



Inspection Report

Mr. Sample PCA

Property Address:

1234 Any Street
Allentown Pa



A2Z Inspection Services

Chris Duphily
208 Eagle Valley Mall #283
East Stroudsburg PA 18301



Date: 3/26/2009	Time: 12:30 PM	Report ID: 4312-Sgcom
Property: 1234 Any Street Allentown Pa	Customer: Mr. Sample PCA	Real Estate Professional: Agent One abc Realtors

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this building. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this building or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Hello

Thank you for allowing me to inspect your future building. During the time you own the building you may call me at anytime for information about anything in this report, or anything else you need to know or understand. At the end of this report, I have compiled a list of Licensed Contractors who have worked for me personally through the years. They are all licensed professionals and will not take advantage of you, hundreds of my past clients have also used their services and I have never heard a complaint from anyone.

This Inspection Report will be uploaded to my web server for five years after I email it to you, the report can be forwarded to anyone by simply forwarding the email sent to view the report, the username and password will always be the same, if you should loose the email simply call or email me, I will send the report again. You never need to print the report.

If you have any questions after you move in do not hesitate to call me, any further help with anything regarding the building is always free.

Thank you again,

Chris Duphily,

[A2Z Inspection Services](#)

570-371-6696

a2zinfrared@gmail.com

You have contracted with us to through verbal communication and email(s) to perform an inspection in accordance with ASTM industry standards for the commercial inspection profession. This is different from our technically exhaustive inspection which takes several days to complete, involves the use of specialized instruments, the dismantling of equipment, video scanning, destructive testing and laboratory analysis of possible contaminants. Our purpose is to identify defects or adverse conditions that need repair or replacement, are safety concerns or may lead to costs that would significantly affect your evaluation of the property at the time of this inspection.

The purpose of the Inspection is to document in a narrative format the condition of the building at the time of the inspection. The inspection is a visual snapshot in time regarding the condition of the systems and components of the building at the time of the inspection and is not a warranty nor an insurance policy, but that should not deter you purchasing such a policy.

There is an summary at the end of this report which you could use as a check-list if needed. Please read the entire report.

The conditions noted/stated in this inspection report are for the sole purpose of identifying conditions which exist at the time of this Inspection. We cannot, and do not, imply or guess, how long any item in this inspection report will serve the purpose it was designed or manufactured for. Warranty insurance is for the unforeseen future failure of a buildings fixtures, systems and components. Furthermore, any reported items needing repair, service, or replacement, should be done before your Inspection Contingency Period Ends by licensed contractors.

Standards of Practice: NACBI board certified member #012011-15PA, Infraspection Level I Thermographer#8355	Approximate age of building: Over 25 Years	Temperature: 58 deg f
Weather: Clear	Ground/Soil surface condition: Dry	Rain in last 3 days: Yes

1. Roofing, Roof Structure, Chimneys, and Attic



The building inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The building inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The building inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.



Styles & Materials

Viewed roof covering from:
Walked roof

Roof Structure:
Steel trusses

Roof-Type:
Flat

Chimney (exterior):
Brick

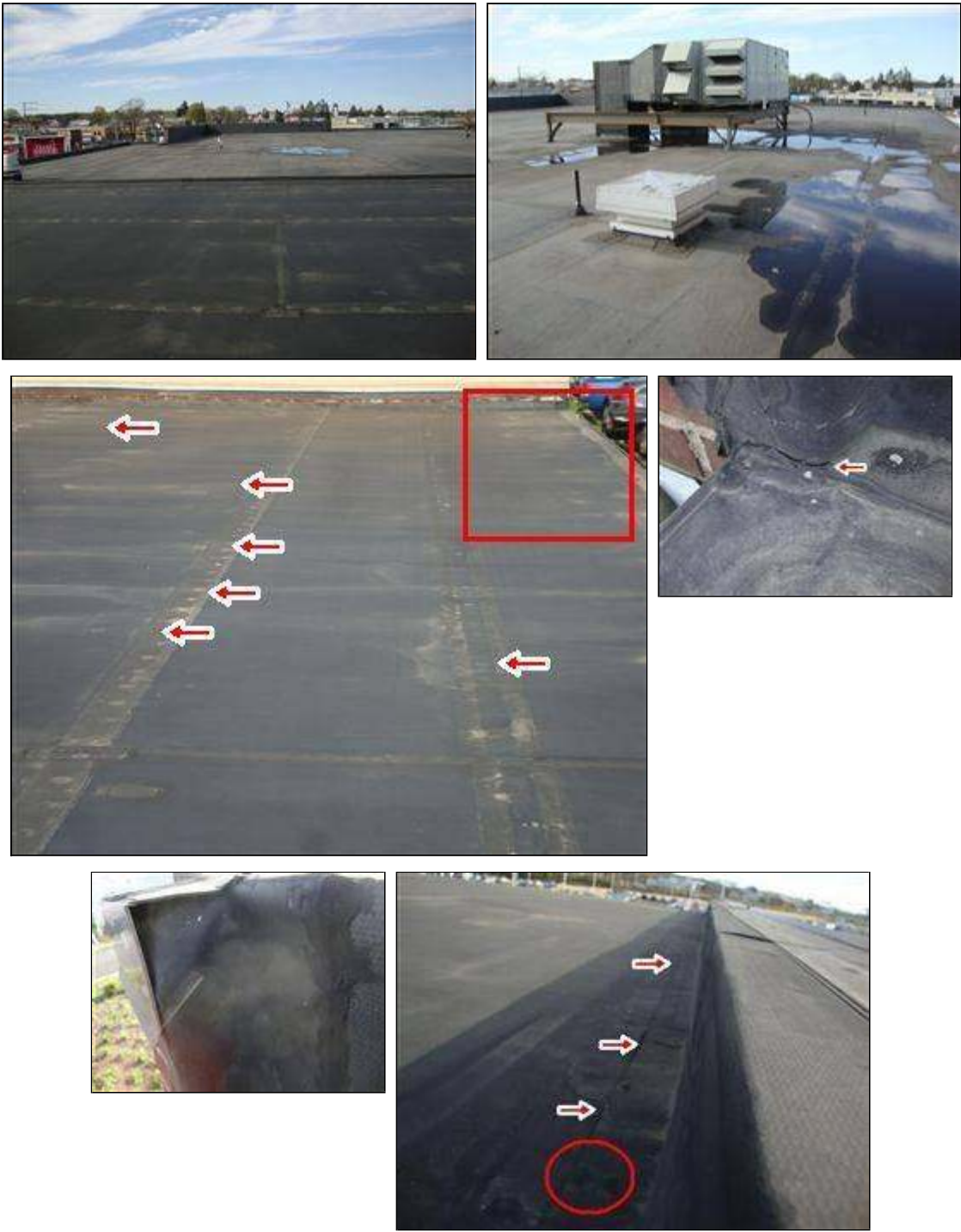
Items

1.0 ROOF COVERINGS

Comments: Inspected, Repair or Replace

 .045 EPDM roof covering.

Evidence of past and current ponding on roof surface, insulation lifting off concrete deck - possible cause moisture under the roof covering dissolving the glue that holds the insulation to the deck. Recommend non invasive infrared thermal imaging of the roof to determine the extent of water intrusion and possible damage.



1.1 ROOF FLASHINGS

Comments: Inspected, Repair or Replace

(1) Wood skirt at roof flashing is deteriorated and contributing to moisture wicking under the roof membrane.



