



*Inspecting East Tennessee since 2006*

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# Property Condition Report

Prepared for:  
Mr. Commercial Buyer



**Property Address:**  
**12345 Commercial Ln**  
**Knoxville TN 37909**

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Patrick Cloninger247

[WWW.PINPOINTTN.COM](http://WWW.PINPOINTTN.COM)

## What Really Matters in a Home Inspection

Dear Commercial

Buying a home? The process can be stressful. A home inspection is supposed to give you peace of mind, but often has the opposite effect. You will be asked to absorb a lot of information in a short time. This often includes a written report, a checklist, photographs, environmental reports, and what the inspector himself says during the inspection. All this, combined with the seller's disclosure and what you notice yourself, makes the experience even more overwhelming. What should you do?

Relax. Most of your inspection will be maintenance recommendations, life expectancies for various systems and components, and minor imperfections. These are useful to know about. However, the issues that really matter will fall into four categories:

- Major defects. An example of this would be a structural failure;
- Things that lead to major defects, such as a small roof-flashing leak, for example;
- Things that may hinder your ability to finance, legally occupy, or insure the home; and
- Safety hazards, such as an exposed, live buss bar at the electrical panel.

Anything in these categories should be addressed. Often, a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4).

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. Realize that sellers are under no obligation to repair everything mentioned in the report. No home is perfect. Keep things in perspective. Do not kill your deal over things that do not matter. It is inappropriate to demand that a seller address deferred maintenance, conditions already listed on the seller's disclosure, or nit-picky items.

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<b>Date:</b> 1/1/2013	<b>Time:</b> 09:00 AM	<b>Report ID:</b> 01_Commercial Sample
<b>Property:</b> 12345 Commercial Ln Knoxville TN 37909	<b>Customer:</b> Mr. Commercial Buyer	<b>Real Estate Professional:</b>

### General Information

**In Attendance:**  
Seller only

**Type of building:**  
Office, Warehouse

**Approximate age of building:**  
Over 25 Years

**Temperature:**  
Over 65

**Weather:**  
Clear

**Ground/Soil surface condition:**  
Dry

**Rain in last 3 days:**  
Yes

**Radon Test:**  
No

**Water Test:**  
No

### Commercial Inspection Report

This commercial inspection was performed in accordance with InterNACHI's Commercial Standards Of Practice. This standard is designed as a baseline from which the inspector and client can develop and agree to a scope of work that may deviate from this standard depending on budget, time constraints, purpose of the inspection, age of the subject property, and risk tolerance of the client. The level of due diligence should be set where the cost, in time and money, of acquiring information about the subject property will not likely exceed the value of that information. Therefore an inspection performed in accordance with this standard will not be technically exhaustive. In recognizing that the client likely has the goal of acquiring information about the subject property at a cost, in time and money, that does not exceed the value of that information, representative observations are not just permitted by this standard, but recommended as well.

The client should understand that no inspection report is completely accurate. A report is only the written communication of the observations made and research conducted by the inspector. The report contains those items which in the inspector's opinion are likely to be of interest to his/her client. The client should understand that the inspection report is, to a large degree, the subjective opinions of the inspector based on his/her observations and research within the limits of access, time, and budget and without the aid of special equipment or meters and without dismantling, probing, testing, or troubleshooting and without detailed knowledge of the commercial property, its components or its systems. The inspection report is not much more than a subjective professional opinion. An inspector performing a commercial inspection in accordance with this standard is not practicing architecture or engineering. This inspection is not a warranty and the inspection report is merely the written communication of the inspector's subjective opinion on the condition of the subject property.

The level of accuracy of information varies depending on its source. The inspector may rely on information obtained to the extent that the information appears to be accurate and complete. This standard does not require the inspector to independently verify the accuracy of the documents reviewed by the inspector or included in the report nor the statements made by those interviewed by the inspector. The inspector is not a fraud investigator and this standard does not require the inspector to look for intentionally hidden deficiencies in the subject property. The inspection report is supplementary to the seller's disclosures.

### 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.*

**General Comments (GC)** = *General statements and/or disclaimers about maintenance, defects, or other pertinent information pertaining to a specific component/item.*

**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.*

**1. General Observations**

		IN	GC	NI	NP	RR
1.0	Overall Condition		•			

IN= Inspected, GC= General Comments, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

**IN GC NI NP RR**

**Comments:**

**1.0** A visual inspection of the subject property was preformed on 5-13-10 at 9 am. This Standard Commercial Building Inspection addresses general items of interest that were visible to the inspector during this limited inspection.

Reasonable effort was made to view all safely accessible areas of the Subject Property. Concealed items cannot normally be inspected without using invasive procedures or special testing equipment that is beyond the scope of this type of general inspection. This Standard Commercial Building Inspection Report may not address every problem that may exist with this property at the time of this inspection. **Pinpoint Home Inspections makes no warranty that there are no other defects with this property.**

The overall general condition of the subject property was good. Maintenance and general upkeep appeared to be maintained with no signs of major neglect noted. The subject property is approximately 26 years of age.

## 2. Roof, Attic and Ventilation

**The inspector should inspect** from ground level, or eaves or roof top (if a roof top access door exists): The roof covering, presence of exposed membrane, Slopes, evidence of significant ponding, gutters, downspouts, vents, flashings, skylights, chimney and other roof penetrations. The general structure of the roof from the readily accessible panels, doors or stairs, and for the need for repairs. **The inspector should inspect:** The insulation in unfinished spaces. The ventilation of attic spaces. Mechanical ventilation systems. And report on the general absence or lack of insulation. **The inspector is not required to:** Enter the attic or any unfinished spaces that are not readily accessible or where entry could cause damage or pose a safety hazard to the inspector in his or her opinion. Move, touch, or disturb insulation. Move, touch or disturb vapor retarders. Break or otherwise damage the surface finish or weather seal on or around access panels and covers. Identify the composition or exact R-value of insulation material. Activate thermostatically operated fans. Determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers, and wiring. Determine the adequacy of ventilation. **The inspector is not required to:** Walk on any pitched roof surface, Predict service life expectancy. Inspect underground downspout diverter drainage pipes. Remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. Move insulation. Inspect antennae, lightning arresters, de-icing equipment or similar attachments. Walk on any roof areas that appear, in the opinion of the inspector, to be unsafe. Walk on any roof areas if it might, in the opinion of the inspector, cause damage. Perform a water test. Warrant or certify the roof. Walk on any roofs that lack rooftop access doors.



