of this Agreement invalid, the remaining provisions will remain in effect. This Agreement represents the entire agreement between the parties. All prior communications are merged into this Agreement, and there are no terms or conditions other than those set forth herein. No statement or promise of INSPECTOR or its agents shall be binding unless reduced to writing and signed by INSPECTOR. No change shall be enforceable against any party unless it is in writing and signed by the parties. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. CLIENT shall have no cause of action against INSPECTOR after one year from the date of the inspection.

9. Payment of the fee to INSPECTOR (less any deposit noted above) is due upon completion of the on-site inspection. The CLIENT agrees to pay all legal and time expenses incurred in collecting due payments, including attorneys fees, if any. If CLIENT is a corporation, LLC, or similar entity, the person signing this Agreement on behalf of such entity does personally guaranty payment of the fee by the entity.

10. If CLIENT requests a re-inspection, the re-inspection is also subject to all the terms and conditions set forth in this agreement.

11. This Agreement is not transferable or assignable.

12. Should any provision of this Agreement require judicial interpretation, the Court shall not apply a presumption that the term shall be more strictly construed against one party or the other by reason of the rule of construction that a document is to be construed more strictly against the party who prepared it.

Signature:

A handwritten signature in black ink, appearing to be 'F. S.', written over a horizontal line.

Inspection Date: N/A



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General Information (Continued)

Property Information

Property Address Owen Sound



City Huntsville State Ontario Zip P2A1T5

Contact Name Sample

Client Information

Client Name Sample

Client Address Owen Sound

City Dunchurch State Ontario Zip P1H1L9

Phone 111 2222 3333

E-Mail rolywight@gmail.com

Inspection Company

Inspector Name Roly Wight

Company Name Clearview Home Inspection

Address 21 Worsley Lane

City Nobel State Ontario Zip P0G-1G0

Phone 705 790 4999

E-Mail info@clearviewhome.ca

File Number 1226

Amount Received TBD

Conditions

Others Present Buyer's Agent Property Occupied Occupied, Vacant

Estimated Age 60+ Entrance Faces West

Inspection Date 04/29/2019

Start Time 9 AM End Time 12:30 PM

Electric On Yes

Gas/Oil On Not Applicable

Water On Yes

Temperature 5

Weather Partly cloudy Soil Conditions Damp

Space Below Grade Basement

Building Type retail/apartment rental Garage Carport

Sewage Disposal Town How Verified Visual Inspection



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General Information (Continued)

Water Source Town How Verified Visual Inspection

Permits Obtained We do not look up permits as part of the home Inspection How Verified We do not look up permits as part of the home Inspection

Lots and Grounds

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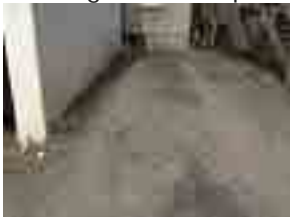
1. Acceptable Walkways: Concrete



2. Acceptable Steps/Stairs: Metal



3. Acceptable Grading: Minor slope



4. Acceptable Driveway: Gravel





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Lots and Grounds (Continued)

5. Not Present Parking Lot:



6. Access ADA Compliant: No

Exterior

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Not Present Item not present or not found.

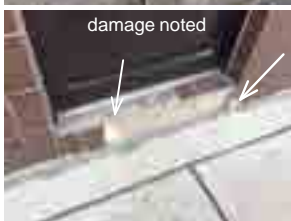
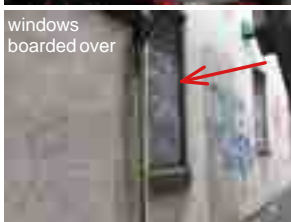
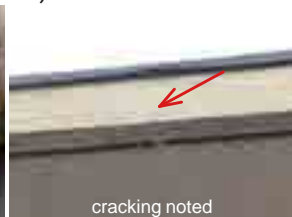
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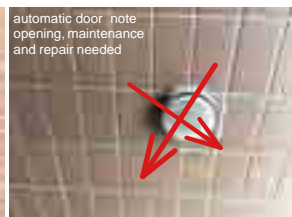
Defective Item needs immediate repair or replacement. It is unable to perform its intended function.

Main Exterior Surface

1. Acceptable Type: variety (see pictures)



2. Acceptable Main Entry: Metal





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Exterior (Continued)

3. Main Entry Access ADA Compliant: Yes

4. Marginal

Rear Entry: Metal - as doors attached to car port current standards dictate doors should be metal and self closing to help prevent fire/fumes from getting into the building

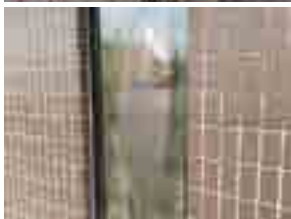
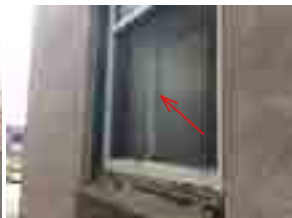
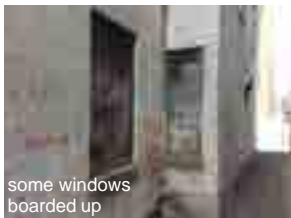


5. Acceptable

Fascia: Metal

6. Marginal

Windows: Various types - older windows, will not be energy efficient, damage noted, broken seals in places, maintenance needed in places, some windows boarded up, leaking in places, some window replacement will be needed



7. Marginal

Exterior Lighting: Surface mount - ensure adequate stairwell lighting is in place for the upper rental units, safety issue, no exit signs over doorways

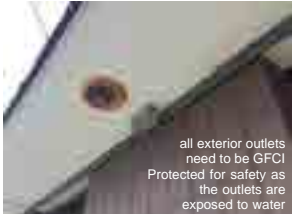




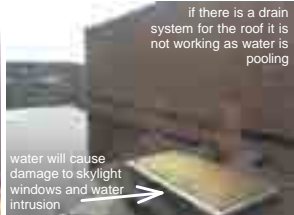
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Exterior (Continued)

8. Marginal Exterior Electric Outlets: 110 VAC



9. Marginal Lower (car port) roof water covered





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Exterior (Continued)

Lower (car port) roof (continued)



Structure

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- 1. Acceptable
- 2. Acceptable

Structure Type: Wood frame
Foundation: Block





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Structure (Continued)

3. Acceptable Differential Movement: Settling, Crack with displacement



4. Acceptable Beams: Solid wood, Bonded wood - not all areas of the beam are visible for inspection



5. Acceptable Bearing Walls: Block
6. Acceptable Joists/Trusses: 2x12, 2x10 - not all areas of joist are visible for inspection



7. Not Inspected Piers/Posts: no supports visible



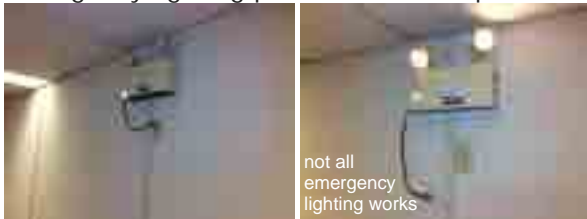
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Structure (Continued)

8. Acceptable Floor/Slab: Poured slab



9. Emergency lighting present? Yes see pictures



Basement

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Downstairs Basement

1. Not Inspected Unable to Inspect: 30%





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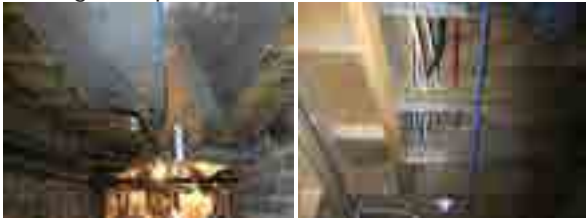
Basement (Continued)

Unable to Inspect: (continued)



2. Acceptable

Ceiling: see pictures



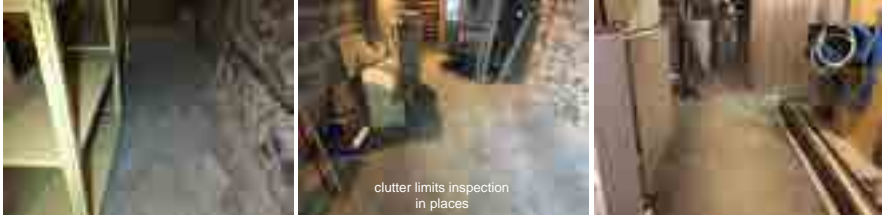
3. Acceptable

Walls: see pictures



4. Acceptable

Floor: Poured

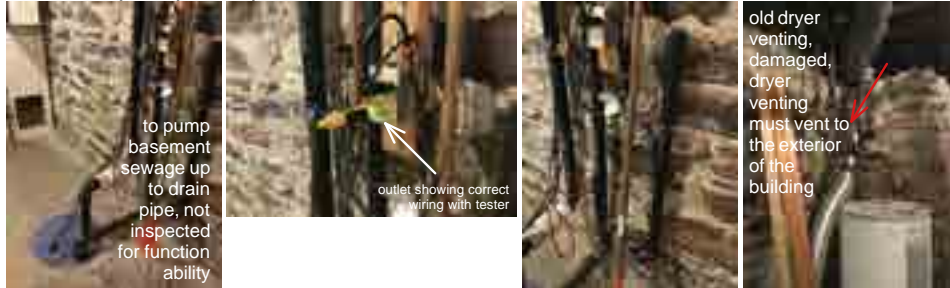




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Basement (Continued)