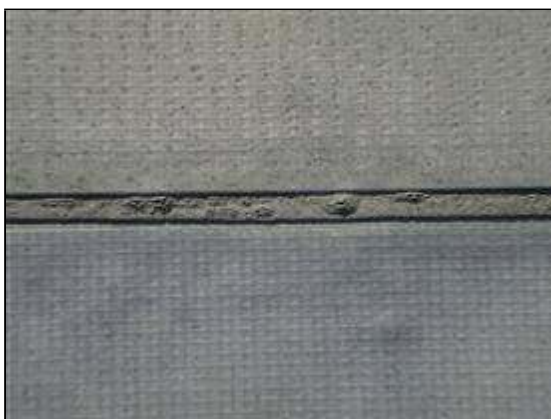
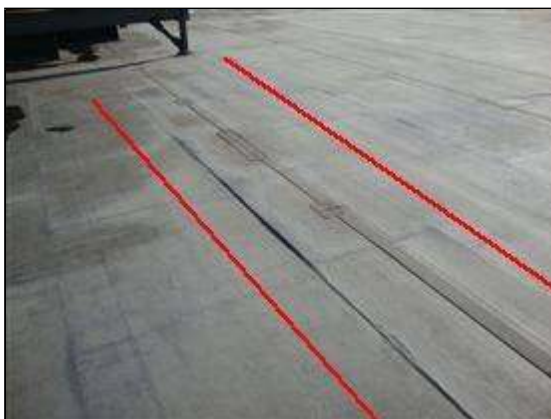
(2) Sealant deteriorated at parapet wall - moisture intrusion point. The use of sealants is a temporary solution to help prevent water intrusion. A roofing contractor should be consulted for a price quote to replace the flashing and provide a more permanent repair.



(3) Roof flashing is deteriorated in numerous areas - moisture intrusion points.



(4) Foam board insulation lifting, seams and cap flashing deteriorated at multiple areas of the upper and lower roofs.





- 🏠 (5) Abandoned pipe laying on roof - recommend removal to help prevent it from puncturing the roof covering.

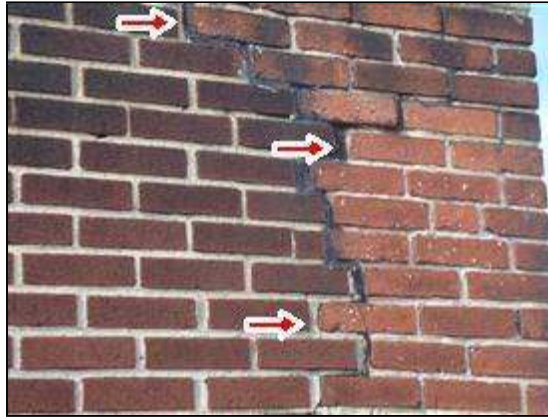


1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments: Inspected, Repair or Replace



Chimney has been repaired in the past. Brick is spalling and cracked, chimney crown is cracked. Chimney in need of a level II chimney inspection and repair by a mason or chimney sweep.



1.3 ROOF VENTILATION

Comments: Not Present



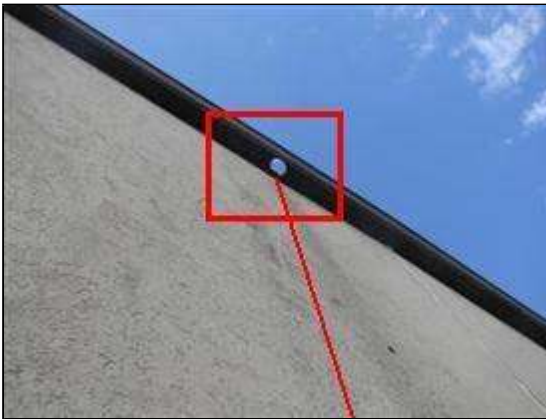
Ventilation was not added, when the most recent roof covering was installed. I recommend increasing the ventilation to promote life expectancy of covering.

1.4 ROOF DRAINAGE SYSTEMS

Comments: Inspected, Repair or Replace



(1) Gutters have split seams and missing leaders at numerous locations.



(2) Gutter leaders should extend a minimum of 6 feet from foundation to direct water away from the foundation.



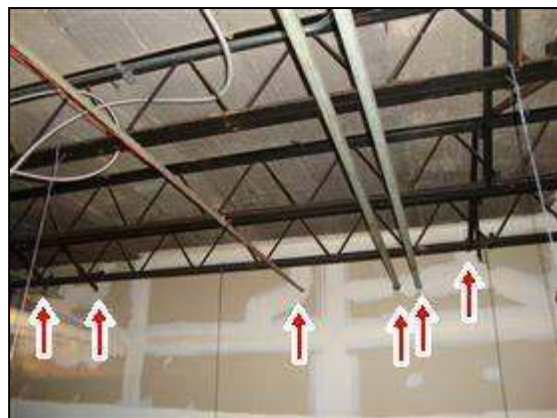
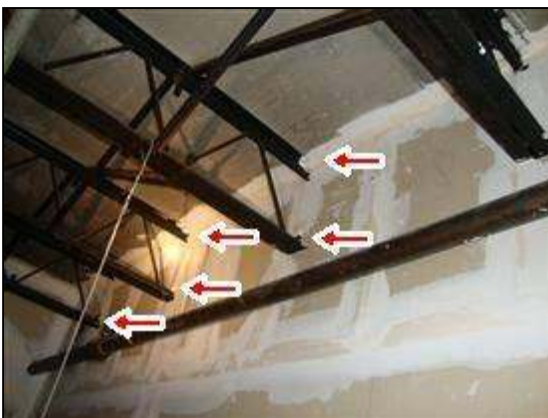
1.5 ROOF STRUCTURE AND ATTIC (report leak signs or condensation)

Comments: Inspected

(1) The electrical wiring in attic was not secured to wood members properly, and was not installed neatly or in 90 degree turns as in standard workmanlike practice. This may indicate that a licensed electrician did not perform the work or did not follow standards (for your information).



(2) Through the wall penetrations are not consistent with current standards for a proper fire wall (double 5/8" sheetrock and fire resistant sealant at all penetrations). Recommend adding fire resistant sealant as a safety upgrade.



1.6 VENTILATION FANS THERMOSTATIC CONTROLS (ATTIC)

Comments: Inspected

The roof of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.


2. Exterior



The building inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The building inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The building inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The building inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Items

2.0 WALL CLADDING FLASHING AND TRIM**Comments:** Inspected, Repair or Replace

-  (1) Numerous areas of the stucco/EIFS finishing system over block have suffered damage to insulation and fabric membrane.



-  (2) Plywood exposed to the elements, no flashing installed. The plywood frame is delaminated and in need of repair.



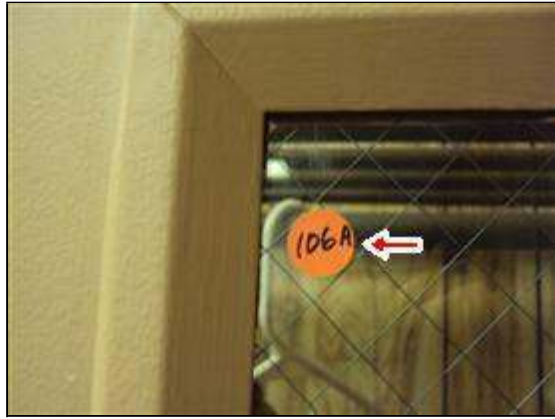
- (3) Wall separating lower roof from upper roof in need of repair.



2.1 DOORS (Exterior)
Comments: Inspected

2.2 WINDOWS**Comments:** Inspected, Repair or Replace

(1) Room 106 - Office area off main lobby - bad seal on exterior window - loss of thermal efficiency.




