

# *Alpha Home & Commercial Building Inspections*

## Property Inspection Report



Industrial Building Inspection Report Sample  
Inspection prepared for: Commercial Building Inspection Client  
Real Estate Agent: Brian Phillips - Conway Commercial

Date of Inspection: 9/21/2016 Time: 1:00 PM  
Order ID: 4365

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## Thank you for choosing Alpha Commercial Building Inspections

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This Inspection Report is supplemental to the Property Disclosure Statement. It is the responsibility of the Client to obtain any and all disclosure forms relative to this real estate transaction. This inspection does not include testing for radon, pest, private septic systems, water quality, tenant fit up, specialty equipment, mold or other hazardous materials unless specifically requested.

This report is based on the ASTM E 2018-15 Standards of Practice  
view at <http://www.astm.org/Standards/E2018.htm>

A commercial property assessment is intended to assist in evaluation of the overall condition of the property. The inspection is based on observation of the visible and apparent condition of the structure and its major components on the date of the inspection and not the prediction of future conditions. Material defects that are hidden or located at inaccessible areas or non observable areas are excluded.

A commercial property assessment will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection. It is not an insurance policy protecting against all present or future deficiencies that may or may not have been observable at the time of inspection. A material defect is a condition with a real property that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

**Note:**

Comments in **BLUE** below, indicate a condition that should either be monitored closely, assessed or be repaired by a qualified contractor .

Comments highlighted in **yellow** can be hovered on for additional information found in report glossary.

# Inspection Details

## 1. Attendance

Buyer Agent , Property Manager

## 2. Occupancy

Vacant

## 3. Building Faces

West

## 4. Weather Conditions

Partly Cloudy, 70-79 degrees, Ground is dry

## 5. Purpose and Scope

### • Executive Summary

I appreciate the opportunity to conduct this inspection for you. Please carefully read your entire inspection report. Remember, when the inspection is completed and the report is delivered, I am still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation, snow cover and stored items and possessions. This report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

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

We recommend for commercial condominiums that client review all condo documents and budget.

### General Description

The subject property consists of a stand-alone industrial building approximately 22,600 sq ft, reported to be constructed 1984.

### Purpose and Scope

At the request of Client a visual review was performed on the subject property. This was a visual review of readily accessible areas and components. It was not technically exhaustive and no excavation, disassembly or removal of covers, panels or obstructions was performed. Some components were assessed on a random sampling of like items. This review was limited to identifying the existing conditions of the structure, plumbing system, heating / cooling and electrical system. Fire protection systems were noted but not assessed in this report. Specialty equipment, store fixtures and tenant fit up are not assessed in this inspection. This assessment is in accordance with the ASTM standard E2018-15 for Property Condition Assessments.

This assessment does not identify minor, inexpensive repairs or maintenance items that are usually done on a regular basis. This Inspection Report is supplemental to the Property Disclosure Statement.

This document was prepared as a report of all visual defects noted at the time and date of the inspection. It is not necessarily an all-inclusive summary, as additional testing or inspection information/processes and analysis may be pending. It is subject to all terms and conditions specified in the Inspection Agreement. It should be noted that a standard pre-purchase or pre-lease inspection is a visual assessment of the condition of the structure at the time of inspection and is subject to day to day changes. The inspection and inspection report are offered as an opinion only, of items observed on the day of the inspection. Although every reasonable effort is made to discover and correctly interpret indications of previous or ongoing defects that may be present, it must be understood that no guarantee is expressed nor implied nor responsibility assumed by the inspector or inspection company for the actual condition of the building or property being examined. This firm endeavors to perform all inspections in substantial compliance with the Commercial Building Standards as established in ASTM E2018-15. The scope of the inspection is outlined in the Inspection Agreement, agreed to and signed by the Client. Our inspectors inspect the readily accessible and installed components and systems of a property. This report contains observations of those systems and components that are, in the professional opinion of the inspector authoring this report, significantly deficient in the areas of safety or function. When systems or components designated for inspection in the Standards are present but are not inspected, the reason the item was not inspected may be reported as well.