		IN	GC	NI	NP	RR	Styles & Materials
2.0	ROOF COVERINGS	•				•	<b>Viewed roof covering</b> from: Walked roof
2.1	ROOF FLASHINGS	•				•	<b>Roof-Type:</b> Flat Extra Info : Roof has some slope
2.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS	•	•				<b>Roof Covering:</b> Rubber membrane
2.3	ROOF DRAINAGE SYSTEMS	•	•				<b>Chimney (exterior):</b> N/A
2.4	ROOF STRUCTURE AND ATTIC (report leak signs or condensation)	•	•				<b>Sky Light(s):</b> None <b>Roof Structure:</b> Steel trusses <b>Ceiling Structure:</b> Not visible

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**Comments:**

🏠 2.0 (1) The main roof surface is in good condition. Small amounts of ponding was observed on the right side (facing front). It appears the water is coming from the condensate drain at the HVAC unit. Ponding water can and will accelerate the deterioration of roofing materials. Recommend routing the condensate drain to the gutter.



2.0 Item 1(Picture)



2.0 Item 2(Picture)



2.0 Item 3(Picture)

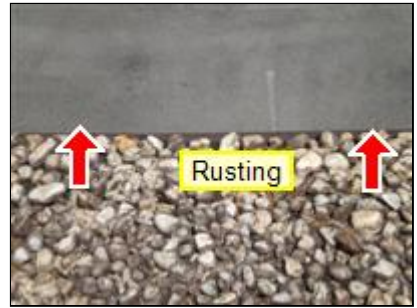
🏠 (2) The awning roof surface appears original to the structure. I did not see any leaks or major deficiencies, but rusting around the outer flashing is causing staining of the front "stucco" surface. Also, additional sealant is needed at the counter flashing against brick.



2.0 Item 4(Picture)

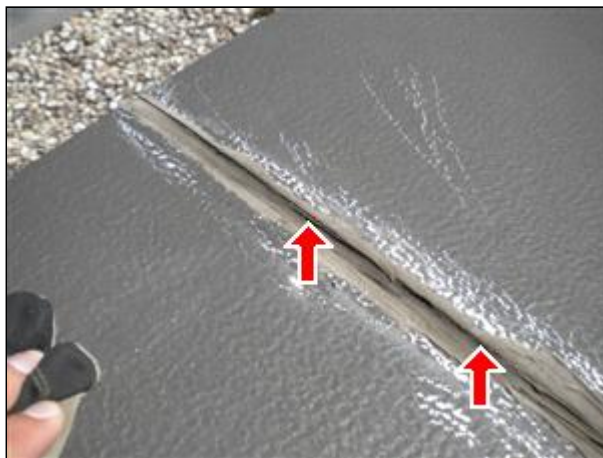


2.0 Item 5(Picture)

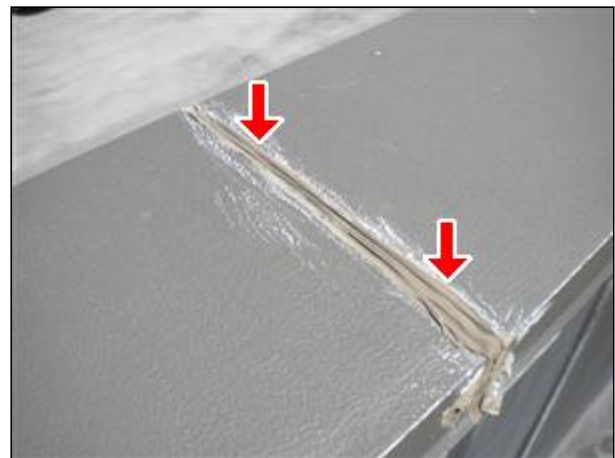


2.0 Item 6(Picture)

🏠 2.1 Additional sealant is needed at the flashing on top of the parapet wall. It is typical for sealants to dry and shrink.



2.1 Item 1(Picture)



2.1 Item 2(Picture)



**2.2** The interior rooftop access panel is apparently not used anymore. The cover for this access is secured by a cinder block. F.Y.I.



2.2 Item 1(Picture)

**2.3** The gutters appear to be in good condition. Minor bends/damage was observed, but it does not compromise the functionality/integrity of the drainage systems.



2.3 Item 1(Picture)



2.3 Item 2(Picture)

**2.4** No leaks were discovered at the time of the inspection.

**3. Exterior**

**The inspector should inspect:** The siding, flashing and trim, all exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias and report as in need of repair any safety issues regarding intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings, representative number of windows, vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure. The exterior for accessibility barriers. The storm water drainage system. The general topography. The parking areas, the sidewalks. Exterior lighting. The landscaping, Determine that a 3-foot clear space exists around the circumference of fire hydrants. Describe the exterior wall covering. **The inspector is not required to:** Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. Inspect items, including window and door flashings, which are not visible or readily accessible from the ground. Inspect geological, geotechnical, hydrological and/or soil conditions. Inspect recreational facilities. Inspect seawalls, break-walls and docks. Inspect erosion control and earth stabilization measures. Inspect for proof of safety type glass. Determine the integrity of the thermal window seals or damaged glass. Inspect underground utilities. Inspect underground items. Inspect wells or springs. Inspect solar systems. Inspect swimming pools or spas. Inspect septic systems or cesspools. Inspect playground equipment. Inspect sprinkler systems. Inspect drain fields or drywells. Inspect manhole covers. Operate or evaluate remote control devices or test door or gate operators.



