



UPCIS, Inc.

N6644 Old Ball Park Road

Foster City, MI 49834

(906) 370-1543

www.upinspect.com

ben@upinspect.com

Inspected By: Benjamin Aho



Home Inspection Report

Prepared For:



Property Address:

1451 S Stephenson Ave
Iron Mountain, MI 49801

Inspected on  at 10:02 AM

Table of Contents

| | |
|--|----|
| Job Details | 3 |
| Roofing / Chimney's / Roof Structure & Attic | 4 |
| Exterior | 7 |
| Motel Rooms | 17 |
| Interior | 35 |
| Break Room Or Kitchen | 42 |
| Laundry | 47 |
| Public Bathrooms | 47 |
| Electrical | 51 |
| Heating | 55 |
| Plumbing | 58 |
| Structural Components | 61 |
| Fire & Safety | 62 |
| Accessibility | 65 |
| Pool/Spa | 65 |

Job Details

Comment Key and Definitions:

INSPECTED - 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 - 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 - This item, component or unit is not in this home or building.

RECOMMEND REPAIR OR REPLACE - The item, component or unit is not functioning as intended, or needs further inspection by a specialist. Items, components or units that can be repaired to satisfactory condition may not need replacement. This sometimes includes issues of protecting life and/or property from harm or damage.

INVESTIGATE FURTHER - The item, component or unit may not be functioning as intended, or needs further evaluation by a specialist. Items, components or units that can be repaired to satisfactory condition may not need replacement. This sometimes signifies that the inspector is unsure about the issue, and recommends a second opinion.

| | |
|----------------------------|-------------------------------|
| Standards Of Practice: | InterNACHI Commercial |
| In Attendance: | Client, Owner |
| Style of Home: | Commercial property / Motel |
| Occupied: | Yes |
| Furnished: | Yes |
| Weather: | Clear / Sunny |
| Temperature: | Cool |
| Limitations of Inspection: | Attic Or Roof Not Reinspected |

Roofing / Chimney's / Roof Structure & Attic

The home 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 home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

| | |
|-------------------------------|----------------------------|
| Viewed Roof Covering From:: | Ground |
| Roof Style: | Gable |
| Roofing Covering Materials: | Asphalt Shingles |
| Roof Structure: | Wood trusses |
| Attic Ventilation: | Ridge Vent, Soffit Venting |
| Method Used To Observe Attic: | Not acc |
| Attic Insulation: | Not Inspected |

The roof of the home 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.

Roof Coverings

(Roof Coverings continued)


 **Comment 1:**
Roof is covered in snow and could not be properly inspected. Recommend evaluation of the roof when the snow melts.



Figure 1-1



Figure 1-2



Figure 1-3

(Roof Coverings continued)



Comment 2:

There's active icing on the roof. Recommend monitoring.



Figure 2-1



Figure 2-2

Exterior

The home 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 home 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 home 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 home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Exterior Siding Type: Vinyl
 Foundation Wall Visible?: No



Comment 3:

The foundation wall covering is pushing up on the vinyl siding at the corner of the building.

(Exterior continued)



Figure 3-1

The exterior of the home 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.

Eaves, Soffit, & Fascia



Comment 4:

Soffit and fascia were in generally acceptable condition.

Wall Cladding, Flashing & Trim

(Wall Cladding, Flashing & Trim continued)



Comment 5:
Some minor vinyl siding damage.



Figure 5-1



Figure 5-2



Figure 5-3

(Wall Cladding, Flashing & Trim continued)



Comment 6:
Resetting in various locations. Recommend repair.



Figure 6-1



Comment 7:
Recommend power washing the building.



Figure 7-1

(Wall Cladding, Flashing & Trim continued)



Comment 8:

Plastic shutters are loose in some locations.



Figure 8-1



Figure 8-2

Exterior Doors

(Exterior Doors continued)



Comment 9:
Exterior doors are in good condition.



Figure 9-1

Windows (exterior side)

(Windows (exterior side) continued)



Comment 10:

Some window screens are in need of replacement.



Figure 10-1



Figure 10-2



Comment 11:

Some of the windows have standing between the panes. This is likely due to a leak in thermal seal. Windows are in functional but marginal condition.



Figure 11-1

(Exterior continued)

Appliance Ventilation

Bathroom Fans Venting To Outside?: Unsure
Dryer Venting To The Outside?: Yes

Exterior Electrical Outlets



Comment 12:
Exterior GFCI a mini replacement.