### • Document Review and Interviews

Interviews conducted: An interview was conducted with prior Facility Engineer of the property. That information was used in part to help determine the condition of the property.

Documents provided: none

#### Out of Scope Considerations

Property Condition Report. No verification of actual lot size, Property Condition Assessment specifically excludes deficiencies that may be remedied with routine maintenance, miscellaneous minor repairs, normal operating maintenance, and excludes de minimis conditions that generally do not present material physical deficiencies of the subject property. We express no opinion on the condition of this property beyond what is set forth in the Property Condition Report. Specifically excluded are association maintained areas and components of the building, environmental issues such as **asbestos**, lead paint, mold, air-borne pollutants, hazardous waste, noise pollution, or geological faults, area flood conditions and the like. Nor does it address termite infestation and termite damage, compliance with building codes or regulations of any governmental or non-governmental body, entity or agency or any handicap-related use or access. Specialty systems such as security alarms, fire alarms, fire suppression or emergency lighting and the like are not assessed or are assessed only in the manner as described in the Property Condition Report. No verification of actual lot size, boundaries, easements, egress/ingress or square footage of the building(s) is done.

#### Limiting Conditions

NO WARRANTY OF FITNESS OF MERCHANTABILITY IS IMPLIED OR INTENDED WITH THE ISSUANCE OF THE PROPERTY CONDITION REPORT. It may reduce, but cannot eliminate the risk of owning real estate. Additional invasive and destructive-type testing is available through other firms and may be necessary to further reduce your risk. In the event any dispute arises out of or relates to the Property Condition Assessment or Property Condition Report, it is mandatory that such dispute be submitted to arbitration for resolution. Notice of a demand for arbitration submitted in accordance with the provisions of this paragraph shall be given in writing to Sman Inspection LLC D/B/A Alpha Home & Commercial Building Inspections within one year of the Property Condition Assessment. Failure to receive the request for arbitration within one year from the date of the Property Condition Assessment shall forever bar and preclude the bringing of or making any claim. A suit filed in any court does not satisfy the requirement of notification within the specified one year limitation period. In the event that a dispute is submitted to arbitration pursuant to this Paragraph, the decision of the arbitrator is final and binding on the parties and judgment on the award of the arbitrator may be entered in any court of competent jurisdiction. As a condition of the reduced fee incorporated herein, our liability shall in no case exceed the amount of the fee charged

## Grounds

## 1. Parking Lot / Walk Ways

## Observations:

1.1. The building has asphalt parking lots with concrete walk ways. The parking and walk way surfaces were inspected for proper grading and any areas of significant damage.

1.2. Drive way and parking lot have areas of improper grading, there are areas of depression that are conducive to water ponding and icing in winter. Recommend assessment by a qualified asphalt surfacing contractor.

1.3. Typical deterioration was observed at the lot surfaces. Further deterioration will occur as water expands and contracts from freeze and thaw cycles. Recommend assessment by a qualified asphalt surfacing contractor.



Front of building



cracks at front sidewalk



repairs at front sidewalk



Rear of building



Area at rear right lot , improper grading, water ponding reported.



## 2. Grading / Storm Water Drainage

### Observations:

2.1. Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building.

## 3. Vegetation Observations

### Observations:

3.1. Vegetation such as trees, shrubs and/or vines are in contact with or less than one foot from the structures exterior. Vegetation can serve as a **conduit** for wood destroying insects and fungal growth and may retain moisture against the exterior after it rains. Vegetation should be pruned and/or removed as necessary to maintain a one foot clearance between it and the structures exterior.



right side wall

## Exterior Areas

## 1. Doors

## Observations:

1.1. Exterior doors were checked for evidence of damage and improper installation, they were opened and closed on a random basis. All doors that were tested opened and closed with no binding with no significant visible areas of wear or damage to door or frame except where noted.

1.2. Corrosion, damage or deterioration on surface of door and or door frame at one or more area. Suggest repairs/replacement as needed.