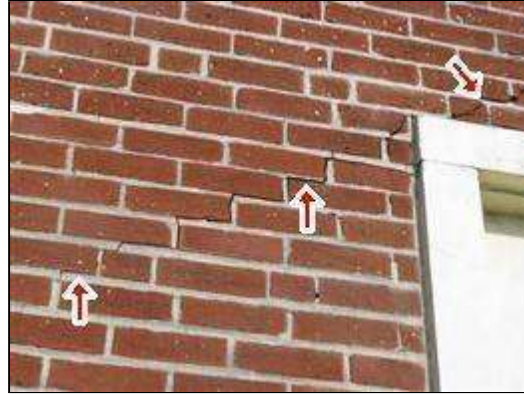
(2) Cracked window located at west side of the building.




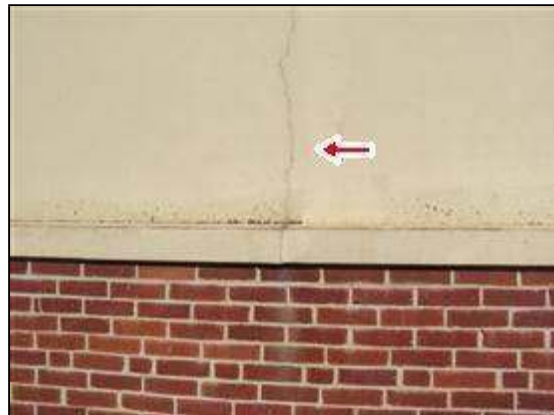
2.3 FOUNDATION WALLS AND MORTAR JOINTS

Comments: Inspected, Repair or Replace

-  (1) Step cracks and spalling of the brick noted at north west side of building.



-  (2) Separation at wall joint, numerous exterior cracks, water infiltration point and potential structural issue when combined with the cracks and differential settlement noted at the interior of the exterior walls and piers. Further evaluation by a structural engineer is recommended.



2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)**Comments:** Inspected

(1) Rusty feet on handrail for exterior building ramp - budget for replacement. Rails are still functioning as designed.



(2) Parking lot and driveway areas are in acceptable condition - minor repairs including seal coating is recommended to preserve the asphalt. It is recommended that the parking lot line painting be upgraded to conform with current fire codes as well as for handicapped accessibility.



(3) Debris around drainage grate.



2.5 POLARITY AND GROUNDING OF RECEPTACLES ON EXTERIOR WALLS OF INSPECTED STRUCTURE

Comments: Inspected
Exterior outlets have GFCFI protection.

The exterior of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Structural Components



The building Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The building inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The building inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The building inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the building inspector or other persons.

Styles & Materials

Foundation: Poured concrete	Floor Structure: Slab	Wall Structure: Wood Masonry Brick
Columns or Piers: Masonry block		

Items

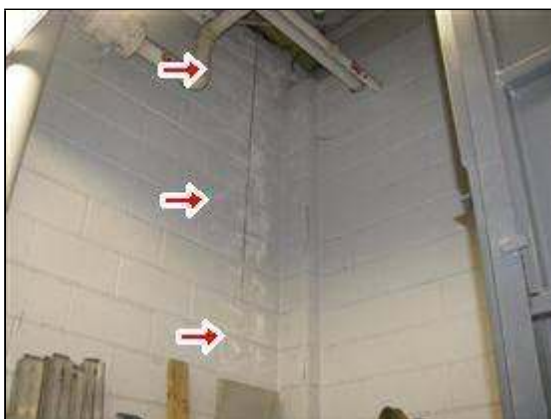
3.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES

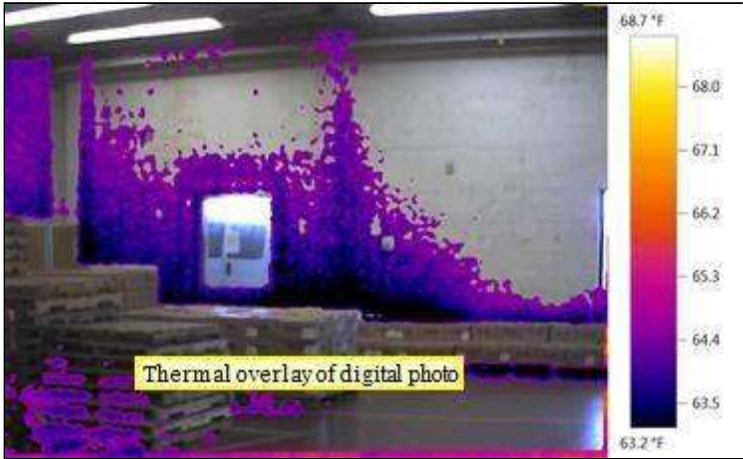
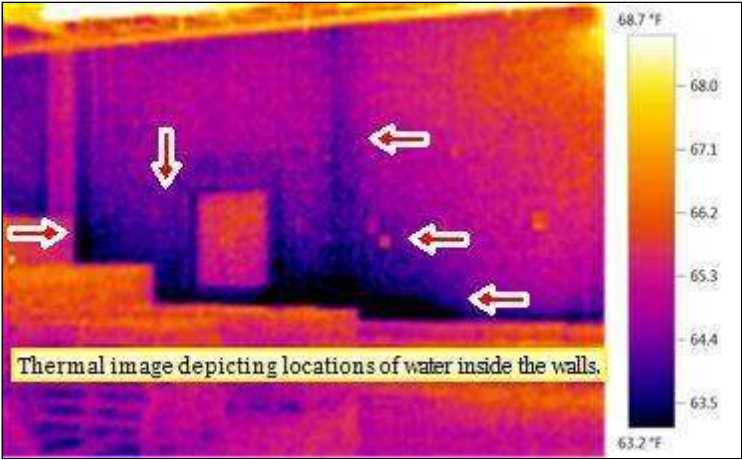
Comments: Inspected, Repair or Replace



Efflorescence is the loss of water or crystallization of a hydrated or solvated salt to the atmosphere on exposure to air.

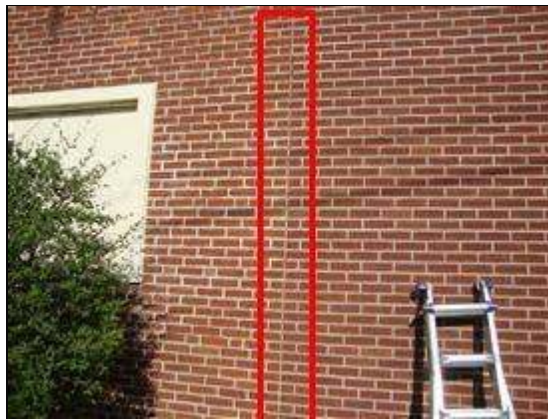
Efflorescence due to water infiltration through block, brick walls was noted along the north wall in warehouse & packing areas and along north wall of conference room north west office due to deteriorated gutter system and poor grading at the north east side of the building.





3.1 WALLS (Structural)**Comments:** Inspected, Repair or Replace

West exterior wall differential settlement, spalling noted. Improper grading allowing water to flow toward the building and undermine the foundation at the south west corner of the building. A landscaping professional, foundation contractor and or a mason should be consulted to improve grading and drainage as well as to make appropriate repairs.

**3.2 COLUMNS OR PIERS****Comments:** Inspected, Repair or Replace

Block pier at south west corner of shipping/receiving (near electrical panels) is cracked and shows differential settlement and measured in excess of 5/8ths of an inch in width. A structural engineer should evaluate the extent of the settlement issues currently affecting the building at the north east as well as the south west sides.

**3.3 FLOORS (Structural)****Comments:** Inspected**3.4 CEILINGS (structural)****Comments:** Inspected

The structure of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Plumbing System for Building



The building inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The building inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The building inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The building inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Water Source: Public	Plumbing Water Supply (into building): Copper	Plumbing Water Distribution (inside building): Copper
Plumbing Waste: PVC Cast iron		

Items

4.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS


Comments:Inspected

4.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Inspected

4.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Comments:Inspected, Repair or Replace

 Old electric water heater was not operational - new hot water system working at all fixtures.



