

Site Survey/Walkthru

SAMPLE COMMERCIAL, 1234 Any Street, Anycity, US, 99999



Wednesday, January 20, 2016

Inspector
Joe Inspector

Inspection Date:
01/20/2016

Inspector: Joe Inspector
Inspector Phone:

Email:

General Information

SAMPLE COMMERCIAL, 1234 Any Street, Anycity, US, 99999

GENERAL INFORMATION

GENERAL CONDITIONS AT TIME OF INSPECTION :

Property Occupied : No	Temperature : 68 F
Estimated Age Of Property : 16 Year(s)	Weather :
Property Faces : <input type="checkbox"/> North <input type="checkbox"/> South <input checked="" type="checkbox"/> East <input type="checkbox"/> West	<input checked="" type="checkbox"/> Fair
Type of Property :	Soil Conditions :
<input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Single-Family	<input checked="" type="checkbox"/> Dry
Primary Construction :	Persons Present :
<input checked="" type="checkbox"/> Block	

DEFINITIONS :

Below are listed the definitions used throughout the report to describe each feature of the property.

G (GOOD)	Average to above-average condition for the building system evaluated, taking into consideration factors of age and design. Generally, other than normal maintenance, no repair is recommended or required.
F (FAIR)	Average condition for the building system evaluated, taking into consideration factors of age and design. Some short term or immediate maintenance or repairs are recommended to return the system to a good condition.
P (POOR)	Below-average condition for the building system evaluated, taking into consideration factors of age and design. Immediate repair, significant work or replacement is anticipated to return the building system to a good or fair condition.
NI (NOT INSPECTED)	The item/system was not inspected due to safety concerns, inaccessibility and/or concealment or seasonal conditions and no representations of whether or not it was functioning as intended were made.
NA (NOT APPLICABLE)	This item is not applicable or not present

SCOPE OF THE INSPECTION :

The intent of the property inspection is to identify and communicate conditions of the facility and components of the facility that are categorized and listed on the inspection form, particularly maintenance issues. The inspection is a visual review of readily accessible areas and components. The inspector will endeavor to observe the operation of mechanical and electrical systems and note the condition of the systems. It is not technically exhaustive and no excavation, disassembly or removal of covers, panels or obstructions is performed. Hidden or obstructed defects may not be observed.

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Grading/Drainage

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GRADING / DRAINAGE

Monitor Condition

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Near Level

Comments:

There exists a good slope for drainage away from the foundation. Movement and settling of the concrete sidewalks and curbing should be monitored to ensure that drainage away from the foundation is maintained. Monitor cracking and settling of pavement in the parking lot. Repair larger open cracks as needed.



Grading / Drainage: South side of property. Adjacent property is at a higher elevation.



Grading / Drainage: Catch basins on the property take rainwater from the roof through downspouts and underground into the catch basins.



Grading / Drainage: South side of property. Adjacent property is at a higher elevation.



Grading / Drainage: South side of property slopes to the west to a drainage area and catch basins.

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Parking Lot

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PARKING LOT

Monitor Condition

G	F	P	NI	NA
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Asphalt

Cracks

Comments:

The driveway and parking areas for this property are part of a larger development and all of the parking and driveway areas are in a similar condition. Settlement has occurred and the asphalt, although patched in the past, will need routine maintenance to remain viable.

Parking lot needs to be inspected and maintained routinely as there are large cracks, (previously filled), that have reopened. Consider sealcoating of the lot after cracks have been repaired and filled.



Parking Lot: Parking lot cracks



Parking Lot: Entrance to driveway area at the southeast corner.



Parking Lot: Larger crack on the east side drive area.

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Flatworks/Sidewalks

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FLATWORKS/SIDEWALKS

Monitor Condition
 Recommend Repairs

G	F	P	NI	NA
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Concrete

Cracks/Settlement

Comments:

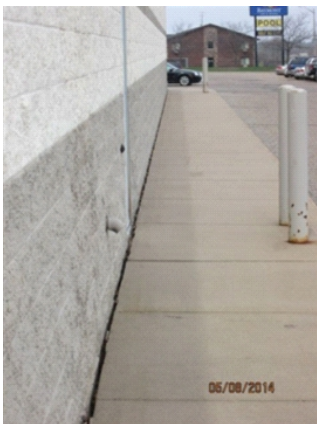
The sidewalk on the east side of the building has separated from the foundation by 1.5". There is evidence of settlement of the concrete flatwork as uplifted sections and corners have been "ground" down to eliminated tripping hazards and try to make them more level. Make repairs as needed and continue to monitor for movement.