Corrosion on door and frame left side wall

## 2. Sidewall System

A visual inspection of exterior surfaces is performed, checking for evidence of deterioration, damage, excessive staining, or improper installation. No major system safety or function concerns noted or reported at time of inspection except where noted. , Exterior wall envelope is CMU block wall construction with exposed block veneer and metal panel siding.

## Observations:

2.1. One or more areas of damage to exterior wall surfaces, recommend full assessment and repairs by a qualified contractor.

2.2. Wasp activity noted , recommend further investigation and treatment by a licensed pest control company.



bees swarming right side wall penetration



Wasp nest right side wall



Damage to exterior surfaces at right side wall



surface penetrations right side wall



Damage to exterior surfaces at rear wall



staining on left side wall reported to be from resin tank vent pipe



Bee hole right side of building

### 3. Window Condition

Materials: Aluminum, Insulated Pane

- Inspectors cannot always determine the integrity of the thermal seal in double-glazed windows. Evidence of failed seals may be more or less visible from one day to the next depending on the weather and inside conditions (temperature, humidity, sunlight, etc.).

Observations:

3.1. A visual inspection of exterior window surfaces is performed, checking for evidence of deterioration or damage. Many windows are fogged and have interior evidence of leaks and damage to walls. Recommend full assessment and repairs or replacement as needed.

3.2. One or more windows have broken seals (fogged), this condition can diminish the energy efficiency of the window and cause permanent hazing to the glass, recommend repair by a qualified window contractor.

3.3. There are areas of damaged or missing caulking. Suggest caulking of doors and window frames as necessary.



front door sidelights need recaulking



Fogged window at right side wall

#### 4. Exterior Faucets

##### Observations:

4.1. The water is shut off or not working to one or more exterior faucet, not tested. Recommend contacting building owner for confirmation of proper operation or assessment by a qualified plumber if needed.



Water is shut off or not working at exterior faucet at right side wall.

## Roof

## 1. Roof Condition

Age of Roof:30+ years, Design Life:25-30, Roof was walked in limited areas

Materials:

- Ballast rubber roof

Observations:

## 1.1. Construction:

Ballasted roofs are "loose-laid." This means the contractor can assemble all the components, including the thermal barrier and insulation, without fastening them to each other or the roof deck. Membrane seams are sealed, the waterproofing layer is secured to the parapet and at roof penetrations, but it isn't adhered to the roof deck or the layers beneath it.

The key to the entire system is the ballast that's placed on top of the membrane, which weighs down all the components to hold them in place. Recent studies have shown that these roofs can last as long as 30 years if properly maintained. See following link: <http://www.epdmroofs.org/epdm-todays-choice/long-term-performance>

Condition:

Roof is approaching or beyond its typical design life. There are many ceiling stains on inside space, active leaks were reported. Recommend full inspection and repairs or replacement as needed.



Roof is original reportedly being replaced areas of leaks reported



lifting roof services

## 2. Gutter

### Observations:

2.1. The roof is drained through an internal gutter system along the right side of the building. Down spouts terminate to asphalt sways at right exterior directing roof run off away from the building. These sways should be kept clear of debris and maintained. There is water staining inside building at floor slab area. This area should be monitored for water intrusion and maintenance or repairs if needed during heavy rains and snow melting.



internal roof drains



Roof gutter drain terminations at right side exterior wall



Gutter down spout inside warehouse space. Staining on floor slab.

## Foundation

## 1. Foundation walls

## Observations:

1.1. The foundation system presumably consists of continuous reinforced concrete footings and bearing walls with reinforced concrete slabs on grade. The building exterior was inspected for signs of significant structure cracking and settlement. Foundation appears to be solid with no evidence of significant movement or cracks.

## 2. Floor Slab

## Observations:

## 2.1. Concrete Floor Slab

2.2. Water staining on floor, suspected water damage at front door area, recommend monitor for further water intrusion and repairs as needed.



Damage to wall at entrance area.



Water staining in warehouse area

## Electrical

## 1. Service Panels

## Observations:

- The service entrance is under ground to main transformer then enters via metal piping up and through wall to first floor mechanical area. The main service is 800-amps, 480y/277 volt 4-wire 3-phase. Disconnecting power requires the deactivation of single main switch disconnect which is clearly marked. Two transformers and numerous subpanels were observed, our inspection was visual only. Visible wiring was copper. The electrical service appeared adequate for the current load and use.