5. Not Inspected Transfer pump see pictures



6. Marginal

Doors: to carport



7. Acceptable

Bathroom/sink area see pictures - marked marginal to note damage





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Basement (Continued)

Bathroom/sink area (continued)

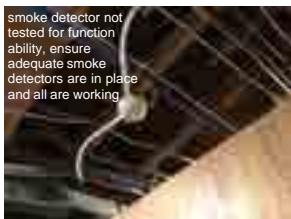


8. Marginal

Electrical: 110 VAC

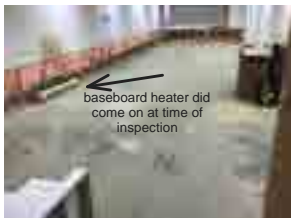


9. Not Inspected



10. Acceptable HVAC Source: Baseboard

11. Not Inspected Insulation: not all visible for inspection



12. Not Inspected Ventilation: appears there may be some type of fan ventilation system - suggest having ventilation system assessed by a licensed contractor to ensure the unit is working and for cleaning and maintenance, go over with the contractor what areas the ventilation system services

13. Acceptable Moisture Location: no moisture noted at time of inspection





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Basement (Continued)

14. Acceptable Basement Stairs/Railings: see picture



Roof

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Main Roof Surface

1. Method of Inspection: On roof



2. Acceptable Unable to Inspect: 30%



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Roof (Continued)

3. Acceptable Material: Older rolled roof material



4. Type: Flat
5. Approximate Age: confirm age of roof with owner
6. Marginal Skylights: Plastic





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Roof (Continued)

Skylights: (continued)





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Roof (Continued)

Skylights: (continued)





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Roof (Continued)

7. Acceptable Plumbing Vents: ABS





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Roof (Continued)

8. Acceptable Roof Drains: Surface



9. Not Present Gutter system

South Chimney

10. Marginal Chimney: Brick





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Roof (Continued)

Chimney: (continued)





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Roof (Continued)

- 11. Acceptable Flue/Flue Cap: Metal
- 12. Acceptable Chimney Flashing: Tar covered

Car Port

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

- Acceptable Functional with no obvious signs of defect.
- Not Present Item not present or not found.
- Not Inspected Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
- Marginal Item is not fully functional and requires repair or servicing.
- Defective Item needs immediate repair or replacement. It is unable to perform its intended function.

Attached Parking Garage

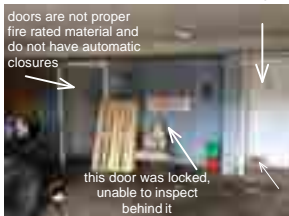
- 1. Type of Structure: Single level Car Spaces: 2 Levels: 1
- 2. Acceptable Exterior Surface: Wood



- 3. Not Inspected Roof Structure:



- 4. Marginal Service Doors: Wood, Metal - see final comments



- 5. Acceptable Walls: Concrete
- 6. Acceptable Ceiling: ceiling tiles





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Car Port (Continued)

7. Acceptable Floor/Foundation: Earth



monitor for water pooling and divert any ground drainage from the area

8. Not Present Electrical:

9. Access ADA Compliant: No

10. Emergency lighting present? No see picture



this area should have proper lighting/emergency lighting for safety reasons

Electrical

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Not Present Item not present or not found.

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Marginal Item is not fully functional and requires repair or servicing.

Defective Item needs immediate repair or replacement. It is unable to perform its intended function.

1. Service Size Amps: 200 Volts: 110-240 VAC

2. Acceptable Service: Copper



3. Acceptable 120 VAC Branch Circuits: Copper, Aluminum - aluminum wiring is acceptable in some instances



4. Acceptable 240 VAC Branch Circuits: Copper, Aluminum



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Electrical (Continued)

5. Acceptable Aluminum Wiring: present throughout the building



6. Acceptable Conductor Type: Romex

7. Not Inspected Ground:

Back room Electric Panel

8. Acceptable Manufacturer: Square D



9. Maximum Capacity: 200 Amps

10. Acceptable Main Breaker Size: 200 Amps

11. Acceptable Breakers: Copper

12. Not Present Fuses:

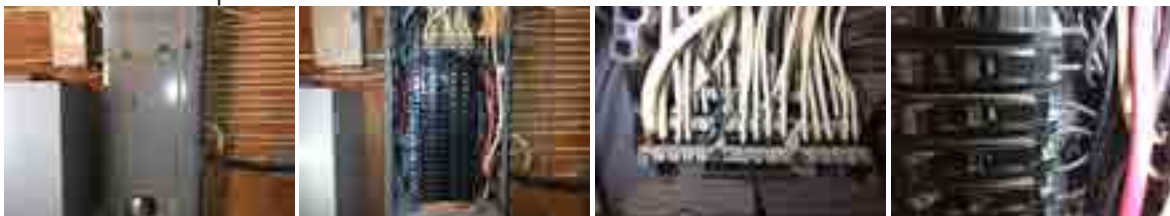
13. Not Present AFCI:

14. Not Present GFCI:

15. Is the panel bonded? Yes

Basement Electric Panel

16. Acceptable Manufacturer: Square D



17. Maximum Capacity: 200 Amps

18. Acceptable Main Breaker Size: 200 Amps

19. Acceptable Breakers: Copper

20. Not Present Fuses:

21. Not Present AFCI:

22. Not Present GFCI:

23. Is the panel bonded? Yes

Back room Electric Panel

24. Acceptable Manufacturer: Square D

25. Maximum Capacity: 200 Amps

26. Acceptable Main Breaker Size: 200 Amps

27. Acceptable Breakers: Copper

28. Not Present Fuses:



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Electrical (Continued)

- 29. Not Present AFCI:
- 30. Not Present GFCI:
- 31. Is the panel bonded? Yes
- 32. Not Inspected Smoke Detectors:
- 33. Not Inspected Data/Security Systems:
- 34. Not Present Emergency Lighting:

Plumbing

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Marginal	Item is not fully functional and requires repair or servicing.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

- 1. Acceptable Service Line: Copper



- 2. Acceptable Water Meter: installed



- 3. Acceptable Main Water Shutoff: Basement



- 4. Acceptable Water Lines: Copper, PVC, Cast iron - water is off in the office area of the building in places, older plumbing noted, monitor sink/toilet areas for any leaking in main and basement areas





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Plumbing (Continued)

5. Acceptable

Drain Pipes: Copper, PVC, ABS, Cast iron



6. Acceptable

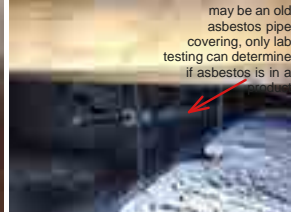
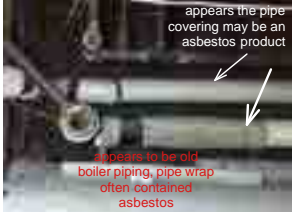
Service Caps: Accessible

7. Acceptable

Vent Pipes: ABS

8. Marginal

Possible asbestos pipe covering see picture



Basement Water Heater

9. Not Inspected

Water Heater Operation: Adequate - hot water was present in the apartment areas but the water was off in places on the main floor and plumbing has been discontinued in areas



10. Manufacturer: GSW

11. Type: Electric Capacity: 40 Gal. 4 rental tanks

12. Approximate Age: 5-10 Area Served: Whole building

13. Not Present Flue Pipe:

14. Acceptable TPRV and Drain Tube: Copper





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A/C

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Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

Main AC System

1. Not Inspected A/C System Operation: Appears serviceable - suggest having a heating/cooling contractor inspect the air conditioning system for function ability, damage, cleaning and any needed upgrades, one unit is newer, roof units are sitting in water in some places



2. Not Inspected Condensate Removal:



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A/C (Continued)

3. Not Inspected Exterior Unit: Sitting in water on the roof





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A/C (Continued)

Exterior Unit: (continued)



- 4. Manufacturer: York
- 5. Area Served: Whole building Approximate Age: 25+
- 6. Fuel Type: 220 VAC Temperature Differential: N/A
- 7. Type: Heat pump, Central A/C Capacity: Not listed
- 8. Not Inspected Visible Coil:
- 9. Not Inspected Refrigerant Lines:
- 10. Not Inspected Electrical Disconnect:

Stairwells

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Apartment area Stairwell



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Stairwells (Continued)

1. Acceptable Handrails: wood



2. Acceptable Steps: carpet



3. Acceptable Exterior stairs see pictures



4. Acceptable Lower door metal and glass



5. Marginal Upper door damage noted





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Stairwells (Continued)

6. Acceptable Walls: some cracking noted



7. Acceptable Floors: Carpet



8. Acceptable Ceilings: Paint



9. Not Inspected Electrical: older





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Stairwells (Continued)

10. Not Present Exit Signage:



Common areas

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Marginal Item is not fully functional and requires repair or servicing.

