

Inspection and Maintenance Assessment

Care, Street, City, OO, Zip



Inspector
Joe Smith

" Independently Owned and Operated "

Inspection Date : Inspector: Joe Smith

Care, Street, City, OO, Zip

Inspection and Maintenance Assessment For

G = Good, F = Fair, P = Poor, N/A = Not Applicable

	CONDITION OF NEIGHBORHOOD:	G	F	P	N/A	Comments
1)	Overall condition of neighborhood		X			The building is on a rural main road with a restaurant in front of it and a magistrates office to the side. The main entrance of this building faces the rear of the restaurant. There is an abandoned trailer in the rear yard and several dumpsters. .
	CURB APPEAL OF REFERENCED PROPERTY:					
2)	Overall first impressions of this property	X				
3)	Landscaping	X				
4)	Irrigation				X	
5)	Driveway approach	X				
6)	Trash enclosure/refuse container	X				
7)	Fencing	X				
	SITE:					
8)	Site paving	X				
9)	Parking space striping	X				
10)	Handicapped parking identified	X				
11)	Curbing/sidewalks	X				
12)	Ingress/egress	X				
13)	Site lighting	X				
14)	Storm drainage	X				

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FORM 2

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	BUILDING EXTERIORS:	G	F	P	N/A	Comments
15)	Exterior surfaces/siding	X				
16)	Trim/paint	X				
17)	Exterior lighting (building mounted)	X				
18)	Windows and doors	X				
19)	Exterior entryways	X				
20)	Stairs/railings/balconies				X	
21)	Signage	X				
	BUILDING ROOFS:					
22)	Overall condition of roofing material (if accessible)	X				The roof is a metal roof and I was unable to walk on the roof.
23)	Gutters/flashing/downspouts	X				
24)	Skylights				X	
25)	Parapet walls	X				
26)	Exterior HVAC units (roof or pad mounted)				X	Rust from leak under the unit closest to the main road.
	INTERIOR COMMON AREAS:					
27)	Lobby/reception area	X				
28)	Kitchen/break room areas	X				
29)	Restrooms	X				
30)	Halls/stairways	X				
31)	Doors/windows	X				
32)	Walls/ceilings	X				
33)	Painting	X				
34)	Lighting	X				
35)	Emergency lighting	X				
36)	Floor coverings	X				

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FORM 3

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INTERIOR MECHANICAL SYSTEMS		G	F	P	N/A	Comments
	(Visual inspection)					
37)	HVAC			X		Rust under front roof top unit.
38)	Electrical	X				
39)	Plumbing/water heaters	X				
40)	Fire suppression	X				
41)	Security system	X				
42)	Vertical transportation (elevator/escalator)				X	
	TENANT SPACES:					
43)	Doors/windows	X				
44)	Walls/ceilings	X				
45)	Painting	X				
46)	Lighting	X				
47)	Emergency lighting	X				
48)	Floor coverings	X				
49)	Separate computer/data room	Yes	No	X		Yes this room is present.

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Visuals and Pictures

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Front Entrance



Rear



Left Side



Side facing main street with dumpster and entrance



Street side



Generator with soot marks on the side

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Utility box



Front Entrance



Front entrance



Building to the right of property



Handicap parking spots



Vent dislodged in foyer

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13



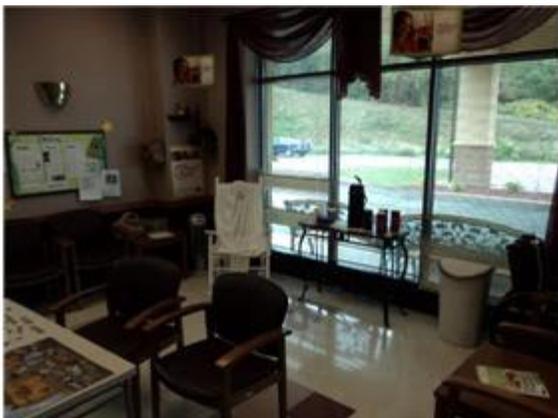
Fire protection inside front door

14



Emergency beacon

15



Waiting room area

16



Hall to patient area

17



Bathroom in waiting area

18



Kitchen for employees

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19



Roof and package units

20



HVAC

21



Roof penetration and gutter

22



Roof

23



Roof penetration and gutter

24



Dumpster area

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25



Exterior

26



Generator

27



Generator

28



Sign at street

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