Back up lights, exterior lighting and security systems are not inspected. Last service tag for security and or life safety equipment were not located. Recommend annual testing of life safety system by a qualified security company.



Main building transformer



Electric meter at right side wall



terminated overhead service not in use



Breakers are all in off position at numerous panels in ware house, lab areas.



Main electric service equipment



Main power shut off switch.

# Plumbing

## 1. Plumbing System

### Observations:

1.1. Building is serviced by municipal water and private septic. There is a 3/4 " water meter all copper. The main water supply shut off valve is located at the meter. Back flow prevention device was not located, this device requires periodic testing in most municipalities. There are sub slab supply and drain lines that were not observed. No deficiencies were reported or observed.

1.2. Copper water supply lines

1.3. "PVC" waste and vent pipes noted.

1.4. There is a fire suppression system present, not assessed. The system requires annual maintenance and inspection by a qualified contractor. Last maintenance service is recorded is September 2016.

1.5. It was reported the property is serviced by a private septic system, not inspected in this report. State of Massachusetts requires a Title 5 septic assessment for all real estate transactions with properties having a private septic system. Recommend full assessment by a qualified septic inspection company.

1.6. The lawn irrigation system was not operated or inspected, system may not be in operation. System will need to be assessed and shut down by a qualified contractor prior to winter and start up in spring by a qualified lawn irrigation company. Recommend asking building owner for service history to confirm system is in operational condition.



Valve box for landscape irrigation at right side of building



Main water shut off valve is located at water meter.



## Water Heater

## 1. Condition

## Observations:

- Building is serviced by a single 30 Gallon electric water heater 12 years old, typical design life for water heater is 10-15 years. Water heater appears to be in acceptable condition and working except where noted.



Water Temperature



## 2. TPRV

## Observations:

2.1. A Temperature Pressure Relief Valve (**TPR Valve**) present. This safety valve releases water (and thus relieves pressure) if either the temp or pressure in the tank gets too high. The TPR valve discharge tube must be made of copper, iron, or CPVC (NOT regular PVC). It must terminate within 6" above the floor--the end cannot be threaded or have a fitting.

The discharge piping should not be reduced either by fittings, kinks or in any other way. Watts® Regulator Company, a maker of numerous water safety devices, states that discharge piping in excess of 30 feet or the use of more than four 90° elbows will reduce the discharge capacity. Shorter is better.

2.2. T/P relief valve extension is missing. Recommend installing of extension pipe that exits within 6" of floor. This is a safety item to prevent scalding in the event the temperature pressure relief valve releases hot water and or steam.



## Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

### 1. HVAC Equipment

#### Observations:

1.1. The building heating and cooling is provided by seven roof top heating and cooling package units, one package unit cooling only, one split mini ductless AC system for data room, two electric baseboard heaters and two ceiling mounted gas fired heaters. The mechanical systems manufacturers date ranges that were legible are from 1993 to 2016. When tested at interior air registers, all zones had AC working, three zones were not providing heat. There are two ceiling mounted Reznor gas fired space heaters in warehouse area that would not start up. There are two electric wall baseboard heater worked when tested. Some components are well beyond their typical design life and will need replacement in the near future. Some areas of heat are not working. It was reported that a preventative maintenance was performed on the system Spring 2015 by Costa Mechanical 508-726-8744. I spoke to Sal Costa he reported that he performs service only not installs. During his last service in 2015, he replaced two heat exchangers on RTU's and changed filters and checked belts. He did not work on large roof top AC unit, he made recommendations for repairs on that unit that were not done. Service history and records were not provided. Client should consult mechanical engineer or designer to determine HVAC needs for fit up and loads for future use of building, and full assessment repairs, modifications and replacement of components as needed by a qualified HVAC contractor.