4.3 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)**Comments:** Inspected

Shut off located at the gas main for warehouse/offices.

**4.4 SUMP PUMP****Comments:** Not Present**4.5 Sprinkler (Fire Suppression System)****Comments:** Not Inspected

The fire suppression system is located in the machine shop, was last inspected in 2011 and appears to be in working order. This system is due for inspection annually - recommend having it serviced prior to closing.



The plumbing in the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant building waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5(A) . Retail Buliding



The building inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to building; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The building inspector shall describe: Energy source; and Heating equipment and distribution type. The building inspector shall operate the systems using normal operating controls. The building inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The building inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.



Styles & Materials

Ceiling Materials:	Floor Covering(s):
Sheetrock	Carpet

Items

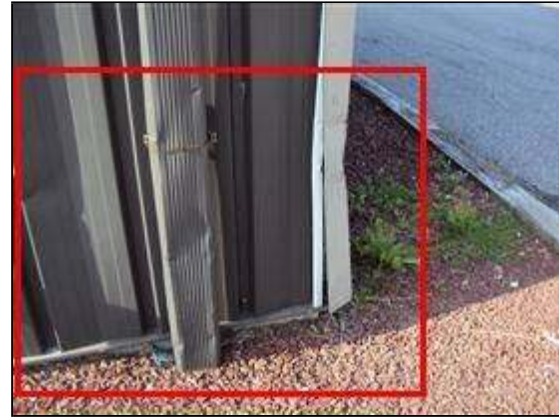
- 5.0.A CEILINGS
- Comments:Inspected
-  Retail building.

Area of ceiling affected by roof leak, sheetrock will need to be replaced, further inspection and repair to prevent future leaks.



5.1.A WALLS**Comments:** Inspected, Repair or Replace

- (1) Minor cosmetic cracks, patches majority of rooms.
- (2) Damage to the exterior of the retail store.

**5.2.A FLOORS****Comments:** Inspected**5.3.A DOORS (REPRESENTATIVE NUMBER)****Comments:** Inspected**5.4.A WINDOWS (REPRESENTATIVE NUMBER)****Comments:** Inspected**5.5.A Plumbing****Comments:** Inspected, Repair or Replace

No water supply at time of inspection.

The bathroom is in a state of disrepair and should be gutted and rebuilt.



5.6.A OUTLETS AND WALL SWITCHES

Comments: Inspected, Repair or Replace

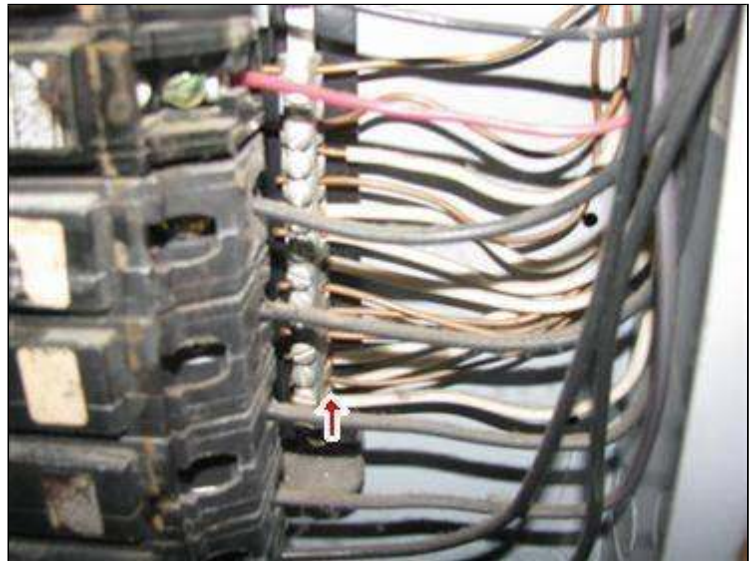
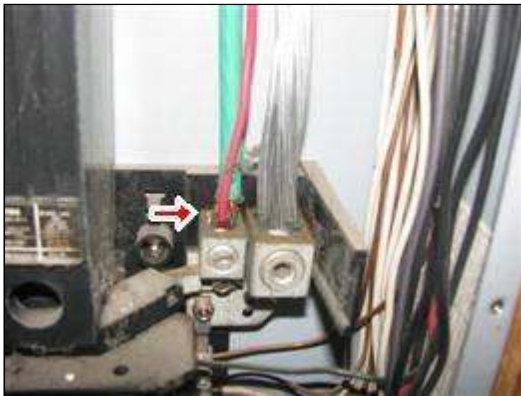


(1) 200 amp service.

GFCI receptacle in bathroom does not trip and is in need of replacement.



(2) Neutrals and grounds installed under the same lug - each neutral should be installed under a lug with no other grounds, neutral conductors nor conductors installed under the same lug. Repair by electrician is recommended.

**5.7.A Heating/Cooling**

Comments: Inspected

Gas meter at exterior of retail store.

**5.8.A SMOKE DETECTORS**

Comments: Not Present

The heating and cooling system of this building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5(B) . Rooms/Common Areas



The building inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to building; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The building inspector shall describe: Energy source; and Heating equipment and distribution type. The building inspector shall operate the systems using normal operating controls. The building inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The building inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Ceiling Materials:

Suspended ceiling panels

Items

5.0.B CEILINGS**Comments:** Inspected

(1) Minor cosmetic cracks, patches majority of rooms.

Training/snack area - kitchenette ceiling stains tested dry.

Room 108 - Stationary storage and used clothing room - temporary extension cord outlet for refrigerator.

Room 109 - Craft room - Wall outlet with no GFCI protection next to slop sink.

Electrical panel south end storage area next to overheard door.

South end storage area - no access.

(2) Room 105 - Main entrance lobby at north west corner of building - water stained ceiling tile tested dry at time of inspection.