Flatworks/Sidewalks: Sidewalk area that has been ground down to eliminate a tripping hazard.



Flatworks/Sidewalks: Sidewalk at front of store showing signs of settlement. Has edges ground down.



Flatworks/Sidewalks: East side of building showing opening at foundation.



Flatworks/Sidewalks: Sidewalk has pulled away 1.5" on the east side of the building.

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Fences/Enclosures

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FENCES / ENCLOSURES

G	F	P	NI	NA
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Recommend Repairs

Chain Link

Masonry

General Deterioration

Need Repairs

Portion(s) Missing

Comments:

Dock area retaining wall top cap is damaged in at least three places and water can get in under the cap. The railing anchor bolts on this wall are rusting and are at risk of failing.



Fences / Enclosures: Truck dock area.



Fences / Enclosures: Fenced area for recycling compactor.



Fences / Enclosures: Rusted bolted connection of railing on top of loading dock wall.



Fences / Enclosures: Top cap is damaged on the loading dock retaining wall.

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Retaining Walls/Landscaping

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RETAINING WALLS/LANDSCAPING

Recommend Repairs

G	F	P	NI	NA
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Driveway

Block

General Deterioration

Comments:

Repair grass areas that have died due to "drive over" at curb as well as repair retaining wall top cap where damaged.



Retaining Walls/Landscaping: Top cap is damaged on the loading dock retaining wall.



Retaining Walls/Landscaping: Retaining wall damaged top cap and block mortar joints in need of painting.



Retaining Walls/Landscaping: Dock area retaining wall.



Retaining Walls/Landscaping: Curbing at southeast driveway. Note the 'drive over' area of dead grass.

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Roofing

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ROOFING

G	F	P	NI	NA
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Age: <2 Year(s)

Design Life: 25-30 Year(s)

Layers: 1

100% Visible

Walked On

Membrane

Comments:

The roof was replaced last summer and a membrane roof was installed. Some small areas of ponding as evidenced by settled and dried dirt areas were seen. In a few locations where water and dirt have puddled on the roof, ensure that no seams are open to create any leaking.

Leaks not always detectable.



Roofing: Membrane flashing at parapet wall.



Roofing: Dirt has settled in the ponding area.



Roofing: View across the north face looking east.



Roofing: North side galvanized top cap flashing that is showing signs of rust.

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Flashing/Valleys

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FLASHING/VALLEYS

Monitor Condition

G	F	P	NI	NA
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

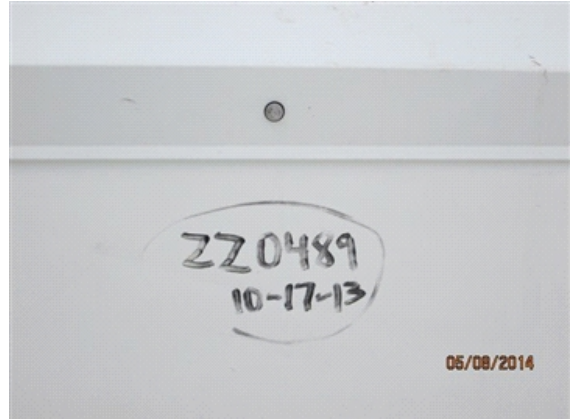
Composition / Membrane Metal

Comments:

Repair open caulk joint on vent pipe that had been previously caulked.



Flashing/Valleys: Open hole in caulking at vent pipe.



Flashing/Valleys: Roof service completion date of October 2013 and parapet wall top cap.



Flashing/Valleys: Membrane roof joint. Typical, in good condition.



Flashing/Valleys: Typical roof penetrations.