7 rooftop package units, 1 roof top mounted compressor for ductless split and 1 rooftop compressor for split system



data plate not legible age unknown



15 years old



9 years old



7 years old



7 years old



rooftop AC unit for warehouse space 30 plus years



mini-split AC compressor for data room, eight years old



23 years old



9 years old



data room split cooling ok



heat working at 2nd floor



2nd floor middle zone AC working



2nd Floor Electric wall heaters working



2nd floor left side Zone heat not working



open area zone AC working



2nd floor right side Zone AC working



heat not working 2nd floor left side office Zone



AC tested and blowing cold second floor left side office zone



first floor right side AC blowing cold



heat not working first floor left side office area



warehouse ceiling-mounted space heater not working

## 2. Fuel Lines

### Observations:

2.1. Fuel shut off located at boiler / furnaces.

2.2. Heating fuel is:

2.3. Natural gas

2.4. Welded and threaded black iron pipe is used for gas supply distribution throughout the subject property.



Gas Meter

### Interior Areas

The Interior section covers all surfaces at interior spaces. Interior areas usually consist of hallways, foyer, baths, kitchens, sales floors, work areas, offices and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Stored items, tenant fit up and fixtures in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

#### 1. Interior Electrical

##### Observations:

- 1.1. A random sampling of outlets, GFI outlets, switches and light fixtures were observed and tested as well as visual inspection of all accessible / visible interior wiring. All electric components appeared acceptable or operated properly except where noted.
- 1.2. One or more wall outlets have no power, recommend repairs by a qualified electrician.
- 1.3. One or more damaged outlet noted, recommend repair by a licensed electrician.
- 1.4. One or more ceiling light fixtures not working at time of inspection. Recommend changing bulb and repair/ replacement by a qualified electrician as needed.



, right side office light out

one more office area bulb is out



Light is out at first floor bath



No power to outlet at first floor left side lab



Loose outlet at ware house

## 2. Doors

### Observations:

2.1. Interior doors were checked on a random basis. All doors that were tested opened and closed with no binding with no significant visible areas of wear or damage to door, except where noted.

### 3. Windows

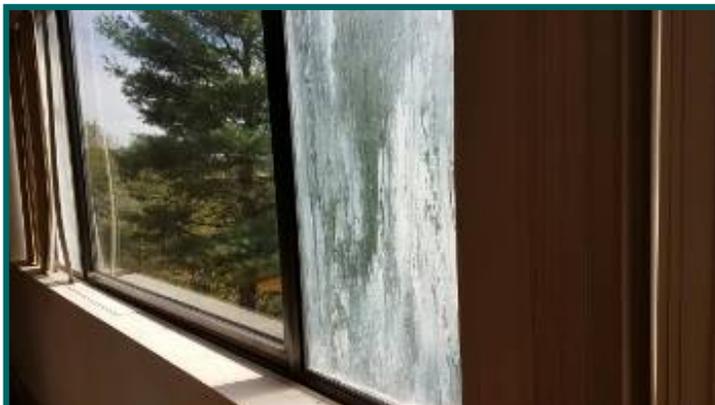
#### Observations:

3.1. Interior windows were checked on a random basis for damage, staining and proper operation. All windows that were tested opened and closed with no binding with no significant visible areas of wear or damage, except where noted.

3.2. One or more windows have broken seals (fogged) this condition can diminish the energy efficiency of the window and cause permanent hazing to the glass, recommend repair by a qualified window contractor.

3.3. Window has staining on sill or frame at one or more area of building, tested dry at time of inspection, recommend monitor condition and further assessment and repairs if needed.

3.4. Window has moisture intrusion and / or wood damage to window or frame at one or more area of the building. Recommend assessment of windows and repair by a qualified tradesman.



