MEADOWLARK PROPERTY INSPECTIONS

Commercial Inspection Report

123 A St, Klamath Falls, OR 97603
Inspection prepared for: Silver LLC
Date of Inspection: 8/16/2024 Time: 9:00 AM
Age of Home: 1965 Size: 18679
Weather: Sunshine 61°

Inspector: Trevor Powers
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Table Of Contents

INTRODUCTION
We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your emailed report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

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

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

PURPOSE AND SCOPE
This Inspection Report is supplemental to the Property Disclosure Statement.

This document was prepared as a report of all visual defects noted at the time and date of the inspection. It is not necessarily an all-inclusive summary, as additional testing or inspection information/processes and analysis may be pending. It is subject to all terms and conditions specified in the Inspection Agreement.

It should be noted that a standard pre-purchase inspection is a visual assessment of the condition of the structure at the time of inspection and is subject to day-to-day changes. The inspection and inspection report are offered as an opinion only, of items observed on the day of the inspection. Although every reasonable effort is made to discover and correctly interpret indications of previous or ongoing defects that may be present, it must be understood that no guarantee is expressed nor implied nor responsibility assumed by the inspector or inspection company for the actual condition of the building or property being examined.

This firm endeavors to perform all inspections in substantial compliance with the International Standards of Practice for Inspecting Commercial Properties (www.nachi.org/comsop). The scope of the inspection is outlined in the Inspection Agreement, agreed to and signed by the Client. Our inspectors inspect the readily accessible and installed components and systems of a property as follows: This report contains observations of those systems and components that are, in the professional opinion of the inspector authoring this report, significantly deficient in the areas of safety or function. When systems or components designated for inspection in the Standards are present but are not inspected, the reason the item was not inspected may be reported as well.

This report summarizes our inspection conducted on this date at the above address.

EXCLUSIONS AND LIMITATIONS

The inspection is supplemental to the Property Disclosure Statement. It is the responsibility of the Client to obtain any and all disclosure forms relative to this real estate transaction. The client should understand that this report is the assessment of a Property Inspection Consultant, not a professional engineer, and that, despite all efforts, there is no way we can provide any guaranty that the foundation, structure, and structural elements of the unit are sound. We suggest that if the client is at all uncomfortable with this condition or our assessment, a professional engineer be consulted to independently evaluate the condition, prior to making a final purchase decision.

This inspection is limited to any structure, exterior, landscape, roof, plumbing, electrical, heating, foundation, bathrooms, kitchen, bedrooms, hallway, and attic sections of the structure as requested, where sections are clearly accessible, and where components are clearly visible. Inspection of these

components is limited, and is also affected by the conditions apparent at the time of the inspection, and which may, in the sole opinion of the inspector, be hazardous to examine for reasons of personal or property safety. This inspection will exclude insulation ratings, hazardous materials, retaining walls, hidden defects, buried tanks of any type, areas not accessible or viewable, and all items as described in Sections 4 and 10 of the Inspection Agreement. As all buildings contain some level of mold, inspecting for the presence of mold on surfaces and in the air is not a part of the actual inspection, but is a value added service to help you, the client, minimize the risks and liabilities associated with Indoor Air Quality.

The International Standards of Practice for Inspecting Commercial Properties are applicable to all commercial properties. They are not technically exhaustive and do not identify concealed conditions or latent defects. Inspectors are not required to determine the condition of any system or component that is not readily accessible; the remaining service life of any system or component; determination of correct sizing of any system or component; the strength, adequacy, effectiveness or efficiency of any system or component; causes of any condition or deficiency; methods, materials or cost of corrections; future conditions including but not limited to failure of systems and components; the suitability of the property for any specialized use; compliance with regulatory codes, regulations, laws or ordinances; the market value of the property or its marketability; the advisability of the purchase of the property; the presence of potentially hazardous plants or animals including but not limited to wood destroying organisms or diseases harmful to humans; mold; mildew; the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances; the operating costs of any systems or components and the acoustical properties of any systems or components.