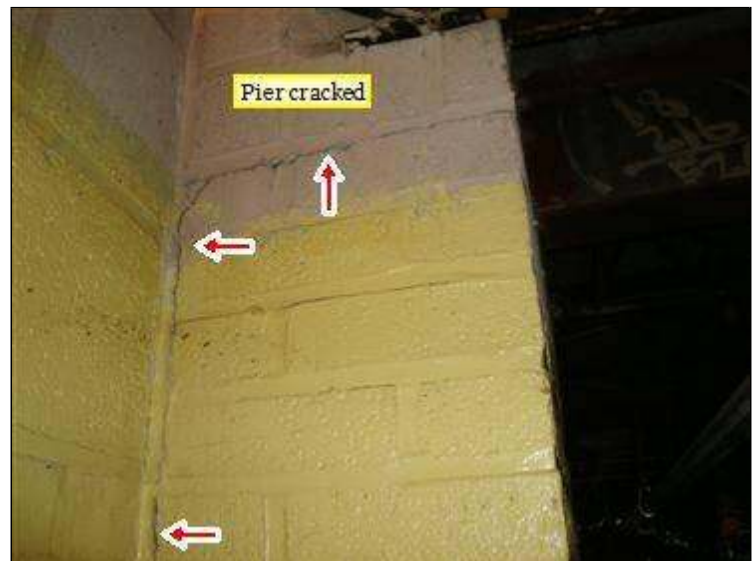
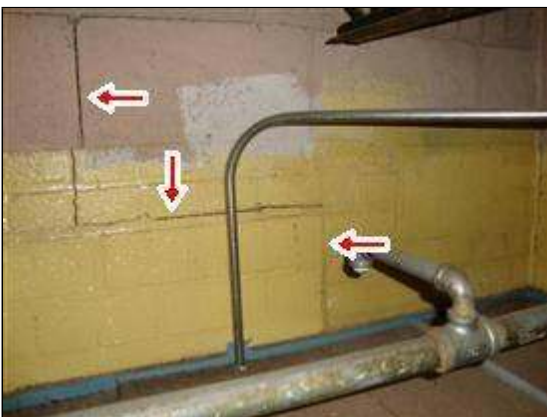
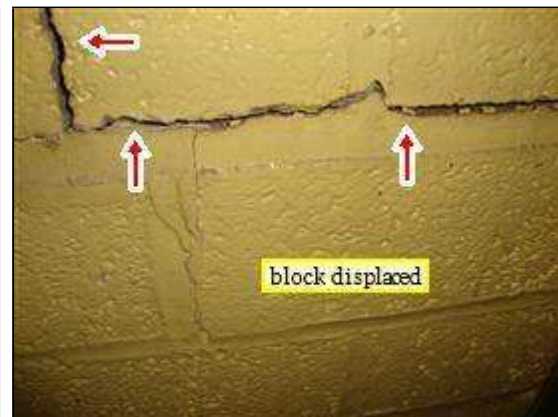
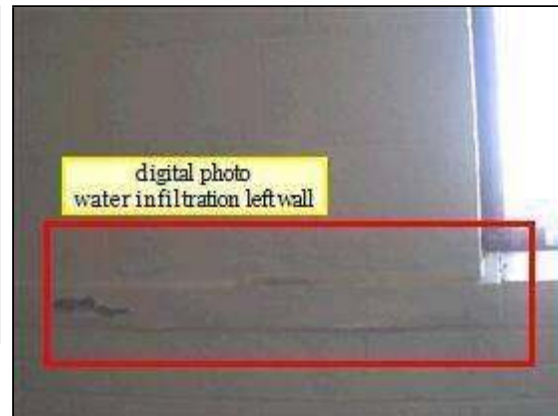
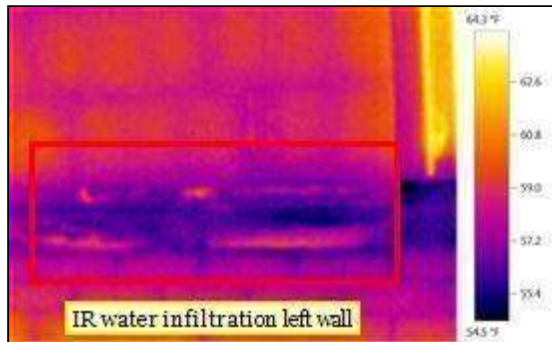
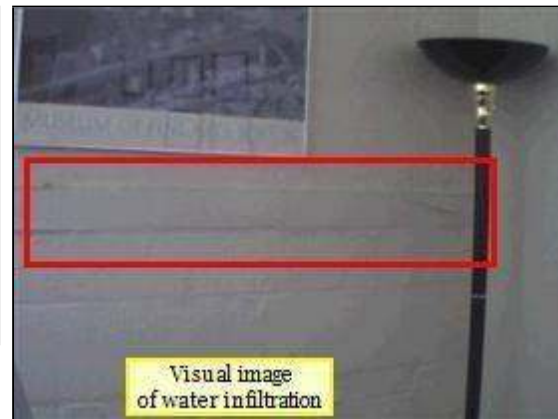
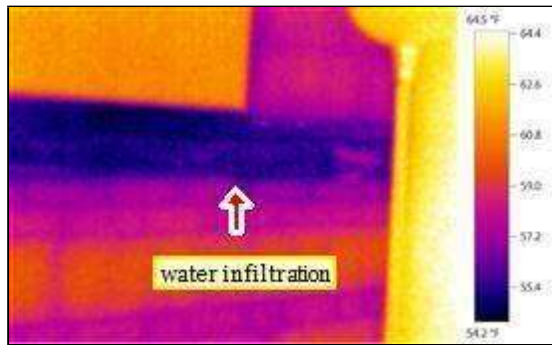


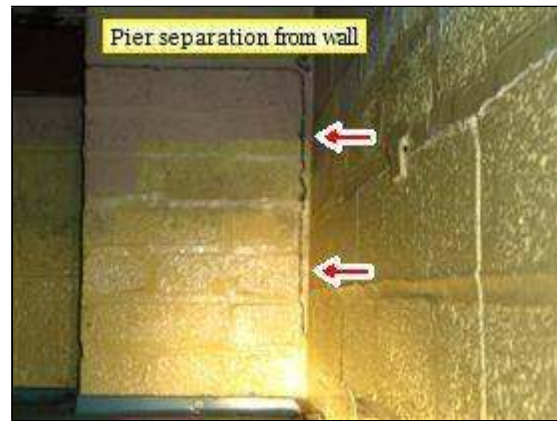
(3) Room 107 - active water infiltration from exhaust fan vent - water stained tile in area of A/C lines.



5.1.B WALLS**Comments:** Inspected, Repair or Replace

(1) Room 104A - North wall - West end of building - office area: Moisture intrusion from exterior block wall - paint delamination and rust from lintel over window. Right side of window has step cracks above ceiling with 1/4 inch differential settlement. Some degradation of concrete deck panels evident. The inspector utilized a Testo 881 thermal imager and Tramex moisture meter to confirm active water migration to the interior of the building.





(2) Numerous storage areas prevented visual inspection of floors walls and ceilings. Photos are a representative sample of these areas.



5.2.B FLOORS

Comments: Inspected

5.3.B DOORS (REPRESENTATIVE NUMBER)**Comments:** Inspected, Repair or Replace

Machine shop - door does not fully latch from training room to machine shop.



The heating and cooling system of this building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Rest Rooms / Other**Items****6.0 PLUMBING SUPPLY, FIXTURES****Comments:** Inspected, Repair or Replace

Room 107 - Assembly area men's room - Loose sink spout on center sink - slow drain at right sink.

**6.1 PLUMBING DRAIN, WASTE AND VENT SYSTEMS****Comments:** Inspected**6.2 OUTLETS AND WALL SWITCHES****Comments:** Inspected, Repair or Replace

There is no GFCI protection for the outlets found in bath. I recommend a duplex GFCI outlet be installed by a licensed electrician.

7. Electrical System for Building



The building inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The building inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The building inspector shall report any observed aluminum branch circuit wiring. The building inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The building inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

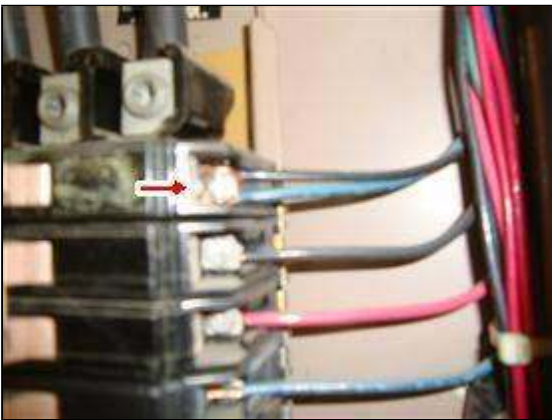
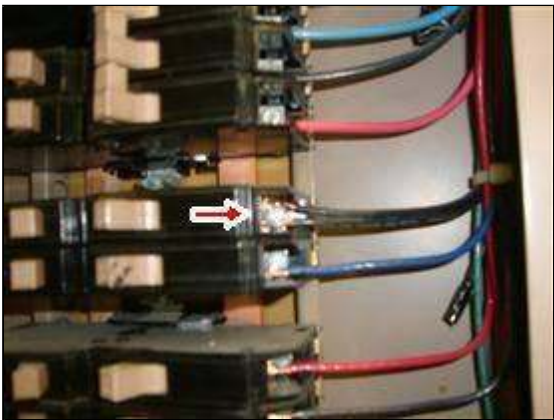
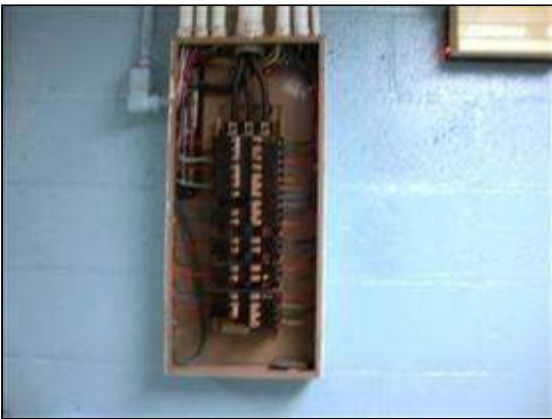