Fogged window at second floor office



2nd floor right side rear office window fogged



damage to sill 2nd floor left side office



Damage sill water staining 2nd floor left side rear office

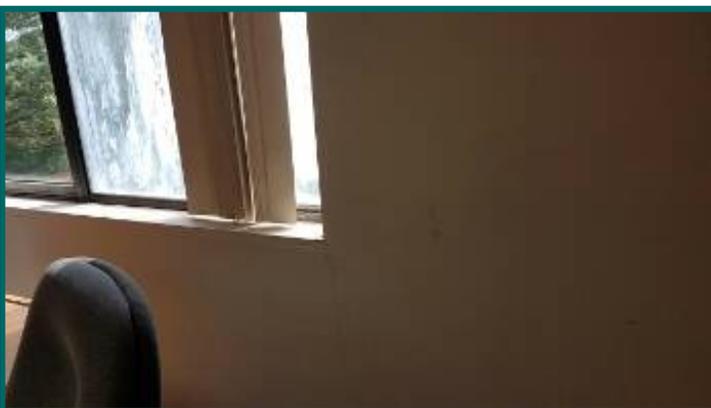


Fogged window at left side second floor

#### 4. Walls

##### Observations:

- 4.1. Interior finish space walls were checked for visible evidence of staining , damage, settlement cracks and improper installation. No significant deficiencies were observed except where noted.
- 4.2. Stains on walls at one or more area of building, tested dry at time of inspection , recommend checking with current property owner about history of water intrusion or leaks, repairs by a qualified contractor and monitor for future water intrusion.
- 4.3. Damage to wall surfaces at one or more areas, recommend assessment of wall surfaces and repairs by a qualified tradesman.



Stains on wall tested dry at right side front second floor office.



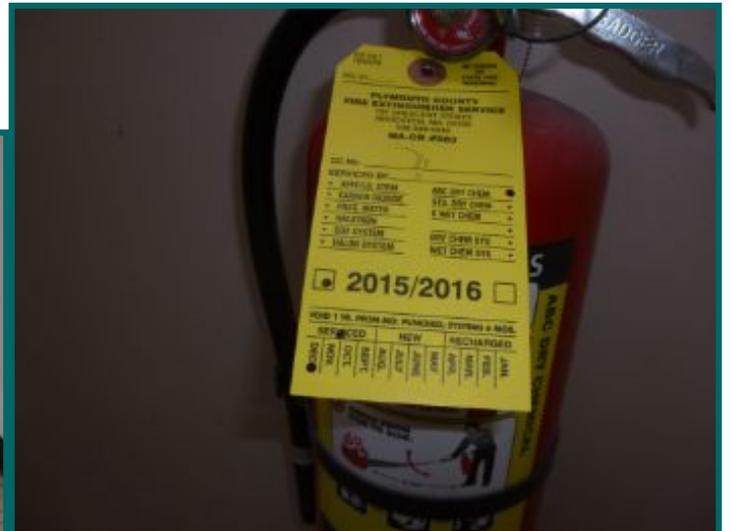
Damage to wall at second floor office



damaged wall below window 2nd floor left side office



Damage to wall at 2nd floor left side



Fire extinguisher tags are current



Water staining on block wall in electric room.

## 5. Ceilings

### Observations:

5.1. Interior finish space ceilings were checked for visible evidence of staining, damage, settlement cracks and improper installation. No significant deficiencies were observed except where noted.

5.2. There is paint peeling on the ceiling at one or more area. Recommend scraping, prepping and painting as needed by a qualified tradesman.

5.3. Stains noted on ceilings in one or more area of building. This is evidence of past or present leaks. They tested dry at the time of the inspection. Recommend asking current building owner for the source and history of any leaks or water intrusion, assessment and repairs by a qualified contractor of any affected areas and monitor for further water staining.



Data room



Office 2nd floor hall



first floor bathroom ceiling



staining and damage left side exterior doorway



Peeling paint in ware house ceiling.

## 6. Floors

### Observations:

6.1. Interior finish floor surfaces were checked for visible evidence of damage, settlement cracks and improper installation. No significant deficiencies were observed except where noted.

6.2. Rodent bait stations inside building, recommend maintenance of bait stations by a qualified pest control company.



Rodent bait stations 2nd floor office

## 7. Plumbing Fixtures

### Observations:

7.1. Plumbing fixtures are operated on a random basis, as well as visually inspected for evidence of leaks, damage or improper operation. All plumbing fixtures that were tested functioned properly at the time of the inspection, except where noted.