Inspectors are not required to operate any system or component that is shut down or otherwise inoperable; any system or component which does not respond to normal operating controls or any shut off valves or switches. Inspectors are not required to offer or perform any act or service contrary to law; offer or perform engineering services or work in any trade or professional service. We do not offer or provide warranties or guarantees of any kind or for any purpose. Inspectors are not required to inspect, evaluate, or comment on any and all underground items including, but not limited to, septic or underground storage tanks or other underground indications of their presence, whether abandoned or active; systems or components that are not installed; decorative items; systems or components that are in areas not entered in accordance with the International Standards of Practice for Inspecting Commercial Properties; detached structures; common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

Inspectors are not required to enter into or onto any area or surface, or perform any procedure or operation which will, in the sole opinion of the inspector, likely be dangerous to the inspector or others or damage the property, its systems or components; nor are they required to move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice or debris or dismantle any system or component, or venture into confined spaces. Our inspectors are not required to enter crawlspaces or attics that are not readily accessible nor any area which has less than 36” clearance or a permanently installed walkway or which will, in the sole opinion of the inspector, likely to be dangerous, inaccessible, or partially inaccessible to the inspector or other persons, or where entry could possibly cause damage to the property or its systems or components. Inspector wants the Client to know that he is not a licensed Professional Engineer or Architect, and does not engage in the unlicensed practice of either discipline. Opinions contained herein are just that.

A WORD ABOUT RODENTS, VERMIN, AND PESTS

Vermin and other pests are part of the natural habitat, but they often invade buildings. Rats and mice have collapsible rib cages and can squeeze through even the tiniest crevices. And it is not uncommon for them to establish colonies within basements, crawlspaces, attics, closets, and even the space inside walls, where they can breed and become a health-hazard. Therefore, it would be prudent to have an exterminator evaluate the structures to ensure that it is rodent-proof, and to

periodically monitor those areas that are not readily accessible.

Report Summary

6.5.1 Roof		
Page 7 Item: 1	Roof Covering	• The TPO roof membrane was delaminated near the edge of the roof and needed resealing to prevent water intrusion. Corrections by a qualified licensed roofing contractor is recommended.
6.5.2 Exterior		
Page 10 Item: 3	Safety Issues	• A protective ballard should be installed at the gas meter to prevent damage from vehicles or mowers. Modification or addition is generally considered an upgrade which should improve safety or efficiency.
Page 11 Item: 7	Storm Water Drainage System	• The storm drain at the front parking lot was full of water and not draining. Clearing the drain was needed. Corrections by a qualified licensed plumbing contractor is recommended. Repair, alteration or replacement usually improves the efficiency of the component or system.
6.5.5 Heating and Ventilation		
Page 16 Item: 4	Permanent Means Of Roof Access	• RTU access: No interior means of access was available. No exterior means of access was available. A permanent means of access with permanent ladders and/or catwalks should be present for equipment and appliances on roofs higher than 16 feet. Repair, alteration or replacement usually improves the efficiency of the component or system.
6.5.6 Cooling		
Page 17 Item: 1	Compressor Identification	• The roof top unit (RTU) condenser was 17 years old and was approaching or past its serviceable lifespan. Typical lifespan of these units is approximately 15 years. The condenser fins were deteriorated and need to be in good condition to allow the proper airflow through the unit. Although functional during testing, replacement will be necessary in the near future.
6.5.7 Plumbing		
Page 19 Item: 2	Water Heating Equipment	• The water heater was 17 years old. Although functional during the inspection, the water heater was beyond its life expectancy. Typical water heater life expectancy is 8-12 years. Repair, alteration or replacement usually improves the efficiency of the component or system.
6.5.8 Electrical		
Page 22 Item: 6	Panel Openings	• The electrical distribution panel D had an open knock out hole which needed the appropriate knock out seal to prevent a shock hazard. Corrections by a qualified licensed electrical contractor is recommended.
Page 23 Item: 11	GFCI	• No GFCI was provided at the kitchen or bathrooms. Recommend upgrading All receptacles to GFCI protection within 6 feet of all potential wet locations. Modification or addition is generally considered an upgrade which should improve safety or efficiency. The opinion of a qualified licensed contractor is recommended.

Page 23 Item: 12	Smoke Detectors	• No smoke alarms were installed. Commercial buildings must have fully functional smoke alarms located in each room. Modification or addition is generally considered an upgrade which should improve safety or efficiency.
6.5.12 Life Safety		
Page 28 Item: 3	No Smoking Signage	• A "No Smoking" sign was not posted in areas where flammable or combustible material was stored, dispensed, or used. Installation of a sign was needed in this area. Modification or addition is generally considered an upgrade which should improve safety or efficiency.
Page 28 Item: 5	Fire Extinguishers	• 87 feet was measured between fire extinguishers in the main warehouse to the lab. Installation of an additional portable fire extinguisher was needed between these two. Modification or addition is generally considered an upgrade which should improve safety or efficiency.