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Roof Drainage System

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ROOF DRAINAGE SYSTEM

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Aluminum

Comments:

The storm water run off is handled through the sheeting action of the roof. The water runs towards the south side of the roof and is caught into a gutter and series of downspouts that direct the water underground and into a storm water catch basin system.



Roof Drainage System: View of the roof's south edge looking west. Gutter is to the left side.



Roof Drainage System:



Roof Drainage System: Area of ponding on the roof.



Roof Drainage System: Parapet wall looking east - gutter to the right side of photo.

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Parapet Wall

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PARAPET WALL

Concrete Block

	G	F	P	NI	NA
EXTERIOR FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CAP FLASHING	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COVING/FLASHING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SCUPPERS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

The parapet wall was in good condition with the exception of the top cap at the front of the building which is showing signs of rust.



Parapet Wall: Parapet wall looking north along the west side next to adjacent roof area to another store.



Parapet Wall: Parapet walls in northeast corner of roof.

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Exterior Surface

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Parapet Wall: Hatchway into larger and higher parapet section.

EXTERIOR SURFACE

Concrete Block
 Cracked
 Needs Caulk / Seal
 Needs Paint

	G	F	P	NI	NA
SIDING/TRIM	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXTERIOR FAUCETS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXTERIOR ELECTRICAL OUTLETS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

The decorative concrete block at the north and east sides of the building have some areas of cracking due to settling. Seal cracks and make repairs as necessary and monitor for any further movement. Where block mortar joints have cracked and been filled, the repairs are very visible and the wall is in need of painting.

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Exterior Surface: Block wall with visible joints.



Exterior Surface: Block wall with visible joints.



Exterior Surface: Deteriorated concrete block face.



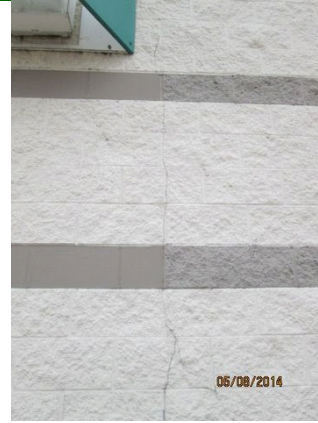
Exterior Surface: Concrete block vertical crack with rust.

Exterior Lighting

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Exterior Surface: Vertical crack in concrete block at corner.



Exterior Surface: Vertical crack in wall.



Exterior Surface: Vertical crack in wall.



Exterior Surface: Vertical crack in wall extending all the way to the top of the parapet wall where the block has broken.

EXTERIOR LIGHTING

EXTERIOR LIGHTING

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

The exterior lighting consists of wall mounted light fixtures on all four sides of the building as well as pole mounted lighting supporting the parking lot and driveways.

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Exterior Signage

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Exterior Lighting: Wall mounted lighting at the front of the building.



Exterior Lighting: Pole mounted lighting in the parking lot.



Exterior Lighting:

EXTERIOR SIGNAGE	G	F	P	NI	NA
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:
The exterior signage was in good condition at the time of the inspection.

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Fenestration Systems

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FENESTRATION SYSTEMS

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Metal

Aluminum

Insulated Pane(s)

Comments:

The only windows are located at the front entrance door. They are in good condition.



Fenestration Systems: View of windows from the inside of the building.

MAIN DOORS

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Metal

Comments:

The main doors and service doors are in good condition. There are a few signs of rust on the hollow metal exterior service doors that will need some maintenance.

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Freight Doors

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Main Doors: Main service door at shipping and receiving area.



Main Doors: Exterior service door - note spot of rust at top of door.



Main Doors: Service door with scratch in the bottom of door and a small spot of rust at base of frame.

FREIGHT DOORS

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

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Overhead Doors

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Freight Doors: Dock area - service doors.



Freight Doors: Rust at bottom of service door.



Freight Doors: Dock area freight overhead door.

OVERHEAD DOORS

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Metal

Comments:

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Exterior Foundation

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EXTERIOR FOUNDATION

G	F	P	NI	NA
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Concrete Block

Slab

Limited Observation

Comments:

Along the base of the foundation where the sidewalk areas come into contact with the exterior walls, there is the need to reseal these joints. They have been filled in the past but have opened up again.



