

Site Survey

The following describes the inspection services to be provided to Client for maintenance and general condition inspection referenced.

Our inspector will perform a visual inspection, using common non-destructive means and methods to acquire the information requested by Franchisee, and will clearly and accurately convey the information in a written report to include a combination of checklists, narrative and photos. Safety, upkeep and maintenance issues observed at the subject property will be documented. No remedy will be provided. The following inspection requirements will be met to the extent possible by the inspector. Inspections can be performed on all types of properties: shopping centers, inlying spaces, freestanding, former restaurants, retail stores, buildings for sale, office buildings, industrial buildings, etc.

Grading and Drainage (freestanding building, if needed)

- Document grading and drainage around the perimeter of building (s)
- Document erosion issues on lot and surrounding grounds

Parking Lot

- Document type and condition of parking lot and driveways
- Note potholes, cracking and needed repairs

Flat Work

- Document type and condition of Flatwork (sidewalks)

Fences/Enclosures

- Document type and condition of fences and on-site trash enclosures
- Condition and operation of all gates and locking devices

Retaining walls

- Document type and condition of retaining walls

Roofing

- Document type and condition of roof covering if accessible with building mounted ladder.
- Document ponding, cracks, blisters, condition of coving, loose sheets or fasteners etc.

Flashing/Valleys

- Document condition of Flashings and roof penetrations

Gutters/Downspouts

- Document type and condition of gutters and downspouts

Exterior Surface

- Document type and condition of exterior surface (siding, ribbed metal, etc.)
- Document condition of exterior water faucets
- Document condition of electrical outlets and covers
- Document type and condition of exterior lighting (wall mounted/pole mounted)

Windows

- Document type and condition of windows

Doors

- Document type and condition of doors.
 - Operation and condition of roll up doors/ dock seals/shelters and Loading docks
 - Condition of main entrance ways,
 - Condition of interior and exterior stairways

Foundation

- Visual observation of exterior and interior foundations
- Document type and condition of foundation

Structural Frame and Building Envelope

- Document type and condition of building envelope using visual observation

Floor/ Slab

- Document type and condition of floors using visual observation

Electrical

- Document size of electrical panels according to labeling on panels, no panel covers will be removed, random sampling of 120 amp outlets and switches. No load calculations performed.
- Observation of electrical distribution panels, outlets, conduit, etc. Specifically looking for safety issues, damage or unsafe conditions
- Operation of interior lighting if possible

Plumbing

- Document type and condition of plumbing supply and drain piping and fixtures

Water Heater (s)

- Document type, data tag information if available and condition of water heater (s) observed.

Heating

- Document type, data tag information, if available, and condition of heating units visual observation only.
- Ceiling mounted units may be observed from the floor only with limited observations.

Draft Control

- Document type and condition of flue pipes on gas fired units

HVAC Distribution

- Document type and condition of system used to distribute the conditioned air, no design, adequacy testing or indoor air quality will be provided.

Cooling

- Document type, data tag information, if available, and condition of cooling units visual observation only.

Interior Rooms

- Document condition of the interior spaces in the building, warehouse area, bathrooms, office(s), etc.

Photos

- Report to include photos of any defective or marginal items and items in need of repair. Representative photos to show the overall condition of the building will be included.
- Representative photos in each section of report if possible expect 75 – 100 photos per report