Defective Item needs immediate repair or replacement. It is unable to perform its intended function.

Reception Area Common Area

1. Acceptable Walls: paint/wallpaper



2. Acceptable Floor: vinyl/carpet



3. Acceptable Ceiling: Suspended ceiling



4. Not Inspected Electrical: 110 VAC



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Common areas (Continued)

Electrical: (continued)



5. Acceptable

Doors: metal and glass



6. Acceptable

Windows: non opening



7. Not Inspected

HVAC Source: baseboard



8. Not Present

9. Not Present

Exit Signage: none



rooms Common Area



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Common areas (Continued)

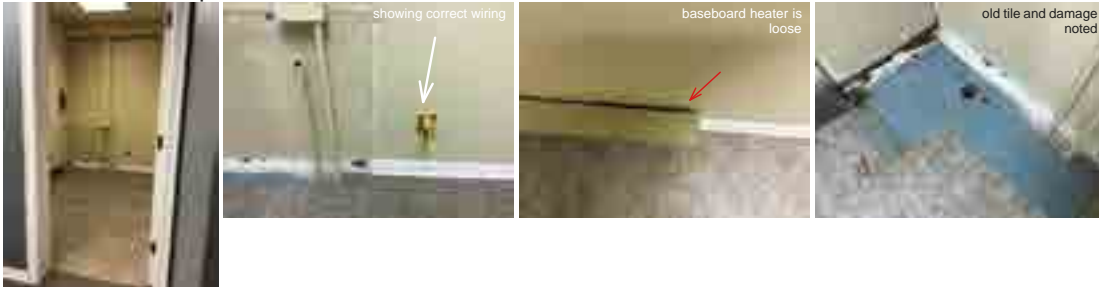
10. Acceptable First room facing main street



11. Acceptable Second room see pictures



12. Acceptable Third room see pictures



13. Marginal Water damaged room see pictures



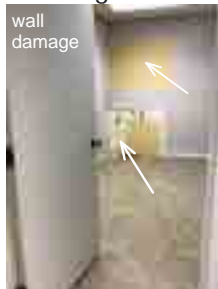


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Common areas (Continued)

14. Marginal

First Right room see pictures

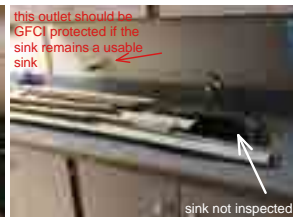
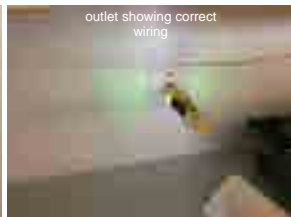


15. Not Inspected Door see picture



16. Acceptable

Storage room see pictures



17. Acceptable

Room after storage room see pictures





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Common areas (Continued)

Room after storage room (continued)



Back reception area Common Area

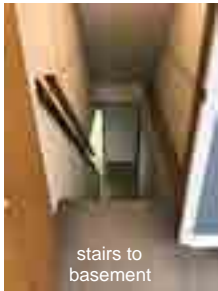
18. Acceptable

Walls: Paint



19. Acceptable

Floor: old carpet



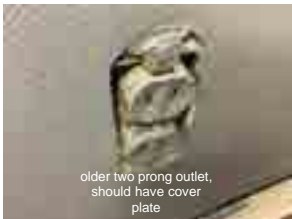
20. Acceptable

Ceiling: Suspended ceiling



21. Not Inspected

Electrical:





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Common areas (Continued)

22. Marginal

Doors: see pictures



23. Acceptable

Room see pictures

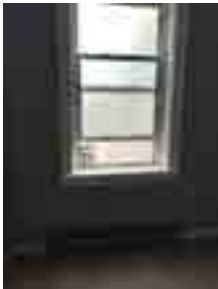
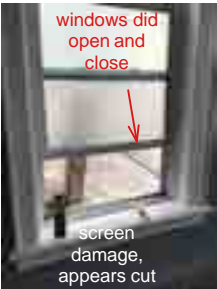


24. Not Inspected Closet see picture



25. Acceptable

Rooms left side see pictures





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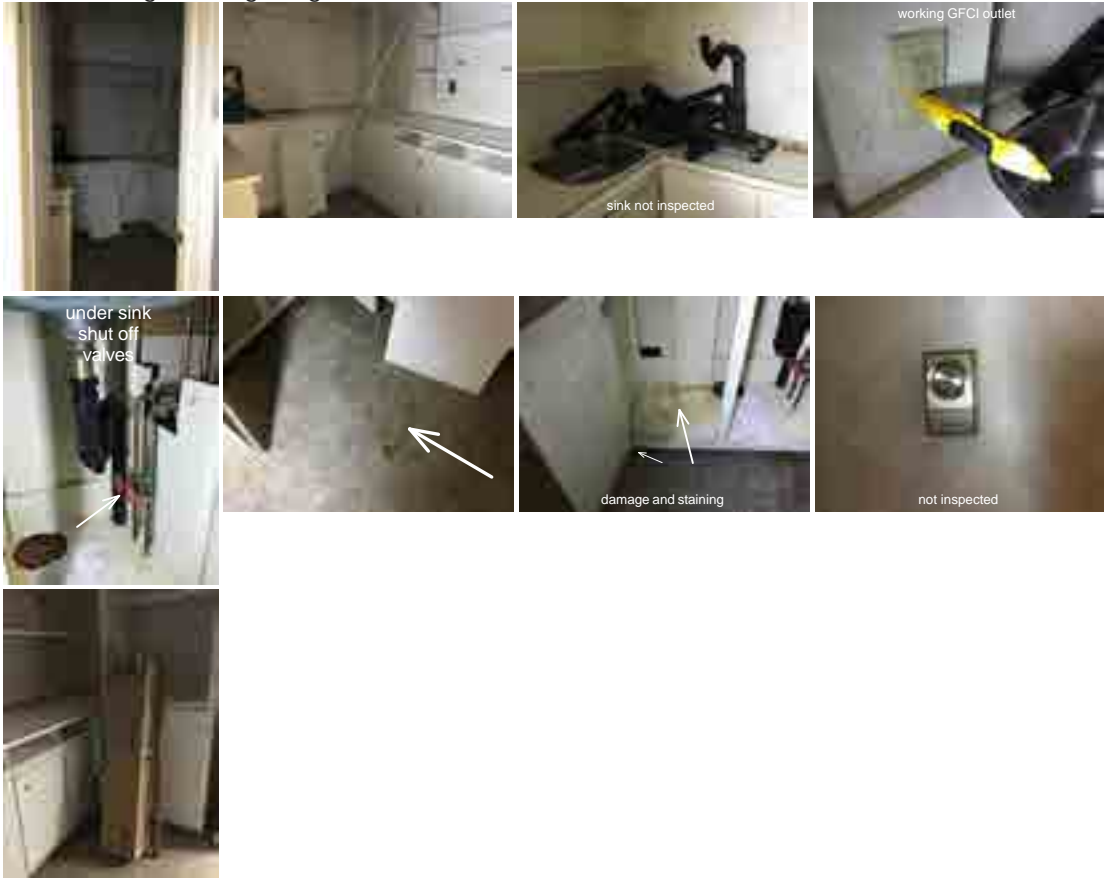
Common areas (Continued)

Rooms left side (continued)



26. Acceptable

Room on right no lighting in room



Upper back rooms Common Area

27. Acceptable

Bathroom area see pictures





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Common areas (Continued)