7.2. Water was shut off to one or more plumbing fixture Unable to test. Recommend, licensed plumber turn on water and assess all plumbing components.

7.3. Sink is loose or damaged at one or more location, suggest repairs as needed by a qualified contractor.



water is shut off to numerous toilets



Bidet not operated



2nd floor office water shut off to toilet



sink is loose 2nd floor left side office area



First floor toilet water shut off

### Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expenses to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. All repairs should be done by a licensed & bonded trade or professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

You can always call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Grounds		
Page 5 Item: 1	Parking Lot / Walk Ways	<p>1.2. Drive way and parking lot have areas of improper grading, there are areas of depression that are conducive to water ponding and icing in winter. Recommend assessment by a qualified asphalt surfacing contractor.</p> <p>1.3. Typical deterioration was observed at the lot surfaces. Further deterioration will occur as water expands and contracts from freeze and thaw cycles. Recommend assessment by a qualified asphalt surfacing contractor.</p>
Page 7 Item: 3	Vegetation Observations	<p>3.1. Vegetation such as trees, shrubs and/or vines are in contact with or less than one foot from the structures exterior. Vegetation can serve as a <b>conduit</b> for wood destroying insects and fungal growth and may retain moisture against the exterior after it rains. Vegetation should be pruned and/or removed as necessary to maintain a one foot clearance between it and the structures exterior.</p>
Exterior Areas		
Page 8 Item: 1	Doors	<p>1.2. Corrosion, damage or deterioration on surface of door and or door frame at one or more area. Suggest repairs/replacement as needed.</p>
Page 8 Item: 2	Sidewall System	<p>2.1. One or more areas of damage to exterior wall surfaces, recommend full assessment and repairs by a qualified contractor.</p> <p>2.2. Wasp activity noted , recommend further investigation and treatment by a licensed pest control company.</p>
Page 10 Item: 3	Window Condition	<p>3.1. A visual inspection of exterior window surfaces is performed, checking for evidence of deterioration or damage. Many windows are fogged and have interior evidence of leaks and damage to walls. Recommend full assessment and repairs or replacement as needed.</p> <p>3.2. One or more windows have broken seals (fogged), this condition can diminish the energy efficiency of the window and cause permanent hazing to the glass, recommend repair by a qualified window contractor.</p> <p>3.3. There area areas of damaged or missing caulking. Suggest caulking of doors and window frames as necessary.</p>
Roof		

Page 12 Item: 1	Roof Condition	<p>1.1. Construction: Ballasted roofs are "loose-laid." This means the contractor can assemble all the components, including the thermal barrier and insulation, without fastening them to each other or the roof deck. Membrane seams are sealed, the waterproofing layer is secured to the parapet and at roof penetrations, but it isn't adhered to the roof deck or the layers beneath it.</p> <p>The key to the entire system is the ballast that's placed on top of the membrane, which weighs down all the components to hold them in place. Recent studies have shown that these roofs can last as long as 30 years if properly maintained. See following link: <a href="http://www.epdmroofs.org/epdm-todays-choice/long-term-performance">http://www.epdmroofs.org/epdm-todays-choice/long-term-performance</a></p> <p>Condition: Roof is approaching or beyond its typical design life. There are many ceiling stains on inside space, active leaks were reported. Recommend full inspection and repairs or replacement as needed.</p>
Page 13 Item: 2	Gutter	<p>2.1. The roof is drained through an internal gutter system along the right side of the building. Down spouts terminate to asphalt sways at right exterior directing roof run off away from the building. These sways should be kept clear of debris and maintained. There is water staining inside building at floor slab area. This area should be monitored for water intrusion and maintenance or repairs if needed during heavy rains and snow melting.</p>
Foundation		
Page 15 Item: 2	Floor Slab	<p>2.2. Water staining on floor, suspected water damage at front door area, recommend monitor for further water intrusion and repairs as needed.</p>
Plumbing		
Page 18 Item: 1	Plumbing System	<p>1.5. It was reported the property is serviced by a private septic system, not inspected in this report. State of Massachusetts requires a Title 5 septic assessment for all real estate transactions with properties having a private septic system. Recommend full assessment by a qualified septic inspection company.</p> <p>1.6. The lawn irrigation system was not operated or inspected, system may not be in operation. System will need to be assessed and shut down by a qualified contractor prior to winter and start up in spring by a qualified lawn irrigation company. Recommend asking building owner for service history to confirm system is in operational condition.</p>
Water Heater		
Page 20 Item: 2	TPRV	<p>2.2. T/P relief valve extension is missing. Recommend installing of extension pipe that exits within 6" of floor. This is a safety item to prevent scalding in the event the temperature pressure relief valve releases hot water and or steam.</p>
Heat/AC		