Looking East on Papermill



Looking West on Papermill



Front lot



Rear lot



Side drive



Right



Left



Rear



Front

		IN	GC	NI	NP	RR	Styles & Materials
3.0	SIDING FLASHING AND TRIM	•				•	<b>Siding Style:</b> Brick
3.1	DOORS (Exterior and check against accessibility barriers)	•				•	<b>Siding Material:</b> Brick veneer Masonry
3.2	BALCONIES, DECKS, STOOPS, STEPS, STAIRS, PORCHES, RAILINGS	•				•	<b>Exterior Entry Doors:</b> Steel Insulated glass
3.3	EAVES, SOFFITS AND FASCIAS				•		<b>Driveway:</b> Asphalt
IN= Inspected, GC= General Comments, NI= Not Inspected, NP= Not Present, RR= Repair or Replace		IN	GC	NI	NP	RR	

		IN	GC	NI	NP	RR	
3.4	WINDOWS (a representative number)	•				•	<b>General Topography:</b> Sloping
3.5	VEGETATION, SURFACE DRAINAGE, STORM WATER DRAINAGE AND RETAINING WALLS (that affect the building)	•	•			•	<b>Access Roads:</b> City Street
3.6	GENERAL TOPOGRAPHY, PARKING AREAS AND SIDEWALKS	•	•				<b>Storm Water Drain:</b> Discharges at street
3.7	EXTERIOR LIGHTING, OUTLETS, AND LANDSCAPING	•				•	
3.8	FIRE HYDRANT LOCATION AND ACCESSIBILITY			•			
3.9	OTHER		•				

IN= Inspected, GC= General Comments, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN GC NI NP RR

**Comments:**

**3.0** The building's exterior is constructed of a brick veneer over concrete block walls at the front, and both sides. The rear of the building is concrete block covered by a parge coat.

- The brick veneer is in good condition with typical cracking primarily due to normal settling. Cracks should be filled to prevent the intake of moisture which can lead to further deterioration.
- The parge coating covering the concrete block wall at the rear of the building is cracking and deteriorating at both ends, along with minor step cracking above openings (doors). It is recommend a qualified general contractor evaluate and repair to prevent further damage.



3.0 Item 1(Picture)



3.0 Item 2(Picture)



3.0 Item 3(Picture)



3.0 Item 4(Picture)



3.0 Item 5(Picture)




3.0 Item 6(Picture)

 **3.1** Both rear steel doors need painting. Painting these doors will prolong their useful life.



3.1 Item 1(Picture)


 **3.2** The handrailing at the front of the building is intact and appears sturdy, however it is starting to peel paint. Recommend the entire handrail be painted to prolong it's useful life.



3.2 Item 1(Picture)



3.2 Item 2(Picture)

 **3.4** Both window panes on either side of the front entry door are cracked along the bottom. Cracking at this location is typically caused by normal foundation settlement that can put a strain on installed doors/glass. I am unable to determine how long this condition has existed.



3.4 Item 1(Picture)



3.4 Item 2(Picture)



3.4 Item 3(Picture)

**3.5 (1)** Both designated drain areas at the front of the parking lot were full of debris.

(2) A few loose cinder blocks were observed on the retaining wall at the back of the structure. This is not a significant issue. The wall remains intact and strong at this time.



3.5 Item 1(Picture)



3.5 Item 2(Picture)

🏠 (3) There is a low spot at the left rear corner (facing front) where water may accumulate against the foundation/slab. A drain was previously installed, but has since deteriorated. Recommend repairing drain to divert water away from this area.



3.5 Item 3(Picture)

3.6 (1) The general topography of the land does divert water towards the structure at the rear of the building. Systems have been put in place to control water runoff such as the drain installed at the rear service door, along with the retaining wall and attached drain.

General maintenance and upkeep will be crucial in preventing the intake of moisture at these areas.



3.6 Item 1(Picture)



3.6 Item 2(Picture)

(2) The asphalt parking lot is in excellent condition with minor cracking/pitting observed. As cracks develop, it is recommend they be sealed to prevent the intake of moisture which can lead to further deterioration.

The striping was faded and may need repainting in the near future.

The curbing around the parking lot has minor cracking, but does not appear significant at this time.



3.6 Item 3(Picture)



3.6 Item 4(Picture)

**3.7** (1) The overall condition of the exterior lighting was acceptable, however a few issues were observed.

- The bulb was burnt out at the rear parking lot light. It appears a replacement bulb is all that is needed.
- Both landscaping lights directed towards the company sign at the front of the building appear damaged beyond repair and will likely need replacement.

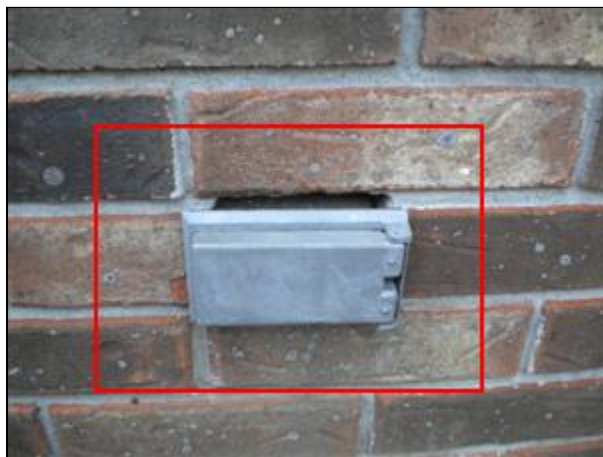


3.7 Item 1(Picture)



3.7 Item 2(Picture)

**3.7** (2) There is a gap between the exterior GFCI outlet and the brick veneer at the front of the building. Recommend sealing gap with an appropriate sealant to prevent the intake of moisture.



3.7 Item 3(Picture)

**3.8** No fire hydrant is located on the subject property.

3.9 The sprinkler system has been discontinued/capped. F.Y.I.



3.9 Item 1(Picture)



**4. Basement, Foundation and Crawlspace**

**The inspector should inspect:** The basement, The foundation, The crawlspace, The visible structural components and report on the location of under-floor access openings. Report any present conditions or clear indications of active water penetration observed by the inspector. For wood in contact or near soil. Report any general indications of foundation movement that are observed by the inspector, such as but not limited to sheetrock cracks, brick cracks, out-of-square door frames or floor slopes. Report on any cutting, notching and boring of framing members which may present a structural or safety concern. **The inspector is not required to:** Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector. Move stored items or debris. Operate sump pumps. Identify size, spacing, span, location or determine adequacy of foundation bolting, bracing, joists, joist spans or support systems. Perform or provide any engineering or architectural service. Report on the adequacy of any structural system or component.