28. Acceptable Left and End room areas see pictures



29. Marginal First right room see pictures



30. Marginal End right see pictures

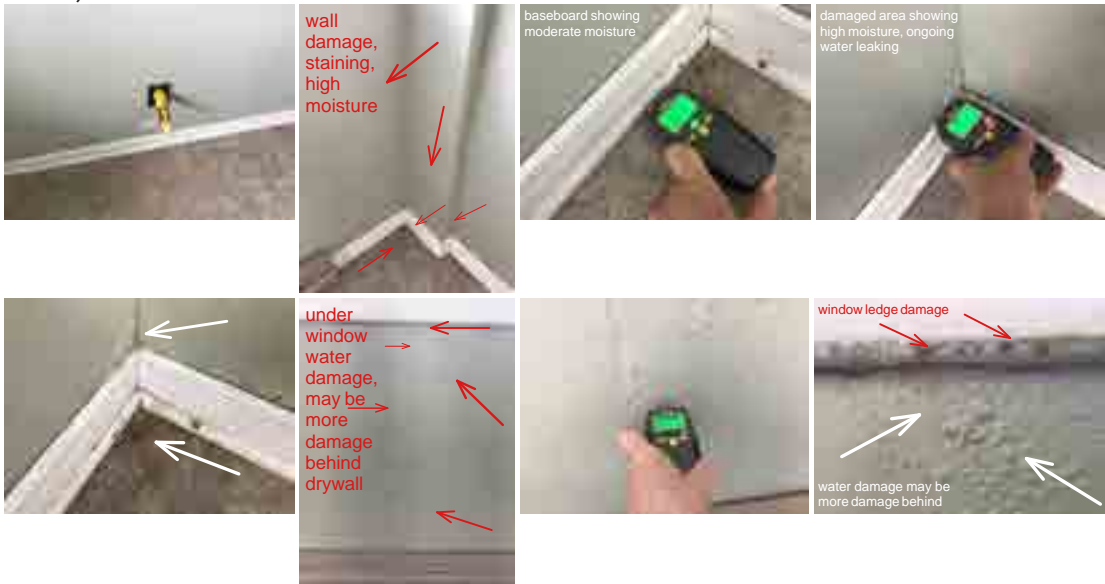




11:40 February 14, 2022

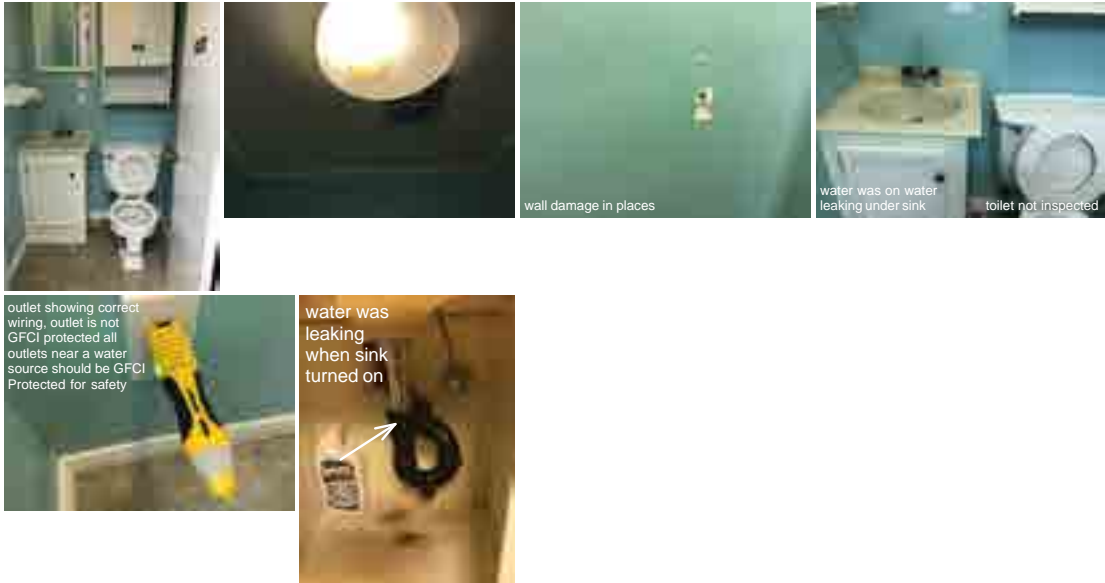
Common areas (Continued)

End right (continued)

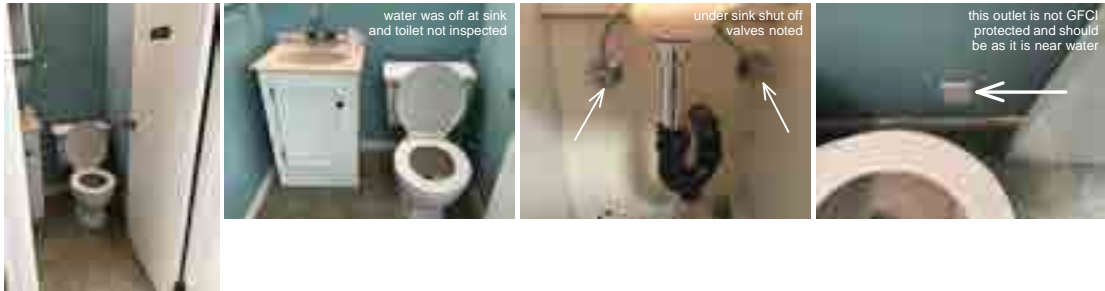


Main Bathroom and downstairs areas Common Area

31. Marginal Bathroom office area



32. Marginal Bathroom office area





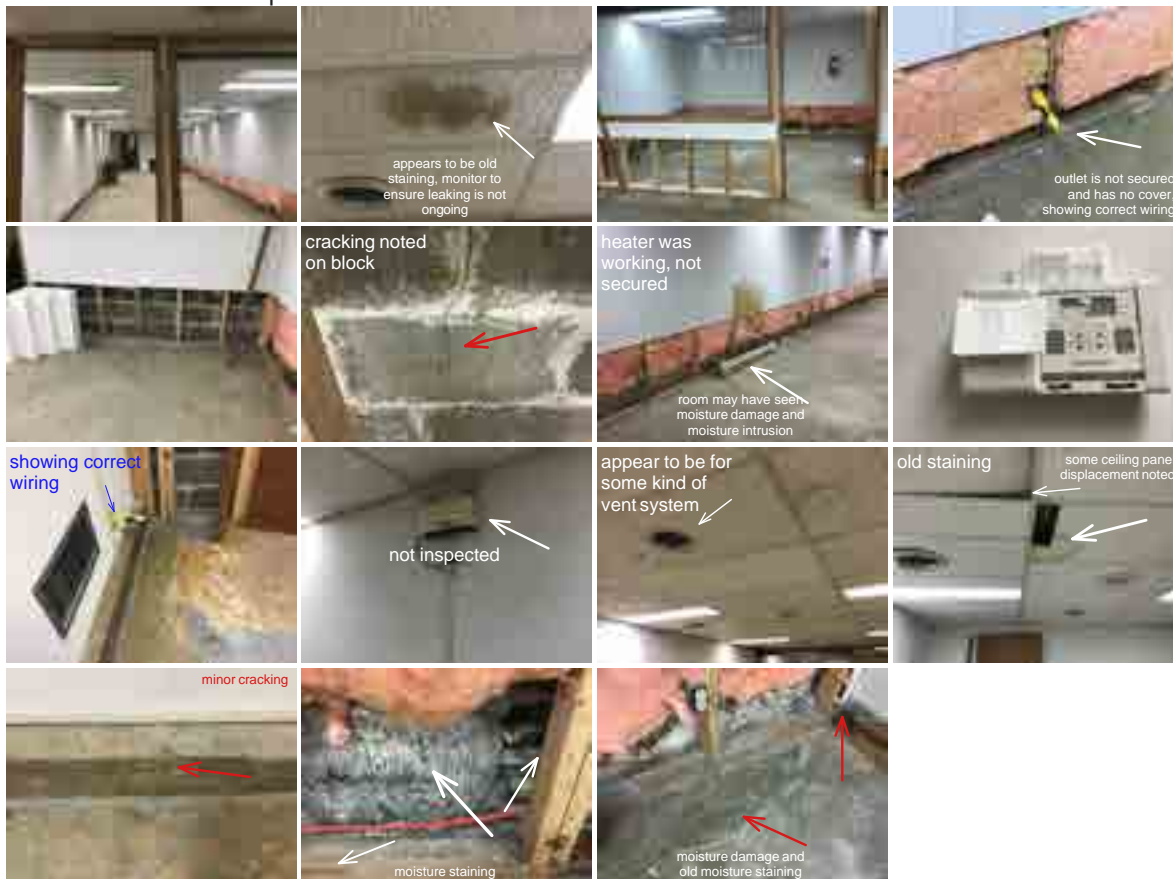
11:40 February 14, 2022

Common areas (Continued)

33. Acceptable Back Reception area see pictures



34. Acceptable Basement room see pictures





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Unit #1

1. Unit #: One(right) Unit Type: Apartment
2. Occupied

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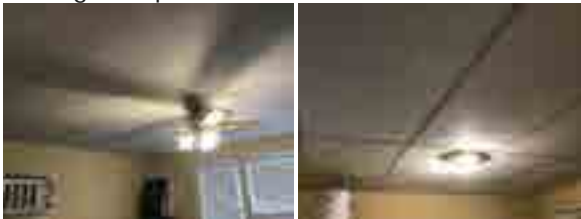
Interior Rooms

Main Living Space

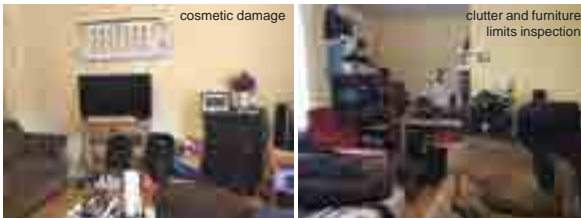
3. Not Inspected Closet:



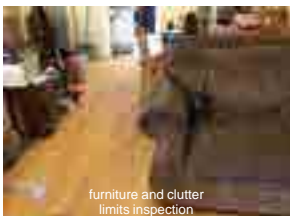
4. Acceptable Ceiling: see pictures



5. Acceptable Walls: Paint



6. Acceptable Floor: manufactured flooring





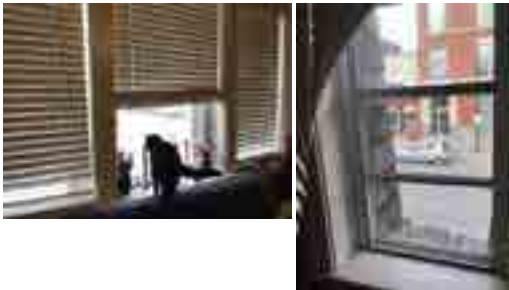
11:40 February 14, 2022

Unit #1 (Continued)