Items

7.0 SERVICE ENTRANCE CONDUCTORS

Comments: Inspected

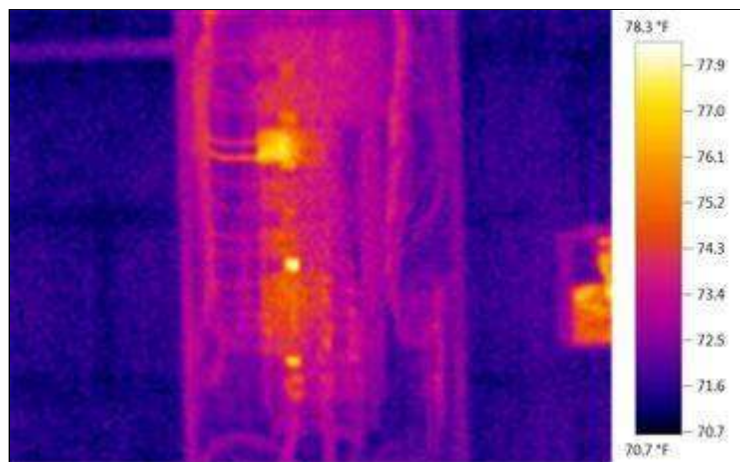
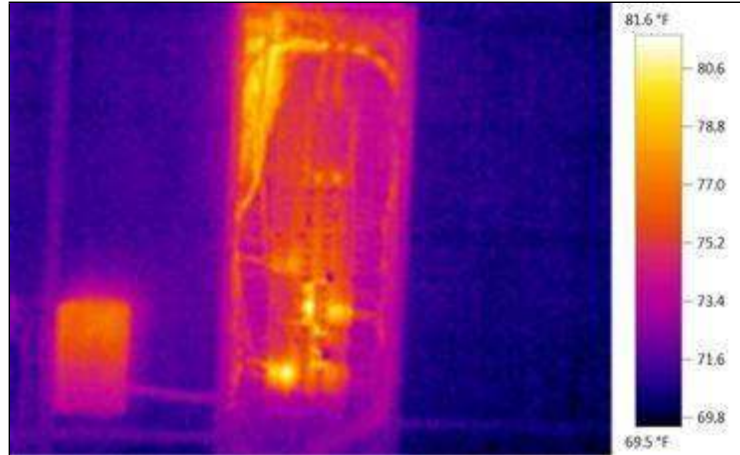
Electrical panel #2 - 240V three phase - double tap wires.



7.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Comments: Inspected, Repair or Replace

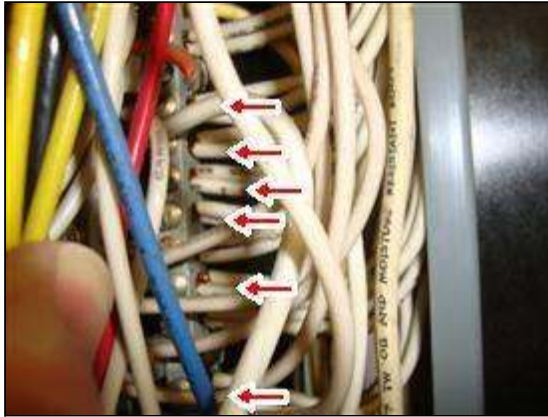
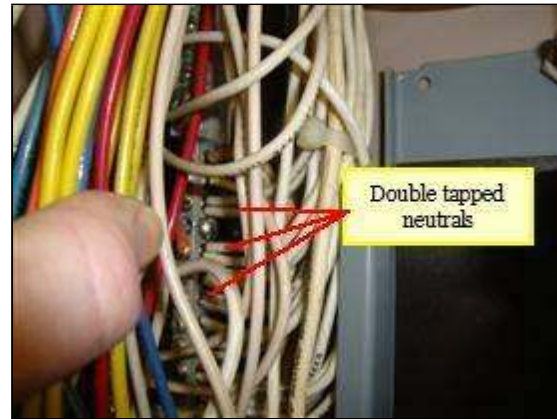
(1) Examples of qualitative thermal imaging scans of electrical panels in the facility. No thermal anomalies noted.



 (2) Electrical panel #1 - 240V single phase - double tap neutrals wires.

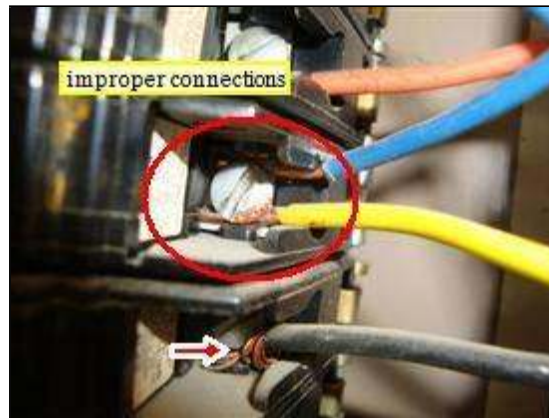
Improper screw used to secure the panel cover (dead front).

The majority of the electrical panels have improper screws that need to be replaced with panel box cover screws that have blunt ends so they do not pierce the wires inside the box.



(3) Electrical panel #1 - 240V single phase - Double lugged branch circuit conductor (black wire) - this can cause an over heating condition as this breaker is not designed to hold multiple wires.

Stranded copper branch circuit conductor - multiple strands do not appear to be installed under the lug. This will reduce the amount of electricity that can flow through the wire and possibly cause an over-heating situation or prevent the equipment from running properly.