		IN	GC	NI	NP	RR	Styles & Materials
4.0	WALLS (Structural)	•	•				<b>Foundation:</b> Poured concrete
4.1	COLUMNS OR PIERS				•		<b>Method used to observe</b>
4.2	FLOORS (Structural)	•	•				<b>Crawlspace:</b> No crawlspace
4.3	CEILINGS (structural)	•					<b>Floor Structure:</b> Slab
							<b>Wall Structure:</b> Masonry

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**Comments:**

**4.0** Large amount of staining/efflorescence was observed on the right (facing front) block wall in the warehouse area. Different locations were tested with a moisture meter and no elevated levels were found at the time of the inspection.



4.0 Item 1(Picture)



4.0 Item 2(Picture)

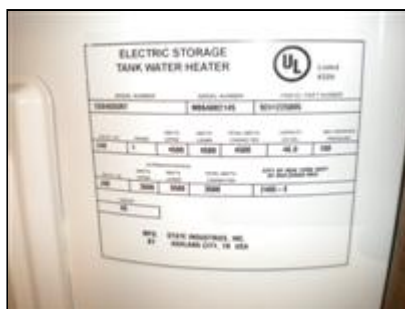
**4.2** The overall condition of the concrete slab was excellent, with no major concerns. Cracking at the rear of the building appears old and does not pose an issue.



4.2 Item 1(Picture)

**5. Plumbing**

**The inspector should inspect:** Verify the presence of and identify the location of the main water shutoff valve to each building. Verify the presence of a backflow prevention device if, in the inspector's opinion, a cross connection could occur between water distribution system and nonpotable water or private source. The water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves. Flush a representative number of toilets. Run water in a representative number of sinks, tubs, and showers. Verify that hinged shower doors open outward from the shower and have safety glass conformance stickers or indicators. The interior water supply including a representative number of fixtures and faucets. The drain, waste and vent systems, including a representative number of fixtures. Describe any visible fuel storage systems. The drainage sump pumps and test pumps with accessible floats. Describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves. Determine if the water supply is public or private. The water supply by viewing the functional flow in several fixtures operated simultaneously and report any deficiencies as in need of repair. Report as in need of repair deficiencies in installation and identification of hot and cold faucets. Report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs. Report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate. Piping support. **The inspector is not required to:** Determine the adequacy of the size of pipes, supplies, vents, traps, or stacks. Ignite pilot flames. Determine the size, temperature, age, life expectancy or adequacy of the water heater. Inspect interiors of flues or chimneys, cleanouts, water softening or filtering systems, dishwashers, interceptors, separators, sump pumps, well pumps or tanks, safety or shut-off valves, whirlpools, swimming pools, floor drains, lawn sprinkler systems or fire sprinkler systems. Determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply. Verify or test anti-scald devices. Determine the water quality or potability or the reliability of the water supply or source. Open sealed plumbing access panels. Inspect clothes washing machines or their connections. Operate any main, branch or fixture valve. Test shower pans, tub and shower surrounds or enclosures for leakage. Evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices. Determine whether there are sufficient clean-outs for effective cleaning of drains. Evaluate gas, liquid propane or oil storage tanks. Inspect any private sewage waste disposal system or component within such a system. Inspect water treatment systems or water filters. Inspect water storage tanks, pressure pumps, ejector pumps, or bladder tanks. Evaluate wait time for hot water at fixtures, or perform testing of any kind on water heater elements. Evaluate or determine the adequacy of combustion air. Test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves. Examine ancillary systems or components, such as, but not limited to those relating to solar water heating or hot water circulation. Determine the presence or condition of polybutylene plumbing.



		IN	GC	NI	NP	RR
5.0	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	•				
5.1	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES	•				•
5.2	FUEL STORAGE AND DISTRIBUTION SYSTEMS				•	
5.3	WATER HEATING SYSTEMS, CONTROLS, AND VENTS	•				
5.4	MAIN WATER SHUT-OFF DEVICE (Describe location)	•	•			
5.5	MAIN FUEL SHUT OFF VALVE (describe location)				•	
5.6	SUMP PUMP				•	

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**IN GC NI NP RR Styles & Materials**

**Water Source:**  
Public

**Water Filters:**  
(We do not inspect filtration systems)

**Plumbing Water Supply (into building):**  
Not visible

**Plumbing Water Distribution (inside building):**  
Copper

**Washer Drain Size:**  
None

**Sanitary Sewer:**  
Public sewer system

**Plumbing Waste:**  
PVC

**Water Heater Power Source:**  
Electric

**Water Heater Capacity:**

40 Gallon (1-2 people)

Water heater

Manufacturer:  
STATE

Comments:

- 🏠 5.1 There is a small leak at the shutoff for the toilet in the men's bathroom. Recommend replacing the shutoff.



5.1 Item 1(Picture)

- 5.4 The main water shutoff is located at the street meter.