7. Not Present Doors:



8. Not Inspected Windows: older aluminum windows



9. Not Inspected Electrical: no visible outlets



10. Not Inspected HVAC Source: baseboard



11. Acceptable Hallway area see pictures



Kitchen

Main Kitchen



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Unit #1 (Continued)

12. Not Inspected Cooking Appliances:



13. Not Inspected Refrigerator:



14. Not Inspected Sink:



15. Not Inspected Electrical: no visible outlets

16. Not Inspected Plumbing/Fixtures:



17. Not Inspected Counter Tops: Laminate





11:40 February 14, 2022

Unit #1 (Continued)

18. Acceptable Cabinets: older wood cabinets



19. Acceptable Ceiling: ceiling tiles



20. Acceptable Walls: Paint



21. Acceptable Floor: tile



22. Acceptable Windows: skylight



Hallways

Bathrooms

Main Bathroom



11:40 February 14, 2022

Unit #1 (Continued)

23. Marginal Hallway area see pictures



24. Acceptable Ceiling: Paint



25. Acceptable Walls: Paint



26. Acceptable Floor: tile



27. Acceptable Doors: older wood





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Unit #1 (Continued)

28. Marginal

Electrical: 110 VAC



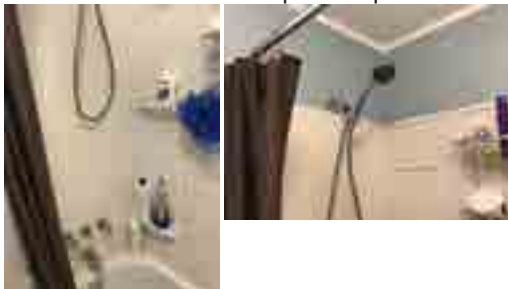
29. Acceptable

Counter/Cabinet: see picture



30. Acceptable

Tub/shower surround pieced plastic - caulking maintenance needed



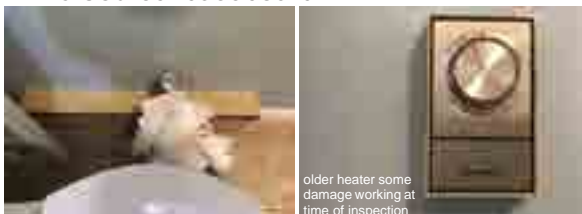
31. Acceptable

Toilets: Low volume Pro flo



32. Acceptable

HVAC Source: baseboard



33. Not Inspected Ventilation: poor ventilation set up - see pictures in main bedroom closet section

Bedrooms



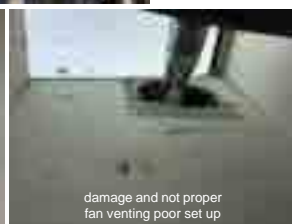
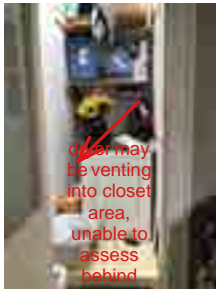
11:40 February 14, 2022

Unit #1 (Continued)

Main Bedroom

34. Marginal

Bathroom ventilation see pictures - area is dirty, kitty litter all over, not proper fan venting, tissue paper wrapped around venting, clutter limits inspection of area, unable to inspect dryer connections or venting, ensure dryer venting is not venting into the closet area as heat and moisture will cause damage, when the area is empty venting needs to be assessed and corrected, cannot confirm where venting goes to, proper venting is to the exterior of the building as heat and moisture will damage areas in the home



35. Acceptable

Ceiling: Paint



36. Not Inspected Walls: see pictures



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Unit #1 (Continued)

Walls: (continued)



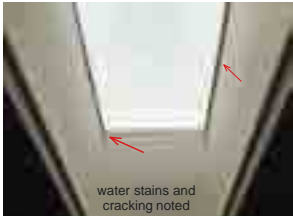
37. Not Inspected Floor: see pictures



38. Not Inspected Doors: wood



39. Not Inspected Windows: monitor for leaking



40. Not Inspected Electrical: 110 VAC



Balcony



11:40 February 14, 2022

Unit #2

1. Unit #: Two (End) Unit Type: Apartment
2. Occupied

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Acceptable Functional with no obvious signs of defect.

Not Present Item not present or not found.

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Marginal Item is not fully functional and requires repair or servicing.

Defective Item needs immediate repair or replacement. It is unable to perform its intended function.

Interior Rooms

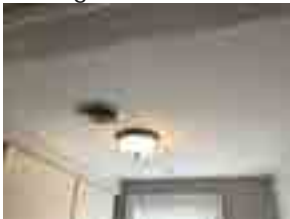
Upstairs kitchen area Living Space

3. Not Inspected Closet: hall



4. Acceptable

Ceiling: Paint



5. Acceptable

Walls: Paint



6. Acceptable

Floor: Vinyl floor covering





11:40 February 14, 2022

Unit #2 (Continued)

7. Not Present

Doors:



8. Acceptable

Windows: aluminum



9. Acceptable

Electrical: 110 VAC - if there is an outlet near the sink the outlet should be GFCI protected for safety as outlet is near water



older two prong outlet

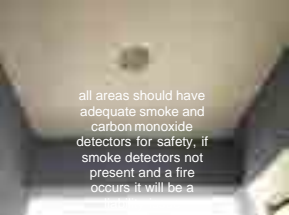
10. Not Inspected

HVAC Source: baseboard



11. Marginal

Smoke Detector: none present



all areas should have adequate smoke and carbon monoxide detectors for safety, if smoke detectors not present and a fire occurs it will be a

Kitchen



11:40 February 14, 2022

Unit #2 (Continued)

Downstairs Kitchen

12. Not Inspected Cooking Appliances: Hotpoint



13. Not Inspected Refrigerator: working



14. Acceptable

Sink: Stainless Steel



15. Marginal

Electrical: 110 VAC



16. Acceptable

Plumbing/Fixtures: older fixture





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Unit #2 (Continued)

17. Acceptable Counter Tops: Laminate



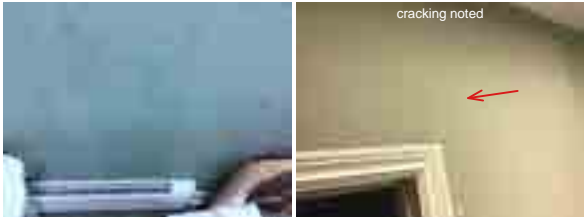
18. Acceptable Cabinets: see picture



19. Acceptable Ceiling: Paint



20. Acceptable Walls: Paint



21. Acceptable Floor: Vinyl floor covering



22. Acceptable Doors: Hollow wood





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Unit #2 (Continued)

23. Not Inspected Heating see pictures



Hallways

Bathrooms

Main Bathroom
24. Acceptable

Ceiling: Paint



25. Acceptable

Walls: Paint

26. Acceptable

Floor: Vinyl floor covering



27. Acceptable

Doors: Hollow wood



28. Acceptable

Windows: skylight



11:40 February 14, 2022

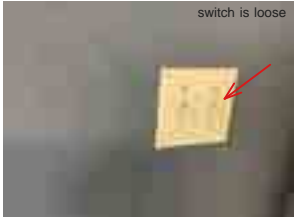
Unit #2 (Continued)

Windows: (continued)



29. Marginal

Electrical: 110 VAC





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Unit #2 (Continued)

Electrical: (continued)



30. Acceptable

Counter/Cabinet: see picture



31. Acceptable

Tub/Surround: see pictures





11:40 February 14, 2022

Unit #2 (Continued)