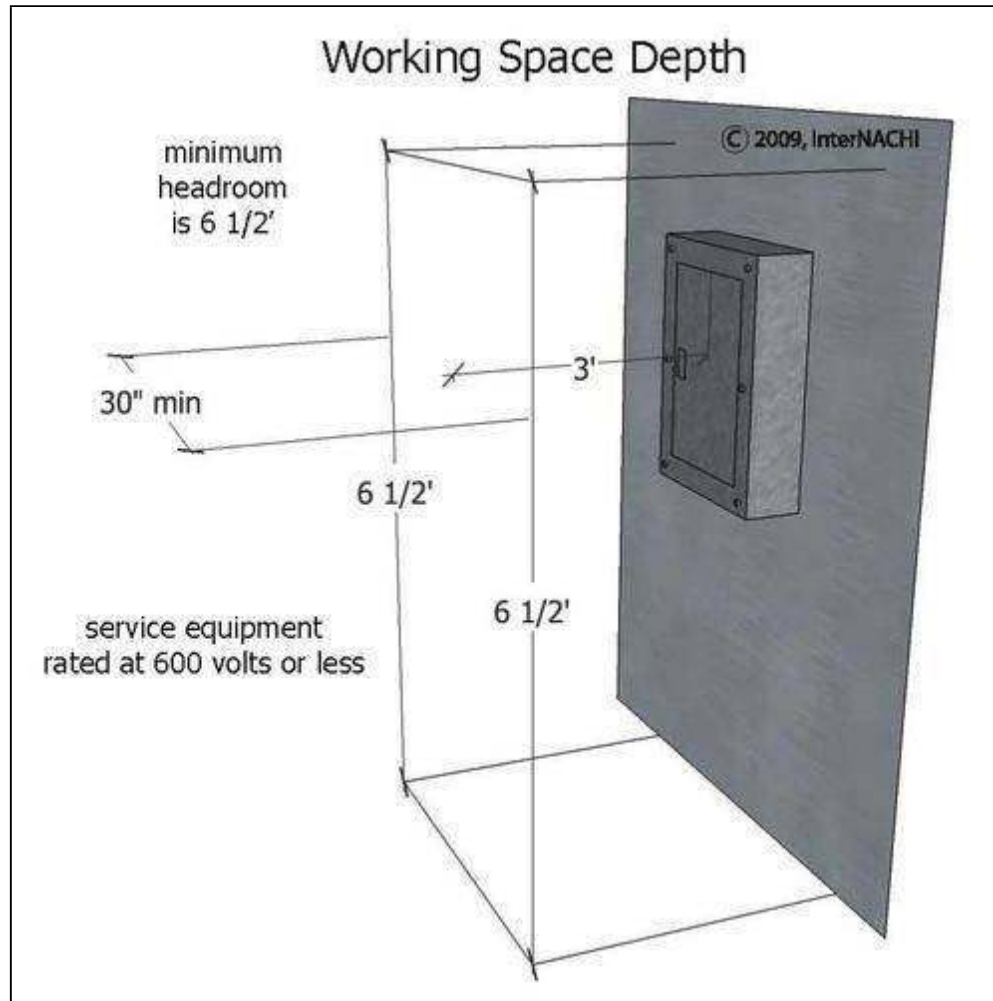
(4) Electrical panel #3 - 240V three phase - Improper sharp screws installed, screws are stripped and can not secure the panel cover.



(5) Electrical panel #9 - 240V single phase - OK



(6) Electrical splice box does not have proper work space - less than 3 ft. egress.



(7) Electrical panel #8 - 240V three phase - PPE (personal safety equipment) and a licensed electrician needed to access safely.



(8) Electrical panel #7 - 240V three phase - OK

Electrical panel #7 distribution panel (sub-panel). OK

Electrical panel #5 - 240V three phase - OK

Electrical panel #6 - 240V single phase - OK

Electrical panel #10 - 240V three phase - N/A

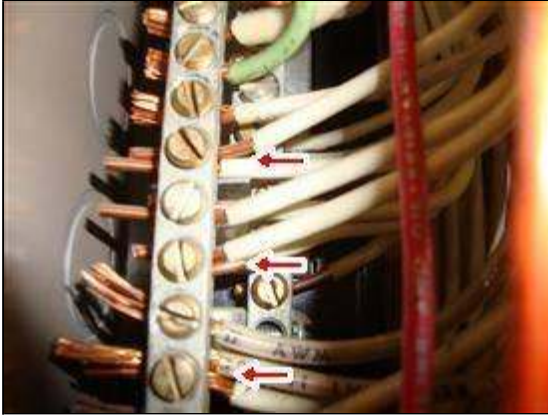
Electrical panel #12 - 240V three phase - locked

Electrical panel #13 - 240V single phase - OK

Electrical panel #14 - 240V three phase - OK

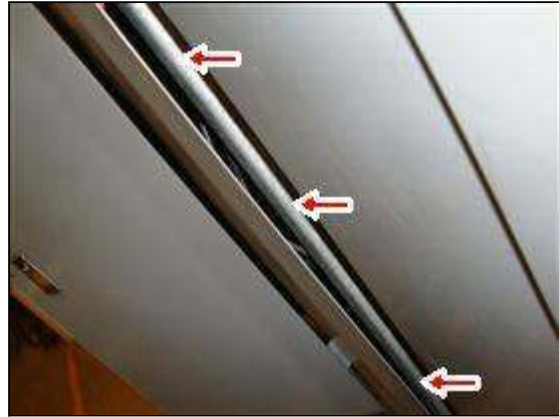


(9) Electrical panel #4 - 240V single phase - double tap wires.



(10) Electrical panel #11 - 240V single phase - locked, missing screws, dead front not firmly affixed.

Electrical panel shipping area #2463 - Not inspected due to pallets of crayons stored in front of the panel.



7.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE**Comments:** Inspected, Repair or Replace

(1) Service switch supplying exterior receptacle should have a lock installed to help prevent tampering and potential shock hazards.



(2) 4x4 electrical junction box not firmly affixed to the structure.

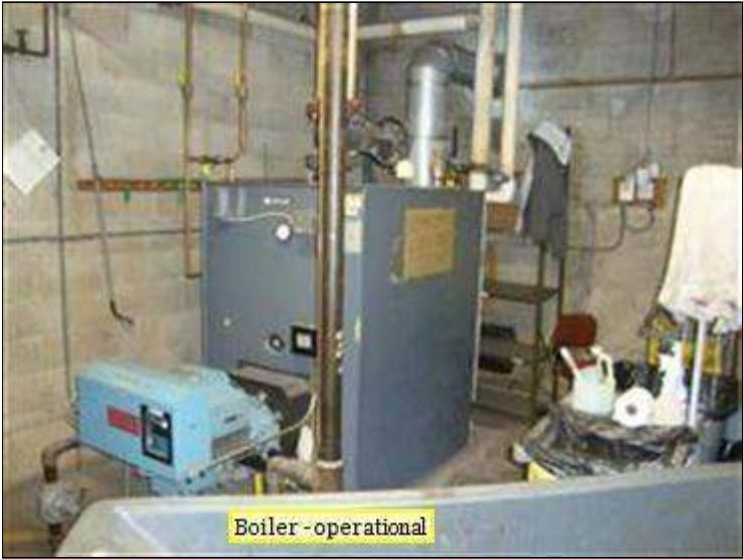
Receptacles were not functional at the time of inspection.

**7.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)****Comments:** Inspected**7.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE****Comments:** Inspected**7.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)****Comments:** Inspected

All receptacles located in damp locations (kitchens, baths, exterior) should be gfcı protected as a safety upgrade.

The electrical system of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Heating / Cooling



Items

8.0 HEATING EQUIPMENT

Comments: Inspected, Repair or Replace

-  (1) Some of the heating units in the warehouse were not functional or could not be tested due to inaccessible thermostats.



-  (2) Combustible materials in close proximity to heating unit - this unit was not tested due to potential fire hazard.



- (3) The offices are served with forced hot air by a boiler connected to a series of hot water coils installed inside the ductwork.

Digital photo depicts an example of hot water coils - no issues noted with this system.



8.1 COOLING AND AIR HANDLER EQUIPMENT

Comments: Not Inspected

Visual inspection of air conditioning equipment as the temperature (58 deg f) was too low to safely run the ac units.

Abandoned air conditioning lines above men's bathroom ceiling (production room).

**8.2 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)**

Comments: Inspected

General Summary



**208 Eagle Valley Mall #283
East Stroudsburg PA 18301**

Customer
Mr. Sample PCA

Address
1234 Any Street
Allentown Pa

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the building. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing, Roof Structure, Chimneys, and Attic



1.1 ROOF FLASHINGS

Inspected, Repair or Replace



(5) Abandoned pipe laying on roof - recommend removal to help prevent it from puncturing the roof covering.

1.3 ROOF VENTILATION

Not Present



Ventilation was not added, when the most recent roof covering was installed. I recommend increasing the ventilation to promote life expectancy of covering.

1.4 ROOF DRAINAGE SYSTEMS

Inspected, Repair or Replace



(1) Gutters have split seams and missing leaders at numerous locations.

1.5 ROOF STRUCTURE AND ATTIC (report leak signs or condensation)

Inspected



1. Roofing, Roof Structure, Chimneys, and Attic



(2) Through the wall penetrations are not consistent with current standards for a proper fire wall (double 5/8" sheetrock and fire resistant sealant at all penetrations). Recommend adding fire resistant sealant as a safety upgrade.