Exterior Foundation: Movement of sidewalks at foundation.



Exterior Foundation: Open joint at foundation wall.



Exterior Foundation: Open joint at foundation wall.

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Attic Framing/Sheathing

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Attic / Roof

ATTIC FRAMING/SHEATHING

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Plywood / Panel Board / OSB Steel Joists

Comments:

The roof structure is in good condition. The higher parapet wall is framed with metal studs and plywood.

Leaks not always detectable.



Attic Framing/Sheathing: Framing of front parapet wall - metal studs and plywood.



Attic Framing/Sheathing: Framing of front parapet wall - metal studs and plywood.

ATTIC INSULATION

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Limited visibility, but new membrane roof has insulation installed under membrane.

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Interior Foundation

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Attic Insulation: General view of roof at corner.



Attic Insulation: Backside of main parapet wall at north side.



Attic Insulation: General view of roof looking south.



Attic Insulation: General view of roof looking north.

Interior Foundation

Slab On Grade

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Structural Frame and Building Envelope

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STRUCTURAL FRAME AND BUILDING ENVELOPE

		G	F	P	NI	NA
BEAMS	<input checked="" type="checkbox"/> Steel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JOISTS	<input checked="" type="checkbox"/> Trusses	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
POSTS	<input checked="" type="checkbox"/> Steel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PIERS	<input checked="" type="checkbox"/> Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

The structural system was in good condition at the time of inspection.



Structural Frame and Building Envelope: Detail of joist and decking.

FLOOR/SLAB

		G	F	P	NI	NA
<input checked="" type="checkbox"/> Concrete	<input checked="" type="checkbox"/> Obscured / Covered	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

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Electrical

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ELECTRICAL

SERVICE SIZE (Main Panel)

600 Volt 1200 AMP

	G	F	P	NI	NA
SERVICE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ENTRANCE CABLE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANEL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SUB-PANEL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BRANCH CIRCUITS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BONDING/GROUNDING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ARC FAULT	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SURGE PROTECTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FIRE ALARM SYSTEM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

The service is a 600 volt, 1200 Amp, 3 phase, 4 wire system and seems adequate for its intended purpose.

**Smoke Detectors / GFCI's checked with test button only. Monthly Test Recommended.*



Electrical: Electric meter located on south exterior wall near transformer.



Electrical: South side transformer and meter.

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Plumbing

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Electrical: Secondary electrical distribution room.



Electrical: Main electrical service room with panels and main disconnect.

PLUMBING

Water Service

Water Public

Sewage Service

Sewage Public

		G	F	P	NI	NA
SUPPLY	<input checked="" type="checkbox"/> Copper	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DRAINS	<input checked="" type="checkbox"/> PVC	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VENTS	<input checked="" type="checkbox"/> PVC	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FIRE SUPPRESSION SYSTEM		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Main utility line, septic systems and gray water systems are excluded from this Inspection.

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Plumbing: Water service meter located near the fire protection riser in closet off of retail floor.



Plumbing: Fire protection system at roof metal decking.



Plumbing: Fire protection and water service closet.



Plumbing: Fire protection service tags and records. All up to date.

Water Heater

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WATER HEATER

G	F	P	NI	NA
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Brand: Unidentified Model: Unidentified Size: 20 Gallon(s) Age: 15-20 Year(s)
 Design Life: 15-20 Year(s) SerialNo: Unidentified

Gas

Comments:

There is an approx. 20 gallon electric water heater located in the ceiling space above the restrooms. Access to the water heater was limited in the ceiling space due to stored materials in the way of reaching the unit.



Water Heater: Water heater above ceiling space.



Water Heater: Access to water heater above ceiling space was blocked by stored materials.

HEATING (TRANE UNITS)

Brand: Trane Model: Various Models BTUs: 0 Age: 17 Year(s)
 Design Life: 20-25 Year(s) SerialNo: Unidentified

OPERATION	G	F	P	NI	NA
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

There are 6 Trane RTU's that are 17 years old.
 Heat Exchanger - Unable to detect cracks/holes without dismantling unit.