6.5.1 Roof

I. The inspector should inspect from ground level, or eaves or roof top (if a roof top access door exists):
A. The roof covering.
B. For presence of exposed membrane.
C. Slopes
D. For evidence of significant ponding.
E. The gutters
F. The downspouts.
G. The vents, flashings, skylights, chimney and other roof penetrations.
H. The general structure of the roof from the readily accessible panels, doors or stairs.
I. For the need for repairs.

As with all areas of the building, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties. Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof (see www.gaf.com for roof info). Always ask the seller about the age and history of the roof. On any building that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We certainly recommend this for any roof over 5 years of age. Metal roofs in snow areas often do not have gutters and downspouts, as there is a concern that snow or ice cascading off the roof may tear gutters from the building. Likewise, be advised that such cascading may cause personal injury or even death. If this building has a metal roof, consult with qualified roofers or contractors regarding the advisability of installing a damming feature which may limit the size and amount of snow / ice sliding from the roof.

1. Roof Covering

Materials: Standing seam metal • TPO type roof membrane
Observations:
• No deficiencies were noted on the standing seam metal roof.
• The TPO roof membrane was delaminated near the edge of the roof and needed resealing to prevent water intrusion. Corrections by a qualified licensed roofing contractor is recommended.

2. Presence of Exposed Membrane

Observations:
• The TPO roof membrane was in serviceable condition except where noted.

3. Evidence of Ponding

Observations:
• No visible ponding was noted at the time of inspection.

4. Gutters

Observations:
• The gutters were in serviceable condition. The gutters were not tested.

5. Downspouts

Observations:
• The downspouts appeared serviceable.

6. Vents, Flashings, Skylights, Chimney and other Roof Penetrations

Observations:
• The flashings and roof penetrations appeared serviceable except where noted. Correction or modification decreases the probability of continued and excessive deterioration.
• Cracked sealant was noted around a plumbing vent cap on the roof. Re-sealing the plumbing vent caps is recommended.

7. General Structure of the Roof

Observations:
• The visible roof supports were in serviceable condition. No deficiencies were observed.

6.5.2 Exterior

I. The inspector should inspect:
A. The siding, flashing and trim.
B. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias.
C. And report as in need of repair any safety issues regarding intermediate balusters, spindles, or rails for steps,
stairways, balconies, and railings.
D. A representative number of windows.
E. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure.
F. The exterior for accessibility barriers.
G. The storm water drainage system.
H. The general topography.
I. The parking areas.
J. The sidewalks.
K. Exterior lighting.
L. The landscaping.
M. And determine that a 3-foot clear space exists around the circumference of fire hydrants.
N. And describe the exterior wall covering.
6.5.3 Wood decks and balconies
I. The inspector should inspect:
A. With naked eye, for deck and balcony members that are noticeably out of level or out of plumb.
B. For visible decay.
C. For paint failure and buckling.
D. For nail pullout (nail pop).
E. For fastener rust, iron stain, and corrosion.
F. And verify that flashing was installed on the deck side of the ledger board.
G. For vertical members (posts) that have exposed end grains.
H. For obvious trip hazards.
I. For non-graspable handrails.
J. Railings for height less than the 36 inch minimum.*
K. Guardrails and infill for openings that exceed the 4 inch maximum.*
L. Open tread stairs for openings that exceed the 4 and 3/8 inch maximum.*
M. Triangular area between guardrails and stairways for openings that exceed the 6 inch maximum.*
N. Built-up and multi-ply beam spans for butt joints.
O. For notches in the middle third of solid-sawn wood spans.
P. For large splits longer than the depths of their solid-sawn wood members.
Q. For building egresses blocked, covered, or hindered by deck construction.
R. For the possibility of wetting from gutters, downspouts, or sprinklers.

1. Siding, Flashing and Trim

Observations:
- Concrete Block
- Metal Siding noted.
- The siding and concrete block were in serviceable condition except where noted.
- Any holes in the metal siding should be sealed to prevent water damage and rodent access.

Correction or modification decreases the probability of continued and excessive deterioration.

2. Doors, etc

Observations:

• The exterior doors were in serviceable condition except where noted. Weatherstripping was installed and intact.