**6. Electrical System for Building**

**The inspector should inspect:** The service drop/lateral. The meter socket enclosures. The service entrance conductors and report on any noted conductor insulation or cable sheath deterioration. The means for disconnecting the service main. The service entrance equipment and report on any noted physical damage, overheating, or corrosion. And determine the rating of the service amperage. Panelboards and overcurrent devices and report on any noted physical damage, overheating, corrosion, or lack of accessibility or working space (minimum 30 inches wide, 36 inches deep, 78 inches high in front of panel) that would hamper safe operation, maintenance or inspection. And report on any unused circuit breaker panel openings that are not filled. The service grounding and bonding. A representative number of switches, receptacles, lighting fixtures and AFCI receptacles. Although a visual inspection, the removal of faceplates or other covers or luminaires (fixtures) to identify suspected hazards is permitted. And report on any noted missing or damaged faceplates or box covers. And report on any noted open junction boxes or open wiring splices. And report on any noted switches and receptacles that are painted. And test a representative sample of Ground Fault Circuit Interrupter (GFCI) devices and GFCI circuit breakers observed and deemed to be GFCI's during the inspection using a GFCI tester. And report the presence of solid conductor aluminum branch circuit wiring if readily visible. And report on any tested GFCI receptacles in which power was not present, polarity is incorrect, the cover is not in place, the ground fault circuit interrupter devices are not installed properly or do not operate properly, any evidence of arcing or excessive heat, or where the receptacle is not grounded or is not secured to the wall. And report the absence of smoke detectors. And report on the presence of flexible cords being improperly used as substitutes for the fixed wiring of a structure or running through walls, ceilings, floors, doorways, windows, or under carpets. **The inspector is not required to:** Insert any tool, probe or device into the main panelboard, sub-panels, subpanels, distribution panelboards, or electrical fixtures. Operate electrical systems that are shut down. Remove panelboard cabinet covers or dead front covers if they are not readily accessible. Operate overcurrent protection devices. Operate non-accessible smoke detectors. Measure or determine the amperage or voltage of the main service equipment if not visibly labeled. Inspect the fire or alarm system and components. Inspect the ancillary wiring or remote control devices. Activate any electrical systems or branch circuits which are not energized. Operate or reset overload devices. Inspect low voltage systems, electrical de-icing tapes, swimming pool wiring or any time-controlled devices. Verify the service ground. Inspect private or emergency electrical supply sources, including but not limited to generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. Inspect spark or lightning arrestors. Inspect or test de-icing equipment. Conduct voltage drop calculations. Determine the accuracy of labeling. Inspect tenant owned equipment. Inspect the condition of or determine the ampacity of extension cords.



		IN	GC	NI	NP	RR	Styles & Materials
6.0	SERVICE DROP/LATERAL AND ENTRANCE CONDUCTORS	•					<b>Electrical Service</b>
6.1	METER SOCKET PANEL, SERVICE GROUNDING AND BONDING, MAIN DISCONNECT, MAIN AND DISTRIBUTION PANELS	•	•				<b>Conductors:</b> Below ground
6.2	SERVICE MAIN AND DISTRIBUTION PANELS (location and means to disconnect)	•	•				<b>Panel capacity:</b> Adequate
6.3	PANEL BOARDS, CIRCUIT BREAKERS AMPERAGE AND VOLTAGE	•				•	<b>Panel Type:</b> Circuit breakers
6.4	FIXTURES, WIRING, SWITCHES AND RECEPTACLES (representative number inspected)	•	•				<b>Electric Panel</b> <b>Manufacturer:</b> FEDERAL PACIFIC
6.5	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)	•					<b>Branch wire 15 and 20</b> <b>AMP:</b> Copper
IN= Inspected, GC= General Comments, NI= Not Inspected, NP= Not Present, RR= Repair or Replace		IN	GC	NI	NP	RR	<b>Wiring Methods:</b>

IN GC NI NP RR Romex

6.6	SMOKE DETECTORS	•				
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IN GC NI NP RR

**Comments:**

**6.1** The main service panel and "sub-panel" are manufactured by Federal Pacific. Federal Pacific is no longer in business due to a line of faulty panels made for residential use called the "Stab-Loc" line. Parts or breakers may be hard to find for replacement or addition purposes.

**6.2** The main service panel is located at the right exterior wall (facing front) in the warehouse area. The "sub-panel" is located on the right exterior wall (facing front) in the warehouse area.



6.2 Item 1(Picture)

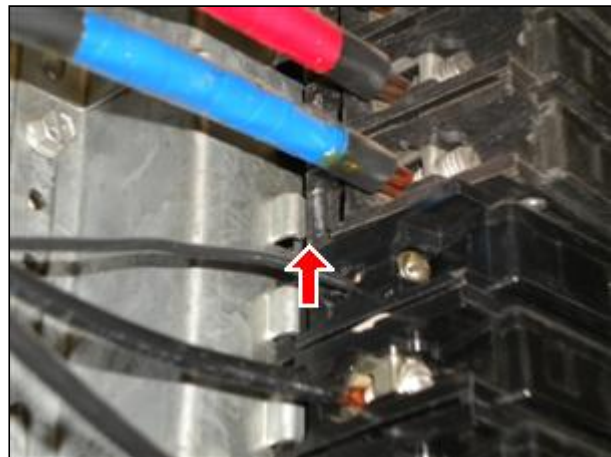


6.2 Item 2(Picture)

**6.3** The breaker feeding the "sub-panel" at the service main is loose and not fully attached to the bus bar. This is a safety concern due to the potential for electrocution. Recommend an electrician evaluate and repair as necessary.



6.3 Item 1(Picture)



6.3 Item 2(Picture)

**6.4** A representative number of outlets, lights, and other fixtures were observed and/or operated. The general and overall condition was acceptable, however a few outlets have broken and/or missing covers, and a handful of fluorescent bulbs need replacement.



6.4 Item 1(Picture)



6.4 Item 2(Picture)



6.4 Item 3(Picture)

## 7. Interior, Windows and Doors

**The inspector should:** Open and close a representative number of doors and windows. Inspect the walls, ceilings, steps, stairways, and railings. Inspect garage doors and garage door openers. Inspect interior steps, stairs, and railings. Inspect all loading docks. Ride all elevators and escalators. And report as in need of repair any windows that are obviously fogged or display other evidence of broken seals. **The inspector is not required to:** Inspect paint, wallpaper, window treatments or finish treatments. Inspect central vacuum systems. Inspect safety glazing. Inspect security systems or components. Evaluate the fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises. Move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure. Move drop ceiling tiles. Inspect or move any appliances. Inspect or operate equipment housed in the garage except as otherwise noted. Verify or certify safe operation of any auto reverse or related safety function of a garage door. Operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state, or federal standards. Operate any system, appliance or component that requires the use of special keys, codes, combinations, or devices. Operate or evaluate self-cleaning oven cycles, tilt guards/latches, gauges, or signal lights. Inspect microwave ovens or test leakage from microwave ovens. Operate or examine any sauna, steam-jenny, kiln, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or other ancillary devices. Inspect elevators. Inspect remote controls. Inspect appliances. Inspect items not permanently installed. Examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa, recreational equipment or self-contained equipment. Come into contact with any pool or spa water in order to determine the system structure or components. Determine the adequacy of spa jet water force or bubble effect. Determine the structural integrity or leakage of a pool or spa. Determine combustibility or flammability. Inspect tenant owned equipment or personal property.