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Heating (Carrier Units)

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Heating (Trane units): Trane RTU unit.

HEATING (CARRIER UNITS)

BTUs: 0 Age: 20+ Year(s)

	G	F	P	NI	NA
OPERATION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

There are 6 Carrier "Weathermaker" RTU that are 20+ years old.



Heating (Carrier units): Smaller Carrier unit.

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Heating (Sterling Units)

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HEATING (STERLING UNITS)

Brand: Sterling

BTUs: 0

Gas

	G	F	P	NI	NA
OPERATION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

There are 3 Sterling ceiling mounted gas-fired unit heaters located in the installation service bay and warehouse/receiving areas.

DRAFT CONTROL/VENT

Metal Pipe

PVC

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Ventilation pipe on roof has open caulk joint, (small opening) that needs to be filled to keep water out. RTU-7's condensate line is disconnected from the unit and should be reattached.



Draft Control/Vent: Gas fired unit heater ventilation through roof.



Draft Control/Vent: Typical roof penetrations.

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HVAC Distribution

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Draft Control/Vent: Open hole in caulking at vent pipe.



Draft Control/Vent: RTU - 7 condensate line is disconnected from unit.

HVAC DISTRIBUTION

Ductwork

	G	F	P	NI	NA
DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BLOWER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CONTROLS/THERMOSTAT (CALIBRATIONS/TIMED FUNCTIONS NOT CHECKED.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CIRCULATOR PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

Gas fired unit heaters distribution system is accomplished through direct fan and the roof top units distribution is facilitated through short sections of ductwork into the retail below.

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Cooling

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HVAC Distribution: Roof Top Unit and exhaust venting.



HVAC Distribution: Roof Top Unit and exhaust wiring.



HVAC Distribution: Roof Top Unit - Typical discharge directly into the space below with minimal distribution.

COOLING

G	F	P	NI	NA
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Brand: Trane/Carrier

Model: Various models

Age: 15-20 20-25

Gas

Comments:

See comments in the Heating section regarding the RTU's.

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Email:

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Cooling: Roof Top Unit accommodates both heating and cooling.



Cooling: Roof Top Unit accommodates both heating and cooling.



Cooling: Roof Top Unit accommodates both heating and cooling.



Cooling: Roof Top Unit accommodates both heating and cooling.

Bathrooms

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BATHROOMS

	G	F	P	NI	NA
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALL(S)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WATER CLOSET & FIXTURES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

All restrooms were in good condition.



Bathrooms: Men's restroom.



Bathrooms: View of restroom entrance doors.

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Lobby/Entrance General Retail Space

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Bathrooms: Women's restroom.



Bathrooms: Women's restroom vanity.

LOBBY/ENTRANCE

	G	F	P	NI	NA
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Lobby was in good condition at the time of the inspection.

GENERAL RETAIL SPACE

	G	F	P	NI	NA
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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Employee Breakroom/Storage

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Comments:

The general retail space was clean and organized with no signs of maintenance needed.

EMPLOYEE BREAKROOM

	G	F	P	NI	NA
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:



Employee Breakroom: Employee lounge and breakroom

STORAGE

	G	F	P	NI	NA
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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Email:

Warehouse

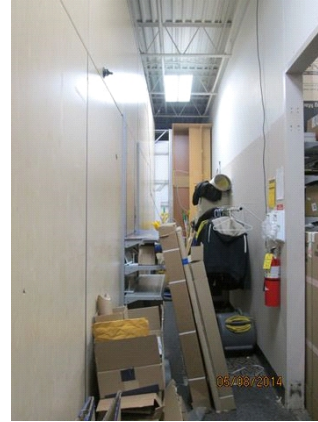
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Comments:

Storage space is provided adjacent space to the warehouse/receiving.



Storage: Storage area off of warehouse space.



Storage: Back area of display space being used for storage.



Storage: Former retail space being used for storage.

WAREHOUSE

	G	F	P	NI	NA
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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Comments:



Warehouse: Warehouse rack storage.



Warehouse: Warehouse meeting room.



Warehouse: Shipping/receiving area next to dock doors.

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