32. Acceptable Toilets: not ow volume



33. Not Present HVAC Source:

34. Not Inspected Ventilation: cannot confirm fan venting, proper venting is to exterior side of the building



Bedrooms

One Bedroom

35. Acceptable First bedroom see pictures

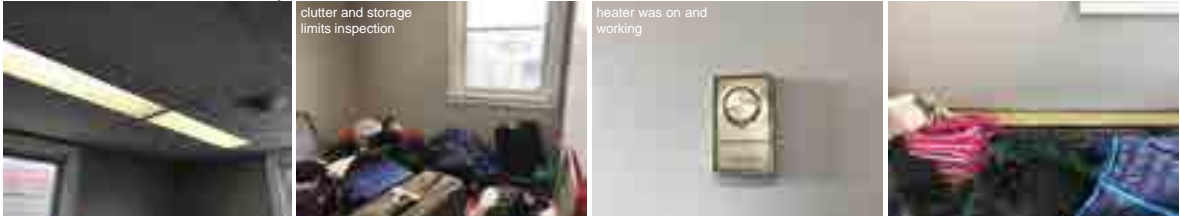




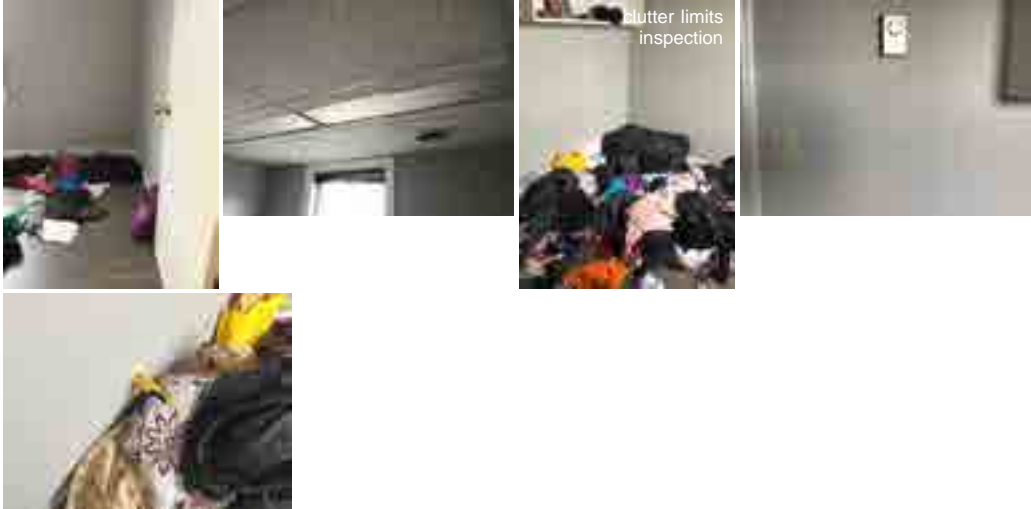
11:40 February 14, 2022

Unit #2 (Continued)

36. Acceptable Second bedroom see pictures



37. Acceptable Storage room see pictures



38. Acceptable Bedroom see pictures

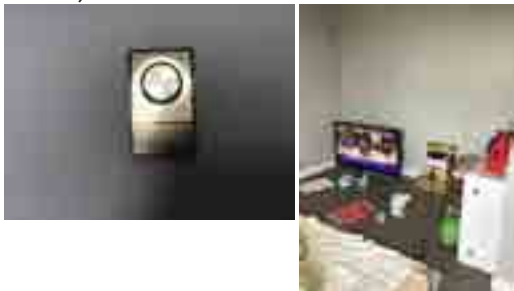




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Unit #2 (Continued)

Bedroom (continued)



39. Acceptable

Room by stairs see pictures



Balcony

Unit #3

1. Unit #: Three (left) Unit Type: apartment
2. Occupied

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Interior Rooms



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Unit #3 (Continued)

Living room Living Space

3. Acceptable Ceiling: Texture paint



4. Acceptable Walls: Paint



5. Acceptable Floor: manufactured flooring



6. Marginal Windows: older aluminum



7. Marginal Electrical: 110 VAC



8. Acceptable HVAC Source: baseboard

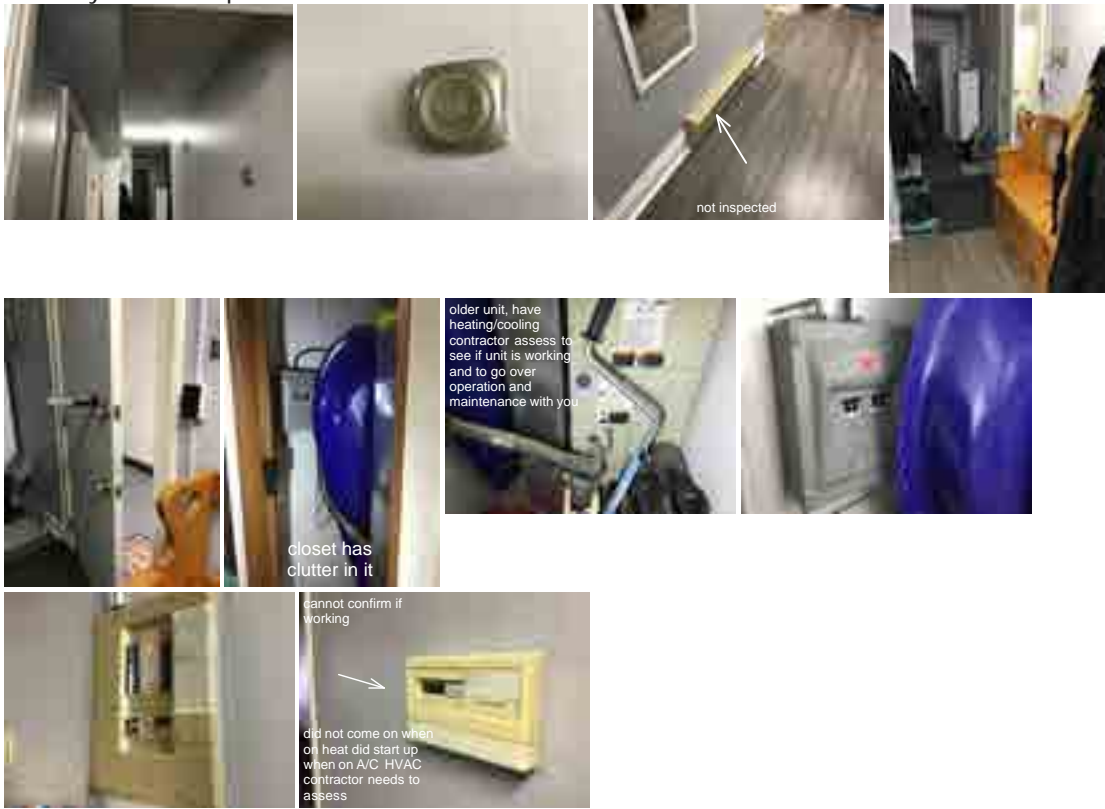




11:40 February 14, 2022

Unit #3 (Continued)

9. Acceptable Hallway area see pictures

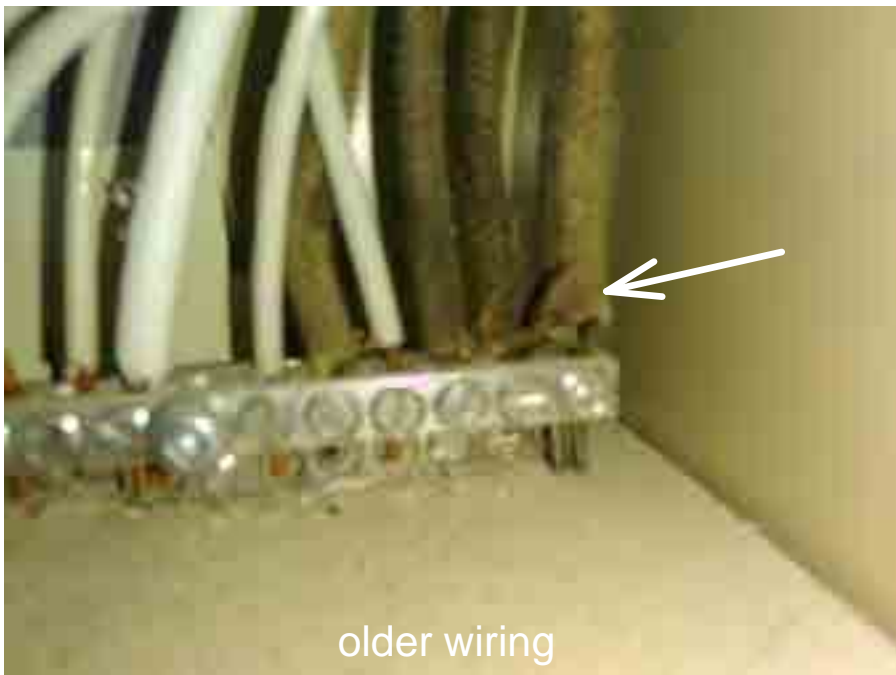




11:40 February 14, 2022

Unit #3 (Continued)

Hallway area (continued)

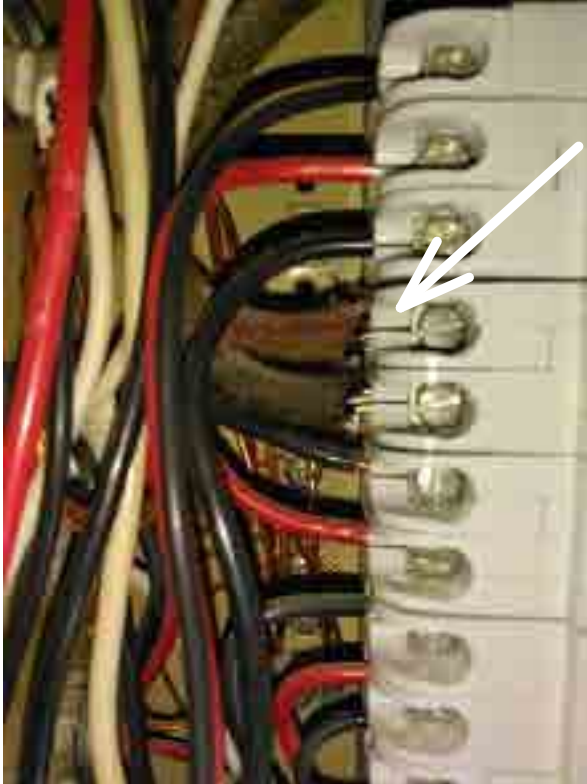




11:40 February 14, 2022

Unit #3 (Continued)