• The paint on the roll up doors was peeling and needed repainting to prevent deterioration. Correction or modification decreases the probability of continued and excessive deterioration.

3. Safety Issues

Observations:

• A protective ballard should be installed at the gas meter to prevent damage from vehicles or mowers. Modification or addition is generally considered an upgrade which should improve safety or efficiency.

4. Windows

Observations:
• A double pane window was noted. No deficiencies were observed.

5. Vegetation

Observations:
• No concerns were noted with the vegetation around the perimeter.

6. Accessibility Barriers

Observations:
• The shed on the left side of the property was locked. The main electrical panel was locked.

7. Storm Water Drainage System

Observations:
• Storm drains are not tested during a property inspection.
• The storm drain at the front parking lot was full of water and not draining. Clearing the drain was needed. Corrections by a qualified licensed plumbing contractor is recommended.
Repair, alteration or replacement usually improves the efficiency of the component or system.

8. General Topography

Observations:
• The grade appeared functional during the inspection.

9. Parking Areas

Observations:
• Typical cracking was observed at the asphalt parking lot and the left side concrete pad. Further deterioration will occur as water seeps through and erodes the dirt underneath. Re-sealing the asphalt and concrete is recommended. Correction or modification decreases the probability of continued and excessive deterioration.

10. Lighting

Observations:
• The exterior lighting was not inspected. Contact the seller for operation of this system.

11. 3 Foot Clearance Exists Around Circumfrence of Fire Hydrants

Observations:
• No fire hydrant was observed on site.

6.5.3 Wood Decks and Balconies

1. Fastener Rust, Iron Stain, And Corrosion

Observations:
• The front entry porch support post brackets were rusted and will eventually need replacement. Repair, alteration or replacement usually improves the efficiency of the component or system.

6.5.4 Basement, Foundation and Crawlspace

I. The inspector should inspect:
A. The basement.
B. The foundation
C. The crawlspace.
D. The visible structural components.
E. And report on the location of under-floor access openings.
F. And report any present conditions or clear indications of active water penetration observed by the inspector.
G. For wood in contact or near soil.
H. and 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.
I. And report on any cutting, notching and boring of framing members which may present a structural or safety concern.

1. Foundation

Observations:
• No deficiencies were found on the exterior perimeter of the building.
• The visible portions of the slab foundation were in serviceable condition.

2. Present or Clear Indications Of Active Water Penetration Observed

Observations:
• No evidence of water penetration was observed.

3. General Indications Of Foundation Movement

Observations:
• No visible signs of foundation movement at the time of inspection.

6.5.5 Heating and Ventilation

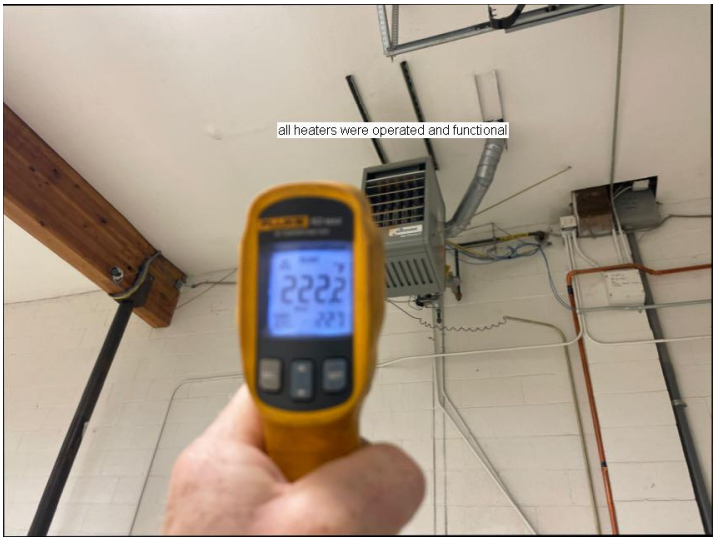
I. The inspector should inspect:
A. Multiple gas meter installations, such as a building with multiple tenant spaces, and verify that each meter is clearly and permanently identified with the respective space supplied.
B. The heating systems using normal operating controls and describe the energy source and heating method.
C. And report as in need of repair heating systems which do not operate.
D. And report if the heating systems are deemed inaccessible.
E. And verify that a permanent means of access with permanent ladders and/or catwalks is present for equipment and appliances on roofs higher than 16 feet.
F. And verify the presence of level service platforms for appliances on roofs with a 25 percent slope or greater.
G. And verify that a luminaire and a receptacle outlet are provided at or near the appliance.
H. And verify that the system piping appears to be sloped to permit the system to be drained.
I. For connectors, tubing and piping that might be installed in a way that exposes them to physical damage.
J. Wood framing for cutting, notching and boring that might cause a structural or safety issue.
K. Pipe penetrations in concrete and masonry building elements to verify that they are sleeved.
L. Exposed gas piping for identification by a yellow label marked "Gas" in black letters occurring at intervals of 5 feet or less.
M. And determine if any appliances or equipment with ignition sources are located in public, private, repair or parking garages or fuel-dispensing facilities.
N. And verify that fuel-fired appliances are not located in or obtain combustion air from sleeping rooms, bathrooms, storage closets or surgical rooms.
O. For the presence of exhaust systems in occupied areas where there is a likelihood of excess heat, odors, fumes, spray, gas, noxious gases or smoke.
P. And verify that outdoor air intake openings are located at least 10 feet from any hazardous or noxious contaminant sources such as vents, chimneys, plumbing vents, streets, alleys, parking lots or loading docks.
Q. Outdoor exhaust outlets for the likelihood that they may cause a public nuisance or fire hazard due to smoke, grease, gases, vapors or odors.
R. For the potential of flooding and evidence of past flooding that could cause mold in ductwork or plenums.
S. Condensate drains