Figure 12-1

(Exterior Electrical Outlets continued)



Comment 13:

Missing light fixture here. This loose wire may be the reason why the breaker at the electrical panel in the mechanical room is tripping. It does not appear to be properly isolated from the weather.



Figure 13-1



Comment 14:

The salad is missing a cover plate and is not weatherproof. This is a significant safety issue especially children. Repair immediately.

(Exterior Electrical Outlets continued)



Figure 14-1

Electrical Service Entrance & Meter



Comment 15:

Underground service entrance was satisfactory.

Main Fuel Shut Off

(Main Fuel Shut Off continued)

Main Fuel Shut Off Present?:

Yes, at natural gas meter



Exterior Vegetation & Grading



Comment 16:

Parking lot was in ok condition.

Motel Rooms

Due to the significant amount of rooms and the time and costs associated with inspecting every single room (or an inability to do so due to rooms being occupied), a sampling of random rooms has been conducted in order to get a general or "average" sense of the conditions of the bedrooms. Other rooms may have different or even more severe issues. This is an intrinsic limitation of conducting a motel inspection.

(Motel Rooms continued)

Room #1

Motel Unit #:



GENERAL PHOTOS: Room & Bathroom :



Tub /Shower Surround:
Toilet Loose At The Floor?:

Vinyl
No
Condition: Satisfactory Condition

(Room #1 continued)



Comment 17:
Toilet has plugged before.

| | |
|---|---|
| Bathroom Fan Is Present And Functioning?: | Yes |
| Are GFCI's Present Near Sink?: | Condition: Satisfactory Condition |
| Any Leaks Under The Sink?: | Yes |
| Heat Working?: | Condition: Satisfactory Condition |
| Cooling Working?: | Yes, drain line |
| Appliances Working?: | Condition: Satisfactory Condition |
| | Yes |
| | Condition: Satisfactory Condition |
| | Not able to be tested |
| | Condition: Further Investigation Required |
| | Yes |
| | Condition: Satisfactory Condition |



Comment 18:
There's reports of overflowing toilet in this room in the past. This may be a result of a greater Main plumbing line issue. Recommend further investigation by a licensed plumber.



Figure 18-1



Figure 18-2

(Room #1 continued)



Comment 19:
There's some cracking in the drywall.



Figure 19-1

Room #2

Motel Unit #:



(Room #2 continued)

GENERAL PHOTOS: Room & Bathroom :



Tub /Shower Surround:

Vinyl

Toilet Loose At The Floor?:

No

Condition: Satisfactory Condition

Bathroom Fan Is Present And
Functioning?:

Yes

Condition: Satisfactory Condition

Are GFCI's Present Near Sink?:

Yes

Condition: Satisfactory Condition

Any Leaks Under The Sink?:

No

Condition: Satisfactory Condition

Heat Working?:

Yes

Condition: Satisfactory Condition

Cooling Working?:

Not Inspected

Appliances Working?:

Yes

Condition: Satisfactory Condition

(Room #2 continued)



Comment 20:
Loose door knob. Repair.



Figure 20-1

Room #3

Motel Unit #:



(Room #3 continued)

GENERAL PHOTOS: Room & Bathroom :



| | |
|---|-----------------------------------|
| Tub /Shower Surround: | Vinyl |
| Toilet Loose At The Floor?: | No |
| | Condition: Satisfactory Condition |
| Bathroom Fan Is Present And Functioning?: | Yes |
| | Condition: Satisfactory Condition |
| Are GFCI's Present Near Sink?: | Yes |
| | Condition: Satisfactory Condition |
| Any Leaks Under The Sink?: | No |
| | Condition: Satisfactory Condition |
| Heat Working?: | Yes |
| | Condition: Satisfactory Condition |
| Cooling Working?: | Not Inspected |
| Appliances Working?: | Yes |
| | Condition: Satisfactory Condition |

Room #4

(Room #4 continued)

Motel Unit #:



GENERAL PHOTOS: Room & Bathroom :



Tub /Shower Surround:

Vinyl

Toilet Loose At The Floor?:

No

Condition: Satisfactory Condition

Bathroom Fan Is Present And Functioning?:

Yes

Condition: Satisfactory Condition

Are GFCI's Present Near Sink?:

Yes

Condition: Satisfactory Condition

Any Leaks Under The Sink?:

No

Condition: Satisfactory Condition

(Room #4 continued)

| | |
|----------------------|-----------------------------------|
| Heat Working?: | Yes |
| | Condition: Satisfactory Condition |
| Cooling Working?: | Not Inspected |
| Appliances Working?: | Yes |
| | Condition: Satisfactory Condition |