Hallway area (continued)





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Unit #3 (Continued)

Kitchen

Main Kitchen

10. Not Inspected Cooking Appliances: older Kenmore



11. Not Inspected Refrigerator:



12. Acceptable Sink: Stainless Steel



13. Marginal Electrical: 110 VAC



14. Not Inspected Heating baseboard





11:40 February 14, 2022

Unit #3 (Continued)

15. Acceptable Counter Tops: see picture



16. Acceptable Cabinets: older wood



17. Acceptable Ceiling: Paint



18. Acceptable Walls: Paint

19. Acceptable Floor: tile



20. Not Inspected Windows: older aluminum



Hallways

Bathrooms

Main Bathroom



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Unit #3 (Continued)

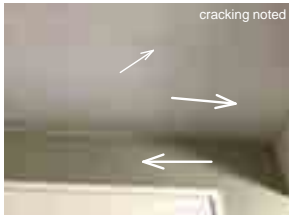
21. Acceptable

Ceiling: Paint



22. Acceptable

Walls: Paint



23. Acceptable

Floor: Vinyl floor covering



24. Not Inspected

Doors: Hollow wood



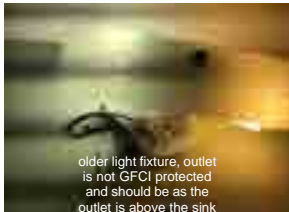
25. Not Inspected

Windows: older aluminum



26. Marginal

Electrical: 110 VAC





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Unit #3 (Continued)

27. Acceptable Sink/Basin: wall mount



28. Acceptable Tub/Surround: pieced plastic



29. Acceptable Toilets: not low volume



30. Not Inspected HVAC Source:



31. Not Inspected Ventilation: cannot confirm venting



Bedrooms

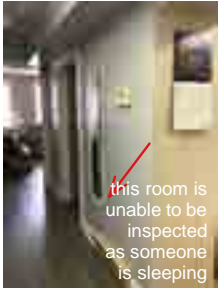
Hallway Bedroom



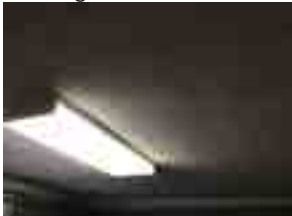
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Unit #3 (Continued)

32. Not Inspected First bedroom



33. Acceptable Ceiling: Paint



34. Acceptable Walls: Paint



35. Acceptable Floor: manufactured flooring



36. Acceptable Doors: Hollow wood





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Unit #3 (Continued)

37. Not Inspected Windows: Aluminum



38. Marginal

Electrical: older wiring



39. Not Inspected Heating baseboard heater



Balcony

Final Comments

This is a commercial building inspection report (very detailed) that contains 3 rental units as well as possible office space. This is a typical report for an older building in a small town. Asbestos sampling was required as well as safety issues with rental units. Infrared equipment as well as numerous moisture reading were taken. This inspection took 3.5 on site (two inspectors) and 4 more hours to edit.

This older building had some of it's components appearing to perform their intended functions at the time of inspection. As the building is older building components will be indicative of the era the work was done. The building is composed of office space, basement area and three rental apartment units on the upper level accessed by an outside stairwell. Some areas of the building have damage and some areas are unfinished. The condition of the building is indicative of it's age. We do not pull surveys to see if any encroachment issues are present. We inspect the buildings only not where the property lines are in relation to the buildings.

Please look over the pictures in the inspection for further clarification and read the notes as not everything is in the final comments. NOTE: some pictures are just to clarify what I am talking about and not there to show damage.



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Final Comments (Continued)

We provide a very comprehensive report which can intimidate some people. We feel it is important to report all our observations. Please do not be overwhelmed by the items listed in the report which we have listed as needing repair or maintenance. Not all these things are major, some are minor daily maintenance items you will encounter in any home. We also try to point out areas which may require future maintenance or items which if dealt with sooner rather than later may help prevent more extensive repairs. We also see your home as an investment. Repair and maintenance work must be done to maintain the value of the home so that when time comes to sell you will get maximum return on your investment. The items marked marginal may appear long, however bear in mind some items show up in different areas of the inspection and have to be marked the same in all areas they show up.

This inspection is a visual, non-invasive inspection. We cannot inspect what we cannot see.

Due to the original age of the building, some products deemed safe at the time of use however later found to be a health hazard may be in places unable to be seen or any older building products present. To determine the exact composition of any building product as well as the percentages of the substances in the product laboratory tests would have to be done or the manufacturer would have to provide the information.

There is some older pipe wrap noted on the pipes (see pictures in body of inspection) that may have an asbestos composition (pipe wrap of that era often contained asbestos). The only way to know for sure is to have the pipe wrap tested by a lab. If the pipe wrap is an asbestos product the pipe wrap should be removed and properly disposed of (most landfill sites do not accept asbestos products). There are older tiles present in the building which may have asbestos count in the tile or in the backing. Only lab testing can confirm the presence of asbestos.

Since you plan to use the building commercially there will be certain standards and regulations you will have to comply with. We are not familiar with all the regulations in place and we cannot say whether the building will require work in order to comply with these regulations. We suggest investigating the rules and regulations to ensure the building will comply or that you will be able to make any changes that are needed and stay within your budget.

If you are planning to use this as a rental property please find out about the local rules and regulations and make sure that you comply with them, we also suggest advising the insurance company so they are aware as the coverage may be different if it is a rental property. We also strongly suggest you have a fire and safety inspection done by fire department to ensure the rental units are up to current standards for fire and safety. You want to be sure you have adequate smoke/carbon monoxide detectors in place, fire exits, proper lighting etc.... If you do not have proper fire protection in place there will be liability issues if a fire should occur.

The exterior siding is different materials. Some damage is noted, maintenance and repair will be needed in places. Some wood shakes are missing on the front, some have damage and are weathered. The wood siding on the back has some damage and is weathered as well. Tile damage is noted on the street side. Some cracking/damage is noted in the stucco siding areas. The street entry door is metal and glass. The automatic door opener was not working and may need maintenance or repair. The windows are different types and are older (see body of inspection for pictures). The windows will not be energy efficient. The windows will need to be monitored for leaking as the windows are older. There is one window in the back section of office space that is leaking and has damage. High moisture readings are noted in the drywall around the glass slider window indicating the leaking is ongoing. The window will need repair or replacement. Wet areas can be prone to mold build up and if building products are moisture damaged we would recommend replacing them.

There is a car port area at the back of the building. The blue middle door in the car port was locked and we were unable to inspect anything in that area. Current standards dictate that when a garage or car port is attached to living



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Final Comments (Continued)

area the adjoining wall and ceiling areas need to be proper fire rated materials (to help slow spread of fire or fumes). The wall/ceiling appears to be proper fire rated material (we cannot confirm). The doors to the building from the car port area should be proper fire rated materials and have an automatic closure on the doors (again to help slow spread of fire originating in car port area or fumes from a running car). The doors are not proper fire rated doors and do not have automatic closures. The carport roof has water pooling and if a drainage system is present it is not working. Water pooling on the roof area will lead to damage and moisture intrusion into the building. Water and snow will add weight to the roof area, ongoing monitoring will be needed for damage from excess weight. Monitor the car port area for ground drainage and divert as much ground drainage as possible from the building.

The main roof area is an older rolled roof material. Suggest asking owner for any information on the roof such as age of material, maintenance and upkeep, drainage etc.... The chimney is older brick and is on a lean. Falling brick or a falling chimney can cause damage and injury. The chimney is in need of repair or removal. If the chimney damages the roofing on the neighboring buildings you will likely be responsible for the damage. Skylight windows are in place. Skylight windows will invariably leak at some point so ongoing monitoring of the windows for damage which could lead to leaking will be needed. One skylight window (see body of inspection) had damage leaking and what appeared to be mold present on it. We cannot confirm the presence of mold only point out areas that appear to be mold. The presence of mold and what type has to be determined by lab testing. Lab testing and remediation of any mold issues is likely to be expensive.

The visible areas of foundation have some cracking noted. Monitor any cracking noted in the foundation to ensure the cracking does not worsen or new cracking does not appear and repair as needed. Some of the protective covering over the foundation has damage. Repairing the protective covering would help protect the concrete from water damage. We cannot inspect the areas of foundation under the protective coating as we cannot see them. We cannot inspect any of the exterior foundation that is below grade as we cannot see it. Some interior areas of foundation are covered and unable to be inspected. Some interior stone and block damage was noted (see body of inspection for pictures). Monitor these areas and repair as needed. No issues were noted with the visible beam and joist areas. Ongoing monitoring of structural components will be needed due to the age of the building.