2. Exterior



2.2 WINDOWS

Inspected, Repair or Replace



(1) Room 106 - Office area off main lobby - bad seal on exterior window - loss of thermal efficiency.

2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Inspected



(1) Rusted feet on handrail for exterior building ramp - budget for replacement. Rails are still functioning as designed.



(3) Debris around drainage grate.

5(A). Retail Buliding



5.1.A WALLS

Inspected, Repair or Replace



(2) Damage to the exterior of the retail store.

5(B). Rooms/Common Areas



5.1.B WALLS

Inspected, Repair or Replace



(1) Room 104A - North wall - West end of building - office area: Moisture intrusion from exterior block wall - paint delamination and rust from lintel over window. Right side of window has step cracks above ceiling with 1/4 inch differential settlement. Some degradation of concrete deck panels evident. The inspector utilized a Testo 881 thermal imager and Tramex moisture meter to confirm active water migration to the interior of the building.

5.3.B DOORS (REPRESENTATIVE NUMBER)

Inspected, Repair or Replace



Machine shop - door does not fully latch from training room to machine shop.

8. Heating / Cooling



8.0 HEATING EQUIPMENT

Inspected, Repair or Replace



(2) Combustible materials in close proximity to heating unit - this unit was not tested due to potential fire hazard.

building inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. building inspectors are not required to: Offer warranties or guarantees of

any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the building inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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Electrical Summary



**208 Eagle Valley Mall #283
East Stroudsburg PA 18301**

Customer
Mr. Sample PCA

Address
1234 Any Street
Allentown Pa

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5(A). Retail Buliding



5.6.A OUTLETS AND WALL SWITCHES

Inspected, Repair or Replace



(1) 200 amp service.

GFCI receptacle in bathroom does not trip and is in need of replacement.



(2) Neutrals and grounds installed under the same lug - each neutral should be installed under a lug with no other grounds, neutral conductors nor conductors installed under the same lug. Repair by electrician is recommended.

6. Rest Rooms / Other

6.2 OUTLETS AND WALL SWITCHES

Inspected, Repair or Replace



6. Rest Rooms / Other

There is no GFCI protection for the outlets found in bath. I recommend a duplex GFCI outlet be installed by a licensed electrician.

7. Electrical System for Building



7.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Inspected, Repair or Replace



(2) Electrical panel #1 - 240V single phase - double tap neutrals wires.

Improper screw used to secure the panel cover (dead front).

The majority of the electrical panels have improper screws that need to be replaced with panel box cover screws that have blunt ends so they do not pierce the wires inside the box.



(3) Electrical panel #1 - 240V single phase - Double lugged branch circuit conductor (black wire) - this can cause an over heating condition as this breaker is not designed to hold multiple wires.

Stranded copper branch circuit conductor - multiple strands do not appear to be installed under the lug. This will reduce the amount of electricity that can flow through the wire and possibly cause an over-heating situation or prevent the equipment from running properly.



(4) Electrical panel #3 - 240V three phase - Improper sharp screws installed, screws are stripped and can not secure the panel cover.



(6) Electrical splice box does not have proper work space - less than 3 ft. egress.



(10) Electrical panel #11 - 240V single phase - locked, missing screws, dead front not firmly affixed.

Electrical panel shipping area #2463 - Not inspected due to pallets of crayons stored in front of the panel.

7.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Inspected, Repair or Replace



(1) Service switch supplying exterior receptacle should have a lock installed to help prevent tampering and potential shock hazards.



(2) 4x4 electrical junction box not firmly affixed to the structure.

Receptacles were not functional at the time of inspection.

7.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Inspected



All receptacles located in damp locations (kitchens, baths, exterior) should be gfci protected as a safety upgrade.

Plumbing Summary



**208 Eagle Valley Mall #283
East Stroudsburg PA 18301**

Customer
Mr. Sample PCA

Address
1234 Any Street
Allentown Pa

The following **Plumbing** items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the building. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

4. Plumbing System for Building



4.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Inspected, Repair or Replace



Old electric water heater was not operational - new hot water system working at all fixtures.

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Structural Summary



**208 Eagle Valley Mall #283
East Stroudsburg PA 18301**

Customer
Mr. Sample PCA

Address
1234 Any Street
Allentown Pa

The following **Structural** items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the building. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing, Roof Structure, Chimneys, and Attic



1.0 ROOF COVERINGS

Inspected, Repair or Replace



.045 EPDM roof covering.

Evidence of past and current ponding on roof surface, insulation lifting off concrete deck - possible cause moisture under the roof covering dissolving the glue that holds the insulation to the deck. Recommend non invasive infrared thermal imaging of the roof to determine the extent of water intrusion and possible damage.

1.1 ROOF FLASHINGS

Inspected, Repair or Replace



(2) Sealant deteriorated at parapet wall - moisture intrusion point. The use of sealants is a temporary solution to help prevent water intrusion. A roofing contractor should be consulted for a price quote to replace the flashing and provide a more permanent repair.



(3) Roof flashing is deteriorated in numerous areas - moisture intrusion points.

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

1. Roofing, Roof Structure, Chimneys, and Attic



Inspected, Repair or Replace



Chimney has been repaired in the past. Brick is spalling and cracked, chimney crown is cracked. Chimney in need of a level II chimney inspection and repair by a mason or chimney sweep.

2. Exterior



2.0 WALL CLADDING FLASHING AND TRIM

Inspected, Repair or Replace



(1) Numerous areas of the stucco/EIFS finishing system over block have suffered damage to insulation and fabric membrane.



(2) Plywood exposed to the elements, no flashing installed. The plywood frame is delaminated and in need of repair.

2.3 FOUNDATION WALLS AND MORTAR JOINTS

Inspected, Repair or Replace



(1) Step cracks and spalling of the brick noted at north west side of building.



(2) Separation at wall joint, numerous exterior cracks, water infiltration point and potential structural issue when combined with the cracks and differential settlement noted at the interior of the exterior walls and piers. Further evaluation by a structural engineer is recommended.

3. Structural Components



3.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES

Inspected, Repair or Replace



Efflorescence is the loss of water or crystallization of a hydrated or solvated salt to the atmosphere on exposure to air.

Efflorescence due to water infiltration through block, brick walls was noted along the north wall in warehouse & packing areas and along north wall of conference room north west office due to deteriorated gutter system and poor grading at the north east side of the building.

3.1 WALLS (Structural)

Inspected, Repair or Replace



West exterior wall differential settlement, spalling noted. Improper grading allowing water to flow toward the building and undermine the foundation at the south west corner of the building. A landscaping professional, foundation contractor and or a mason should be consulted to improve grading and drainage as well as to make appropriate repairs.

3.2 COLUMNS OR PIERS

Inspected, Repair or Replace



Block pier at south west corner of shipping/receiving (near electrical panels) is cracked and shows differential settlement and measured in excess of 5/8ths of an inch in width. A structural engineer should evaluate the extent of the settlement issues currently affecting the building at the north east as well as the south west sides.

5(A). Retail Buliding



5.0.A CEILINGS

Inspected



Retail building.

Area of ceiling affected by roof leak, sheetrock will need to be replaced, further inspection and repair to prevent future leaks.

5(A). Retail Buliding



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Heating Cooling / Summary



208 Eagle Valley Mall #283
East Stroudsburg PA 18301

Customer
Mr. Sample PCA

Address
1234 Any Street
Allentown Pa

The following **Heating and Cooling** items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the building. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

8. Heating / Cooling



8.0 HEATING EQUIPMENT

Inspected, Repair or Replace



(1) Some of the heating units in the warehouse were not functional or could not be tested due to inaccessible thermostats.