		IN	GC	NI	NP	RR
7.0	CEILINGS	•				
7.1	WALLS	•				•
7.2	FLOORS	•				
7.3	DOORS (REPRESENTATIVE NUMBER)	•				
7.4	WINDOWS (REPRESENTATIVE NUMBER)	•				
7.5	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	•				
7.6	STEPS, STAIRWAYS, BALCONIES AND RAILINGS				•	
7.7	GARAGE DOOR (s) LOADING DOCK (s)	•				

**Styles & Materials**

- Ceiling Materials:**  
Drywall  
Suspended ceiling panels
- Wall Material:**  
Drywall
- Floor Covering(s):**  
Carpet
- Interior Doors:**  
Hollow core  
Solid
- Window Types:**  
Fixed pane

IN= Inspected, GC= General Comments, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

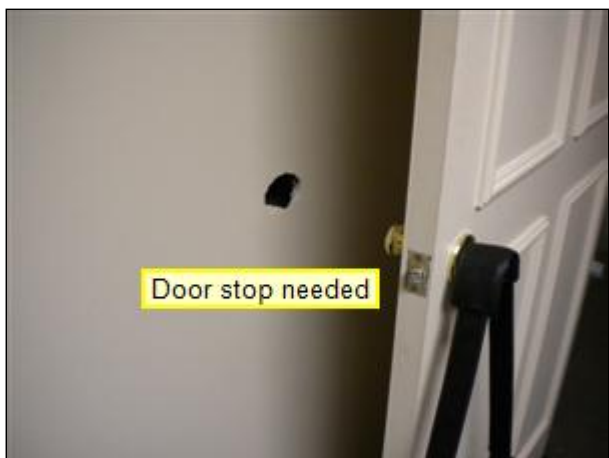
IN GC NI NP RR

**Comments:**



🏠 7.1 Minor patching and painting will need to be done throughout the office area. Two of the larger holes are located in the back right corner office (facing front) and the front left corner office (facing front).

Picture #2 shows an area where the current owners state a plumbing pipe froze and was repaired. No leaks were present and the repair appears adequate. F.Y.I.



7.1 Item 1(Picture)



7.1 Item 2(Picture)

**8. Life-Safety**

**The inspector should:** Inspect fire access roads and report on any obstructions or overhead wires lower than 13 feet 6 inches. Inspect the address or street number to determine that it is visible from the street with numbers in contrast to their background. Inspect and determine that a 3-foot clear space exists around the circumference of fire hydrants. Verify that hinged shower doors open outward from the shower and have safety glass conformance stickers or indicators. Inspect to determine that the storage of flammable and combustible materials are orderly, separated from heaters by distance or shielding so that ignition cannot occur, and not stored in exits, boiler rooms, mechanical rooms, or electrical equipment rooms. Inspect to determine that a "No Smoking" sign is posted in areas where flammable or combustible material is stored, dispensed, or used. Inspect for the presence of fire alarm systems. Inspect for alarm panel accessibility. Inspect for the presence of portable extinguishers and determine that they are located in conspicuous and readily available locations immediately available for use and not obstructed or obscured from view. Inspect to determine that a portable fire extinguisher exists within a 30 foot travel distance of commercial-type cooking equipment that uses cooking oil or animal fat. Inspect to determine that manual actuation devices for commercial cooking appliances exist near the means of egress from the cooking area, 42-48 inches above the floor, 10-20 feet away, and clearly identifying the hazards protected. Inspect to determine that the maximum travel distance to a fire extinguisher is 75 feet. Inspect for the presence of sprinkler systems and determine if they were ever painted other than at the factory. Inspect for the presence of emergency lighting systems. Inspect for exit signs at all exits and inspect for independent power sources such as batteries. Inspect for the presence of directional signs where exit location is not obvious. Inspect for the presence of signs over lockable exit doors stating "This Door Must Remain Unlocked During Business Hours." Inspect for penetrations in any walls or ceilings that separate the exit corridors and/or stairwells from the rest of the building. Inspect for fire separation doors that appear to have been blocked or wedged open or that do not automatically close and latch. Inspect exit stairwell handrails. Inspect for exit trip hazards. Inspect for the presence of at least two exits to outside or one exit that has a maximum travel distance of 75 feet. Inspect exit doorways to determine that they are not less than 32 inches in clear width. Inspect to determine that the exit doors were not locked from the inside, chained, bolted, barred, latched or otherwise rendered unusable at the time of the inspection. Inspect to determine that the exit doors swing open in the direction of egress travel. Inspect the storage at the time of the inspections to determine if it is potentially obstructing access to fire hydrants, fire extinguishers, alarm panels, or electric panel boards, or if it is obstructing aisles, corridors, stairways or exit doors, or if it is within 18 inches of sprinkler heads or if it is within 3 feet of heat generating appliances or electrical panel boards at the time of the inspection. **The inspector is not required to:** Test alarm systems or determine if alarms systems have been tested. Inspect or test heat detectors, fire suppression systems, or sprinkler systems. Determine combustibility or flammability of materials or storage. Determine the adequate number of fire extinguishers needed or their ratings. Test or inspect fire extinguishers, their pressure, or for the presence of extinguisher inspection tags and/or tamper seals. Inspect or test fire pumps or Fire Department connections. Inspect or test cooking equipment suppression systems. Determine the operational time of emergency lighting or exist signs. Inspect for proper occupant load signs. Determine fire ratings of walls, ceilings, doors, etc. Inspect, test, or determine the adequacy of fire escapes or ladders. Inspect Fire Department lock boxes or keys. Determine flame resistance of curtains or draperies. Inspect parking and/or outdoor lighting. Inspect for unauthorized entry and/or crime issues. Inspect or test security systems. Inspect for pet or livestock safety issues. Inspect for unsafe candle use or decoration hazards. Inspect or test emergency generators. Test kitchen equipment, appliances, or hoods. Verify that elevator keys exist or that they work properly.