Room #5

Motel Unit #:



GENERAL PHOTOS: Room & Bathroom :

(Room #5 continued)



Tub /Shower Surround:

Vinyl

Toilet Loose At The Floor?:

No

Condition: Satisfactory Condition

Bathroom Fan Is Present And
Functioning?:

Yes

Condition: Satisfactory Condition

Are GFCI's Present Near Sink?:

Yes

Condition: Satisfactory Condition

Any Leaks Under The Sink?:

No

Condition: Satisfactory Condition

Heat Working?:

Yes

Condition: Satisfactory Condition

Cooling Working?:

Not Inspected

Appliances Working?:

Yes

Condition: Satisfactory Condition

(Room #5 continued)



Comment 21:
Handle is hanging down, and may need replacement.



Figure 21-1



Comment 22:
Some of the plumbing is slow draining.



Figure 22-1

(Room #5 continued)



Comment 23:
Slow draining?.



Figure 23-1

Room #6

Motel Unit #:



(Room #6 continued)

GENERAL PHOTOS: Room & Bathroom :



| | |
|---|-----------------------------------|
| Tub /Shower Surround: | Vinyl |
| Toilet Loose At The Floor?: | No |
| | Condition: Satisfactory Condition |
| Bathroom Fan Is Present And Functioning?: | Yes |
| | Condition: Satisfactory Condition |
| Are GFCI's Present Near Sink?: | Yes |
| | Condition: Satisfactory Condition |
| Any Leaks Under The Sink?: | No |
| | Condition: Satisfactory Condition |
| Heat Working?: | Yes |
| | Condition: Satisfactory Condition |
| Cooling Working?: | Not Inspected |
| Appliances Working?: | Yes |
| | Condition: Satisfactory Condition |

(Room #6 continued)



Comment 24:

Bathroom door is not latching shut. Repair vinyl at the countertop.



Figure 24-1

Room #7

Motel Unit #:



(Room #7 continued)

GENERAL PHOTOS: Room & Bathroom :



| | |
|---|-----------------------------------|
| Tub /Shower Surround: | Vinyl |
| Toilet Loose At The Floor?: | No |
| | Condition: Satisfactory Condition |
| Bathroom Fan Is Present And Functioning?: | Yes |
| | Condition: Satisfactory Condition |
| Are GFCI's Present Near Sink?: | Yes |
| | Condition: Satisfactory Condition |
| Any Leaks Under The Sink?: | No |
| | Condition: Satisfactory Condition |
| Heat Working?: | Yes |
| | Condition: Satisfactory Condition |
| Cooling Working?: | Not Inspected |
| Appliances Working?: | Yes |
| | Condition: Satisfactory Condition |

(Room #7 continued)



Comment 25:
Door is not latching shut properly.

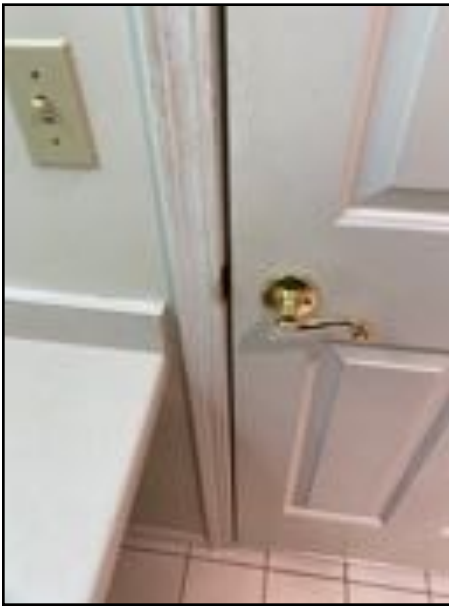


Figure 25-1

Room #8

Motel Unit #:



(Room #8 continued)

GENERAL PHOTOS: Room & Bathroom :



Tub /Shower Surround:

Vinyl

Toilet Loose At The Floor?:

No

Condition: Satisfactory Condition

Bathroom Fan Is Present And Functioning?:

Yes

Condition: Satisfactory Condition

Are GFCI's Present Near Sink?:

Yes

Condition: Satisfactory Condition

Any Leaks Under The Sink?:

No

Condition: Satisfactory Condition

Heat Working?:

Yes

Condition: Satisfactory Condition

Cooling Working?:

Not Inspected

Appliances Working?:

Yes

Condition: Satisfactory Condition

(Room #8 continued)



Comment 26:
Fire alarm is hanging from the ceiling.