There did not appear to be an attic area. The owner stated there was no attic area. In the first apartment there was a hole noted in the upper hall closet. The hole was very small and not accessible for further inspection (see picture in body of inspection). If there is an attic area the area and any insulation was not able to be inspected. Due to the age of the building there could be older insulation present.

There was no moisture noted in the basement area at time of inspection. There are signs of previous moisture intrusion and damage. There is some damage noted by the stairs and rear entry door in the basement area that appears to be from moisture (water leak or water intrusion). The owner may be able to offer some insight. Moisture staining is present and the lower drywall has been removed and the concrete/stone has signs of having seen some moisture. There is unfinished electrical noted in the basement area, take care with any exposed wiring. All exposed wiring should be properly covered for safety. Outlets are loose with some wiring exposed. Outlets should be secured and have cover plates for safety. There may be some type of fan ventilation system in the basement area. This system was not inspected ask owner about a ventilation system and operation and maintenance of the system (if one is present). We would recommend having the ventilation system serviced.

The plumbing is a combination of plumbing materials indicative of the era that plumbing was installed in. The plumbing was working in the apartment areas as was the hot water. The plumbing is older in places and inspection was limited due to clutter. No all sinks had under sink shut off valves in the apartment area. The apartment toilets are older and not low volume. The water was off in one main floor bathroom and the plumbing was leaking in the other



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Final Comments (Continued)

one. Neither toilet on the main floor was inspected for function ability. Plumbing has been disconnected in places. You may need a plumber to help you sort out all the plumbing. Ceiling damage is noted in places which may have been due to a plumbing leak.

There is some pipe wrap noted (see pictures in body of inspection) that may be an asbestos product. Only lab testing can confirm. The wrap is covering what appears to be pipes for an old boiler system. Often the pipe wrap used to cover pipes for old boiler systems had an asbestos component. Only lab testing can confirm (for sure) if the pipe wrap is an asbestos product. If the pipe wrap does have an asbestos component research the proper removal and disposal of an asbestos product. Proper precautions should be taken.

There is a transfer pump noted in the basement area which is to pump basement sewage up to the drain pipe. The transfer pump was not inspected for function ability. There is a basement bathroom. The toilet was not inspected. The sink is missing in the counter area. There is an old laundry tub which was not inspected. It appears at one time there may have been a washer and dryer in the basement area. The dryer venting is old and damaged and we cannot confirm it is hooked up to a proper exterior outlet. Dryer venting should be vented to the exterior of the building to an area where heat and moisture cannot cause damage.

The air conditioning units were not fully inspected. It is the wrong time of year to test air conditioning units. The air conditioning system is older and some units did not come on. The units on the roof are sitting in water. Some damage is noted and some units are dirty. Some of the control units may not be working or need batteries. Suggest having a heating/ cooling contractor inspect the system for function ability, damage, cleaning as there may some expenses if the system needs upgrading or damage has occurred. As the system is older regular maintenance will help prolong the life of the system.

The building appears to have a ventilation system of some kind. The system was not inspected and the venting appears damaged and possibly detached in places. The vents are dirty. Suggest having the system fully assessed by a contractor for function ability, areas serviced and any needed maintenance.

The building appears to be heated by baseboard heaters. Not all baseboard heaters were able to be accessed for inspection. The heaters are older and some have damage. Smells were noted when the heaters were turned on some may need cleaning. Some heaters were not properly secured.

The electrical panels were inspected. Older wiring and some aluminum wiring was noted. The wiring is indicative of the era it was installed in. As you are renting the units out we suggest having a licensed electrician assess the electrical systems for safety and any needed upgrades. The electrician can confirm the wiring is safe and the aluminum wiring is only in places it should be. The first and third apartment have an electrical panel in them. The electrical panel for the middle apartment is located in the basement area. Some updating of the electrical panels has been done. There could be older wiring in areas we cannot see. Older two prong outlets are in place throughout the building which cannot be tested for correct wiring as the tester does not fit into two prong outlets. Older wiring will be behind these outlets as well as in older light fixtures. Most of these two prong outlets had power. Not all outlets were available for testing. Some outlets were showing incorrect wiring with the tester (see pictures in body of inspection). Some outlets had no power at time of inspection. GFCI outlets are not in places they should be. All exterior outlets should be GFCI protected as the outlets are exposed to water. All outlets near sink areas (bathroom, kitchen, laundry tub areas etc...) should be GFCI protected for safety as the outlets are near a water source. The exterior lighting did not work in places and the lighting is older with some damage. There is what appears to be a motion light in the car port, we cannot confirm if the light is working. The car port area should have lighting at night for the safety of your tenants. Exposed wiring is noted in places in the basement which should be properly covered. Again we suggest having a licensed



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Final Comments (Continued)

electrician assess the electrical system for the building and apartments for safety and any needed upgrades. If you are renting you want to ensure the wiring is safe and up to current standards. The alarm system was not inspected. The emergency lighting did not work in places. Have the electrician assess the emergency lighting system and go over operation with you. There is no exit sign age over doors.

The upstairs hallway has some cracking noted on the walls. Ensure the stair well area remains safe to use and well lit. There does not appear to be emergency lighting. The door to the exterior stair well (fire escape door) has damage and the door frame is damaged. Ensure the fire escape landing remains stable and railings secure as the area is a falling hazard. There are no exit signs over doors.

We cannot confirm if the walls/ceiling areas between apartments are fire rated. The building is older and regulations would not have been as strict as now.

One room on the main floor had extensive ceiling damage from moisture, monitor to ensure the leaking is not ongoing. Water damaged areas are prone to mold buildup. The black staining can indicate mold. Only lab testing can confirm the presence of mold and what type. Suggest replacing all damaged building products. There may be more damage above the ceiling panels. The wiring is exposed, take care as the wiring may have power to it.

The two rooms on the right upper level past the back reception area have water damage. The first room skylight has damage and what appears to be some mold staining (see picture in body of inspection). There is also some water staining noted on the ceiling and some black staining noted in a baseboard area (see pictures in body of inspection). The end room has some water staining damage on the ceiling. The one glass slider window appears to be leaking and there is damage and high moisture readings noted. There may be more damage behind the drywall. The water intrusion is ongoing as moisture readings are high. Repair will be needed as soon as possible to help prevent further damage. Wet areas are prone to mold build up. We suggest replacing water damaged building products.

The inspection of the upstairs right apartment was limited due to clutter, furniture and the fact the tenant was present. All skylight windows will need to be monitored for leaking. The electric panel had a missing screw, one double tap and older wiring. Older two prong outlets were in places. Older wiring may be present in areas we cannot see (behind outlets, old light fixtures, walls etc...). The bathroom fan venting is a mess. Inspection is limited as the closet area is full of storage and there is hardly any room to move. The fan venting needs further assessment and to be properly put in. Fan venting is covered with tissue paper in one place. The venting is damaged in places as well. There appears to be a dryer in the closet area. The connections for the machine were unable to be inspected due to storage and junk. The dryer may be venting in the closet area. Proper dryer venting is to the exterior of the building. Any other issues noted in body of inspection.

The middle end apartment inspection was limited due to storage and clutter in places. The tenants were present. Any issues are noted in body of inspection.

There was someone sleeping in the third apartment. Inspection was limited as a result. Furniture and storage limited inspection as well. There is a unit in the hall closet that appears to be a heating or cooling unit. The unit came on when the controller was set on air conditioning and did not come on when the heat setting was on. This unit as well as the air conditioning system for the building needs to be assessed by a heating contractor for servicing and maintenance and to confirm how the systems operate and what areas are serviced. Any other issues are noted in body of inspection.

Please ensure at time of occupation of a new home there are sufficient smoke detectors and carbon monoxide detectors in place. We recommend replacing existing carbon monoxide and smoke detectors with new ones.. At time



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Final Comments (Continued)

of occupation of a new home all smoke detectors and carbon monoxide detectors should be tested and testing should be done regularly after that. Ensure batteries are replaced as needed.

Please be aware insurance regulations for things such as stoves, water heaters, oil furnaces, fireplaces as well as other issues can change frequently and may vary from company to company. This report documents the approximate age and condition of items however you may want to consult an insurance agent to see if there are any concerns they have in regards to providing you with insurance.

Should you have any concerns regarding any observations or assessments outlined in our report we suggest you consult a contractor proficient in the area of your concern. Our report is a visual non-invasive inspection. A contractor can do an invasive more thorough inspection (ie: looking behind drywall, under floors etc) of the area of concern. You may want to do this prior to purchase so you have an idea of depth and cost of repair. If you bring a professional contractor in to inspect or correct an issue it is always wise to have them inspect the overall system not just the facet that needs repair. We also suggest getting two different contractors to provide assessments and pricing.

If possible suggest reviewing all systems of the home with the current owner as understanding how to operate all systems present in the home will prevent inadvertent damage to systems.

We document the building at time of inspection we have no control over what happens before you take possession and are not responsible for any damage incurring after our inspection. We cannot guarantee the building will be in the same condition as it was when we inspected it.

As you were not present at the inspection please call with any questions or if you need clarification of anything.