IN GC NI NP RR **Styles & Materials**

8.0	ACCESS ROADS (for emergency vehicle use)	•					
8.1	STREET NUMBER EASILY VISIBLE ON BUILDING	•					
8.2	FIRE HYDRANT ACCESS			•			
8.3	SHOWER DOOR (approved glass and opens outward)				•		
8.4	STORAGE OF FLAMMABLES (separated from ignition sources and isolated)				•		
8.5	NO SMOKING SIGNS PROMINENTLY POSTED NEAR FLAMMABLES				•		
8.6	FIRE ALARMS AND ALARM PANEL ACCESS (not inspected for operation only verify if present)			•			
8.7	PORTABLE FIRE EXTINGUISHERS (in readily available locations)	•	•				
8.8	SPRINKLER SYSTEM (not inspected only verify if one is present)				•		
8.9	EXIT SIGNS, EMERGENCY LIGHTING AND BATTERY BACK UP (describe one or more if present)	•	•				
8.10	EXIT DOORS, FIRE SEPARATION DOORS, DOORWAYS, STAIRWELL, HANDRAILS	•					
8.11	FIREWALL SEPARATION	•					•

**Sprinkler system:**  
None  
**Standpipes:**  
No None  
**Fire Hydrant:**  
No not on property

IN= Inspected, GC= General Comments, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN GC NI NP RR

**Comments:**

8.7 Located in the kitchen area.



8.7 Item 1(Picture)

8.9 Exit signs located throughout building.



8.9 Item 1(Picture)



8.9 Item 2(Picture)

8.11 Numerous unsealed openings in the wall separating the storage facility from the office area were observed. All openings should be filled with an appropriate sealant.



8.11 Item 1(Picture)



8.11 Item 2(Picture)

**9. Cooking Area**

**The inspector should:** Verify that all smoke or grease-laden vapor producing cooking equipment such as deep-fat fryers, ranges, griddle, broilers, and woks, is equipped with an exhaust system. Inspect exhaust systems interior surface cleaning and inspection accessibility. Inspect for grease buildup. Verify that hoods are made of steel or stainless steel. Verify that visible grease filters are arranged so that all exhaust air passes through the filters. Verify that visible sections of exhaust ducts are not interconnected with any other ventilation system. Verify that visual sections of exhaust ducts are installed without dips or traps that might collect residues. Verify that exhaust ducts do not appear to pass through fire walls. Try to verify that exhaust ducts lead directly to the exterior of the building. Try to verify that exterior exhaust outlets do not discharge walkways or create a nuisance in the opinion of the inspector. Inspect to determine that a portable fire extinguisher exists within a 30 foot travel distance of commercial-type cooking equipment that uses cooking oil or animal fat. Inspect to determine that manual actuation devices for commercial cooking appliances exist near the means of egress from the cooking area, 42-48 inches above the floor, 10-20 feet away, and clearly identifying the hazards protected. **The inspector is not required to:** Determine proper clearances. Determine proper hood size or position. Test hoods. Test exhaust fans, test dampers, or measure airflow. Test fire extinguishers, fire-extinguishing equipment or fusible links. Test kitchen equipment, appliances, hoods or their gauges. Inspect or test grease removal devices, drip trays or grease filters. Inspect or test air pollution control devices or fume incinerators. Inspect or test kitchen refrigeration. Inspect for fuel storage issues. Inspect, test, or determine anything regarding food safety. Issue an opinion regarding cooking operating procedures.



IN GC NI NP RR **Styles & Materials**


		IN	GC	NI	NP	RR
9.0	EXHAUST SYSTEMS FOR COOKING				•	
9.1	MANUAL ACTUATION DEVICE (verify location and posting requirements for commercial cooking appliances)				•	
9.2	CEILINGS	•				
9.3	WALLS	•				
9.4	FLOORS	•				
9.5	DOORS (REPRESENTATIVE NUMBER)	•				
9.6	WINDOWS (REPRESENTATIVE NUMBER)				•	
9.7	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	•				
9.8	PLUMBING SUPPLY, FIXTURES	•				•
9.9	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	•				
9.10	DISHWASHER	•				
9.11	MICROWAVE COOKING EQUIPMENT	•				

**Dishwasher Brand:**  
WHIRLPOOL  
**Disposer Brand:**  
NONE  
**Range/Oven:**  
WHIRLPOOL  
**Built in Microwave:**  
WHIRLPOOL

IN= Inspected, GC= General Comments, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN GC NI NP RR

**Comments:**

 **9.8** The kitchen sink faucet leaks heavily at the base. This typically indicates a seal has gone bad. Recommend replacement of the seal, or the entire faucet assembly.