Figure 26-1



Comment 27:
Drywall Cracking in the ceiling in the wall.



Figure 27-1



Figure 27-2

Interior

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

The interior of the home 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 did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. 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.

Ceilings

PHOTOS: Ceiling Cracking:



(Ceilings continued)

PHOTOS: Moisture Intrusion Or Plumbing Leaks:



(Ceilings continued)



Comment 28:
Loose Ventilation grill in entryway.



Figure 28-1

Walls

PHOTOS: Wall Cracking:



Wall Finishing Type?:
Wall Cracking Present?:

Drywall
Yes, typical but not serious
Condition: Minor repairs needed

(Walls continued)



Comment 29:

Wood door trim is in need of painting maintenance.



Figure 29-1

Floors

PHOTOS: Floor Covering:



Floor Covering Types:

Carpet, Vinyl / Linoleum, Tile

Floor Covering Condition:

Condition: Satisfactory Condition

Satisfactory

(Floors continued)



Comment 30:

There's a light spot in the carpet on the main floor.



Figure 30-1



Comment 31:

Floor covering in the mechanical room with the water heater is in very poor condition.



Figure 31-1

(Interior continued)

Steps, Stairways, Balconies & Railings

Are Railings Present And Safe?: Yes
Condition: Satisfactory Condition
Satisfactory Head Room?: Yes
Condition: Satisfactory Condition

Interior Doors (Representative Number)



Comment 32:
Door is damaged at main office.



Figure 32-1



Figure 32-2

Windows (Representative Number)

Window Types: Slider, Casement
Condition: Marginal Condition

(Windows (Representative Number) continued)



Comment 33:

This window crank in foyer did not open the window. It just spins.



Figure 33-1



Comment 34:

Some of the vinyl window frames are bowed. Some windows do not lock properly.



Figure 34-1

(Interior continued)

Outlets, Switches & Electrical Fixtures (Representative Number)

Are Outlets Grounded?:

Yes

Condition: Satisfactory Condition

Break Room Or Kitchen

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

The built-in appliances of the home were 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.

Kitchen Water Supply, Faucets & Fixtures

Supply Line Leaks Under The Sink?:

No

Condition: Satisfactory Condition

(Kitchen Water Supply, Faucets & Fixtures continued)



Comment 35:
Spray nozzle attachment here is in need of replacement.



Figure 35-1



Comment 36:
Drinking fountain did not work. Repair.



Figure 36-1

(Break Room Or Kitchen continued)

Kitchen Drains & Venting

Drain Leaks Underneath The Sink?: No

Condition: Satisfactory Condition

Kitchen GFCI Outlets, Switches & Electrical Fixtures

PHOTOS: Kitchen Outlets:



Are Outlets In Kitchen GFCI protected?:

Yes

Condition: Satisfactory Condition

Cabinets & Countertops

(Cabinets & Countertops continued)

PHOTOS: Cabinets And
Countertops:



General Kitchen Cabinetry And
Countertop Condition:

Satisfactory
Condition: Satisfactory Condition

(Cabinets & Countertops continued)


 **Comment 37:**
Vinyl on cabinets in the kitchen dining area may need some minor repairs.



Figure 37-1

Refrigerator

PHOTOS: Refridgerator:



Was Fridge Tested?: Yes
Is Ice And Water Machine Hooked Up?: Not Present

Laundry

PHOTOS: Laundry:



Laundry Sink Present?:

Yes



Hookups Were Tested?:

Yes

Dryer Energy Source:

Gas

GFCI Protection?:

Yes, near sinks

Public Bathrooms

(Public Bathrooms continued)

Bathroom #1

PHOTOS: Bathroom:



Toilet Loose At The Floor?:

No

Condition: Satisfactory Condition

Bathroom Fan Is Present And
Functioning?:

Yes

Condition: Satisfactory Condition

Are GFCI's Present Near Sink?:

Yes

Condition: Satisfactory Condition

Any Leaks Under The Sink?:

No

Condition: Satisfactory Condition

(Bathroom #1 continued)



Comment 38:

Drain stopper in the main floor Public bathroom is not connected.



Figure 38-1

Shower

PHOTOS: Bathroom:



Tub /Shower Surround:

Tile

(Shower continued)



Comment 39:
Missing handle, shower was not tested.



Figure 39-1

Electrical

The home 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 home 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 home inspector shall report any observed aluminum branch circuit wiring. The home 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 home 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.