Page 22 Item: 1	HVAC Equipment	<p>1.1. The building heating and cooling is provided by seven roof top heating and cooling package units, one package unit cooling only, one split mini ductless AC system for data room, two electric baseboard heaters and two ceiling mounted gas fired heaters. The mechanical systems manufacturers date ranges that were legible are from 1993 to 2016. When tested at interior air registers, all zones had AC working, three zones were not providing heat. There are two ceiling mounted Reznor gas fired space heaters in warehouse area that would not start up. There are two electric wall baseboard heater worked when tested. Some components are well beyond their typical design life and will need replacement in the near future. Some areas of heat are not working. It was reported that a preventative maintenance was performed on the system Spring 2015 by Costa Mechanical 508-726-8744. I spoke to Sal Costa he reported that he performs service only not installs. During his last service in 2015, he replaced two heat exchangers on RTU's and changed filters and checked belts. He did not work on large roof top AC unit, he made recommendations for repairs on that unit that were not done. Service history and records were not provided. Client should consult mechanical engineer or designer to determine HVAC needs for fit up and loads for future use of building, and full assessment repairs, modifications and replacement of components as needed by a qualified HVAC contractor.</p>
Interior Areas		
Page 28 Item: 1	Interior Electrical	<p>1.2. One or more wall outlets have no power, recommend repairs by a qualified electrician.</p> <p>1.3. One or more damaged outlet noted, recommend repair by a licensed electrician.</p> <p>1.4. One or more ceiling light fixtures not working at time of inspection. Recommend changing bulb and repair/ replacement by a qualified electrician as needed.</p>
Page 30 Item: 3	Windows	<p>3.2. One or more windows have broken seals (fogged) this condition can diminish the energy efficiency of the window and cause permanent hazing to the glass, recommend repair by a qualified window contractor.</p> <p>3.3. Window has staining on sill or frame at one or more area of building, tested dry at time of inspection, recommend monitor condition and further assessment and repairs if needed.</p> <p>3.4. Window has moisture intrusion and / or wood damage to window or frame at one or more area of the building. Recommend assessment of windows and repair by a qualified tradesman.</p>

Page 31 Item: 4	Walls	<p>4.2. Stains on walls at one or more area of building, tested dry at time of inspection , recommend checking with current property owner about history of water intrusion or leaks, repairs by a qualified contractor and monitor for future water intrusion.</p> <p>4.3. Damage to wall surfaces at one or more areas, recommend assessment of wall surfaces and repairs by a qualified tradesman.</p>
Page 33 Item: 5	Ceilings	<p>5.2. There is paint peeling on the ceiling at one or more area. Recommend scraping, prepping and painting as needed by a qualified tradesman.</p> <p>5.3. Stains noted on ceilings in one or more area of building. This is evidence of past or present leaks. They tested dry at the time of the inspection. Recommend asking current building owner for the source and history of any leaks or water intrusion, assessment and repairs by a qualified contractor of any affected areas and monitor for further water staining.</p>
Page 34 Item: 6	Floors	<p>6.2. Rodent bait stations inside building, recommend maintenance of bait stations by a qualified pest control company.</p>
Page 35 Item: 7	Plumbing Fixtures	<p>7.2. Water was shut off to one or more plumbing fixture Unable to test. Recommend, licensed plumber turn on water and assess all plumbing components.</p> <p>7.3. Sink is loose or damaged at one or more location, suggest repairs as needed by a qualified contractor.</p>