9.8 Item 1(Picture)

## General Summary



### Address

12345 Commercial Ln  
Knoxville TN 37909

#### InterNachi Commercial SOP Limitations:

An inspection is not technically exhaustive. An inspection will not identify concealed or latent defects. An inspection will not deal with aesthetic concerns or what could be deemed matters of taste, cosmetic defects, etc. An inspection will not determine the suitability of the property for any use. An inspection does not determine the market value of the property or its marketability. An inspection does not determine the insurability of the property. An inspection does not determine the advisability or inadvisability of the purchase of the inspected property. An inspection does not determine the life expectancy of the property or any components or systems therein. An inspection does not include items not permanently installed. These Standards of Practice apply only to commercial properties. Exclusions: *The inspectors are not required to determine:* Property boundary lines or encroachments. The condition of any component or system that is not readily accessible. The service life expectancy of any component or system. The size, capacity, BTU, performance, or efficiency of any component or system. The cause or reason of any condition. The cause of the need for repair or replacement of any system or component. Future conditions. The compliance with codes or regulations. The presence of evidence of rodents, animals or insects. The presence of mold, mildew or fungus. The presence of air-borne hazards. The presence of birds. The presence of other flora or fauna. The air quality. The presence of asbestos. The presence of environmental hazards. The presence of electro-magnetic fields. The presence of hazardous materials including, but not limited to, the presence of lead in paint. Any hazardous waste conditions. Any manufacturer's recalls or conformance with manufacturer's installation or any information included for consumer protection purposes. Operating costs of systems. Replacement or repair cost estimates. The acoustical properties of any systems. Estimates of the cost of operating any given system. Resistance to wind, hurricanes, tornados, earthquakes or seismic activities. Geological or soil conditions or stability. Americans with Disabilities Act compliance. *The inspectors are not required to operate:* Any system that is shut down. Any system that does not function properly. Or evaluate low voltage electrical systems such as, but not limited to: Phone lines. Cable lines. Antennae. Lights. Remote controls. Any system that does not turn on with the use of normal operating controls. Any shut off valves or manual stop valves. Any electrical disconnect or over current protection devices. Any alarm systems. Moisture meters, gas detectors or similar equipment. Sprinkler or fire suppression systems. *The inspectors are not required to:* Move any personal items or other obstructions, such as, but not limited to: Throw rugs. Furniture. Floor or wall coverings. Ceiling tiles. Window coverings. Equipment. Plants. Ice. Debris. Snow. Water. Dirt. Foliage. Pets. Dismantle, open, or uncover any system or component. Enter or access any area which may, in the opinion of the inspector, be unsafe. Enter crawlspaces or other areas that are unsafe or not readily accessible. Inspect or determine the presence of underground items such as, but not limited to, underground storage tanks, whether abandoned or actively used. Do anything which, in the inspector's opinion, is likely to be unsafe or dangerous to the inspector or others or damage property, such as, but not limited to, walking on roof surfaces, climbing ladders, entering attic spaces or interacting with pets or livestock. Inspect decorative items. Inspect common elements or areas in multi-unit housing. Inspect intercoms, speaker systems, radio-controlled, security devices or lawn

irrigation systems. Offer guarantees or warranties. Offer or perform any engineering services. Offer or perform any trade or professional service other than commercial property inspection. Research the history of the property, report on its potential for alteration, modification, expandability, or its suitability for a specific or proposed use for occupancy. Determine the age of construction or installation of any system structure, or component of a building, or differentiate between original construction and subsequent additions, improvements, renovations or replacements thereto. Determine the insurability of a property. Perform or offer Phase 1 environmental audits. Inspect on any system or component which is not included in these standards.

## 2. Roof, Attic and Ventilation

### 2.0 ROOF COVERINGS



(1) The main roof surface is in good condition. Small amounts of ponding was observed on the right side (facing front). It appears the water is coming from the condensate drain at the HVAC unit. Ponding water can and will accelerate the deterioration of roofing materials. Recommend routing the condensate drain to the gutter.



(2) The awning roof surface appears original to the structure. I did not see any leaks or major deficiencies, but rusting around the outer flashing is causing staining of the front "stucco" surface. Also, additional sealant is needed at the counter flashing against brick.

### 2.1 ROOF FLASHINGS



Additional sealant is needed at the flashing on top of the parapet wall. It is typical for sealants to dry and shrink.

## 3. Exterior

### 3.0 SIDING FLASHING AND TRIM



The building's exterior is constructed of a brick veneer over concrete block walls at the front, and both sides. The rear of the building is concrete block covered by a parge coat.

- The brick veneer is in good condition with typical cracking primarily due to normal settling. Cracks should be filled to prevent the intake of moisture which can lead to further deterioration.
- The parge coating covering the concrete block wall at the rear of the building is cracking and deteriorating at both ends, along with minor step cracking above openings (doors). It is recommend a qualified general contractor evaluate and repair to prevent further damage.

### 3.1 DOORS (Exterior and check against accessibility barriers)



Both rear steel doors need painting. Painting these doors will prolong their useful life.

### 3.2 BALCONIES, DECKS, STOOPS, STEPS, STAIRS, PORCHES, RAILINGS



The handrailing at the front of the building is intact and appears sturdy, however it is starting to peel paint. Recommend the entire handrail be painted to prolong it's useful life.

### 3.4 WINDOWS (a representative number)



Both window panes on either side of the front entry door are cracked along the bottom. Cracking at this location is typically caused by normal foundation settlement that can put a strain on installed doors/glass. I am unable to determine how long this condition has existed.

### 3.5 VEGETATION, SURFACE DRAINAGE, STORM WATER DRAINAGE AND RETAINING WALLS (that affect the building)



(3) There is a low spot at the left rear corner (facing front) where water may accumulate against the foundation/slab. A drain was previously installed, but has since deteriorated. Recommend repairing drain to divert water away from this area.


### 3.7 EXTERIOR LIGHTING, OUTLETS, AND LANDSCAPING



(1) The overall condition of the exterior lighting was acceptable, however a few issues were observed.


- The bulb was burnt out at the rear parking lot light. It appears a replacement bulb is all that is needed.
- Both landscaping lights directed towards the company sign at the front of the building appear damaged beyond repair and will likely need replacement.

### 3. Exterior

-  (2) There is a gap between the exterior GFCI outlet and the brick veneer at the front of the building. Recommend sealing gap with an appropriate sealant to prevent the intake of moisture.


### 5. Plumbing

#### 5.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

-  There is a small leak at the shutoff for the toilet in the men's bathroom. Recommend replacing the shutoff.


### 6. Electrical System for Building

#### 6.3 PANEL BOARDS, CIRCUIT BREAKERS AMPERAGE AND VOLTAGE

-  The breaker feeding the "sub-panel" at the service main is loose and not fully attached to the bus bar. This is a safety concern due to the potential for electrocution. Recommend an electrician evaluate and repair as necessary.

### 7. Interior, Windows and Doors


#### 7.1 WALLS

-  Minor patching and painting will need to be done throughout the office area. Two of the larger holes are located in the back right corner office (facing front) and the front left corner office (facing front).

*Picture #2 shows an area where the current owners state a plumbing pipe froze and was repaired. No leaks were present and the repair appears adequate. F.Y.I.*


### 8. Life-Safety

#### 8.11 FIREWALL SEPARATION

-  Numerous unsealed openings in the wall separating the storage facility from the office area were observed. All openings should be filled with an appropriate sealant.

### 9. Cooking Area

#### 9.8 PLUMBING SUPPLY, FIXTURES

-  The kitchen sink faucet leaks heavily at the base. This typically indicates a seal has gone bad. Recommend replacement of the seal, or the entire faucet assembly.