PHOTOS: Electrical System
Components:

(Electrical continued)



Type of Service:

Underground

(Electrical continued)

Service Panel Location: Interior



| | |
|-------------------------------------|-------------------------------------|
| Over Current Devices: | Breakers |
| Main Disconnect Location: | Mechanical room |
| Subpanel Locations: | Interior, Hallways, Mechanical room |
| Wiring (types): | Not visible |
| Smoke Detectors Present?: | Present, not tested |
| Carbon Monoxide Detectors Present?: | Not located |



Comment 40:

This breaker reportedly trips due to a short circuit. This is likely due to a ground fault or exposed wire to the weather.

(Electrical continued)



Figure 40-1



Figure 40-2

The electrical system of the home 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.

Heating

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; 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 home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home 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.

| | |
|------------------------------------|--------------------|
| Energy Source: | Electric |
| Type of Equipment: | Electric baseboard |
| Approximate Age Of Heating System: | Original |

(Heating continued)



Comment 41:

Air conditioners were not tested for the entire building.



Figure 41-1



Figure 41-2



Comment 42:

Sauna was working properly.



Figure 42-1



Figure 42-2

(Heating continued)



Comment 43:

Missing knobs on electric heaters in the hallways. Heater did work when tested.



Figure 43-1

The heating and cooling system of this home 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.

Plumbing

The home 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 home 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 home 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 home 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.

| | |
|----------------------------|-----------------|
| Waste Pipe Material: | Copper |
| Supply Pipe Material: | Not visible |
| Water Source: | City / Twp |
| Location of Water Shutoff: | Mechanical room |

(Plumbing continued)

PHOTOS: Water Heater:



(Plumbing continued)



Water Heater Energy Source: Gas
Water Heater Capacity: 100 gal
Approximate Age Of Water Heater: Original / 10-15 Years



Comment 44:

Floor appears to be sinking on the right side of the water heater, and the water heater is tilted slightly. Recommend monitoring.



Figure 44-1

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern,

(Plumbing continued)

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 home 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.

Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home 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 home 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 home inspector or other persons.

| | |
|-----------------------|--------------------------------------|
| Foundation Style: | Slab on grade |
| Foundation Materials: | Concrete |
| Floor Structure Type: | Slab on grade, 2nd floor not visible |

The structure of the home 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

(Structural Components continued)

further inspection or repair issues as it relates to the comments in this inspection report.

Fire & Safety

All fire and safety related comments are simple base level observations. They are not a comment on the sufficiency or adequacy of the existing systems or components that are/aren't in place. When purchasing a commercial building, I always recommend checking with the local Fire Marshall, building codes department, and zoning ordinances to verify compliance with any local codes or requirements.

PHOTOS: Exit Signage:



Is There Exit Signage?:

Yes

Condition: Satisfactory Condition

Are The Exit Signs Backlit?:

Yes, No

Condition: Recommend Repair or Replace

(Fire & Safety continued)

PHOTOS: Emergency Lighting:



Is There Emergency Lighting?:

Yes, Light bulbs or batteries may need replacement
Condition: Recommend Repair or Replace

Are There Fire Extinguishers?:

Yes
Condition: Satisfactory Condition



Is There A Fire Alarm System?:

Yes, Not tested
Condition: Further Investigation Required

(Fire & Safety continued)


 **Comment 45:**
Sprinklers are present throughout the building, but they are not part of the inspection. Recommend further investigation by a licensed technician.



Figure 45-1


 **Comment 46:**
Sprinkler supply system in the chemical room does not show any signs of leaks, but it was not tested.



Figure 46-1

Accessibility

All accessibility related comments are simple base level observations. They are not a comment on the sufficiency or adequacy of the existing systems or components that are/aren't in place. When purchasing a commercial building, I always recommend checking with the local Fire Marshall, building codes department, and zoning ordinances to verify compliance with any local codes or requirements.

| | |
|---|---|
| Are Occupant Doors, Doorways And Hallways A Minimum 36" Wide: | Yes Condition: Satisfactory Condition |
| Are There Ramps Present?: | Yes Condition: Satisfactory Condition |
| Sufficient Space In The Bathroom For A Wheelchair?: | Accessible rooms, Yes, public bathroom Condition: Satisfactory Condition |
| Other Accessibility Concerns: | None. Note: No Elevator To 2nd Floor. |

Pool/Spa

The inspection of the pool/spa and related components is limited to the visual observation of the listed components if operating. The determination of if the pool is leaking or will leak is beyond the scope of this inspection.