1. Gas Meters

Observations:
• Gas meter was located on the right side.
• A gas main shut-off wrench was not discovered. Due to operating in a seismic area, it is very important to know where the shut-off spade is and have a shut-off wrench located at this gas main. Modification or addition is generally considered an upgrade which should improved safety or efficiency.

2. Heating Systems Operating Controls and Energy Source

Observations:
• The furnaces were functional from their thermostats during testing. Inspection from the ground level was noted.



3. Heating Systems Accessiblility

Observations:
• The heaters were mounted to the ceiling and not accessible.

4. Permanent Means Of Roof Access

Observations:
• RTU access: No interior means of access was available. No exterior means of access was available. A permanent means of access with permanent ladders and/or catwalks should be present for equipment and appliances on roofs higher than 16 feet. Repair, alteration or replacement usually improves the efficiency of the component or system.

5. System Piping Drainage

Observations:
• The system piping appears to be sloped to permit the system to be drained.

6. Gas Piping Marking

Observations:
• Overhead gas piping had appropriate marking tape running its entire length.

6.5.6 Cooling

I. The inspector should inspect:
A. Multiple air conditioning compressor installations, such as a building with multiple tenant spaces, and verify that each compressor is clearly and permanently identified with the respective space supplied.
B. The central cooling equipment using normal operating controls.
C. And verify that a luminaire and a receptacle outlet are provided at or near the appliance.
D. And verify that a permanent means of access with permanent ladders and/or catwalks is present for equipment and appliances on roofs higher than 16 feet.
E. And verify the presence of level service platforms for appliances on roofs with a 25 percent slope or greater.
F. Wood framing for cutting, notching and boring that might cause a structural or safety issue.
G. Pipe penetrations in concrete and masonry building elements to verify that they are sleeved.
H. Piping support.
I. For connectors, tubing and piping that might be installed in a way that exposes them to physical damage.
J. For the potential of flooding and evidence of past flooding that could cause mold in ductwork or plenums.
K. Condensate drains.

1. Compressor Identification

Observations:

• The roof top unit (RTU) condenser was 17 years old and was approaching or past its serviceable lifespan. Typical lifespan of these units is approximately 15 years. The condenser fins were deteriorated and need to be in good condition to allow the proper airflow through the unit. Although functional during testing, replacement will be necessary in the near future.

2. Permanent Means Of Access With Permanent Ladders And/Or Catwalks Present For Equipment And Appliances On Roofs Higher Than 16 Feet

Observations:

• No exterior means of access was available. The roof was mounted by ladder.

3. Level Service Platforms For Appliance On Roofs With A 25% Slope Or Greater

Observations:

• The compressor platform was in serviceable condition.

4. Verify adequecy of piping support

Observations:

• The condensate piping support was serviceable.

5. Pipe Insulation Condition

Observations:
• The refrigerant line insulation was in serviceable condition.

6. Condensate Drains

Observations:
• The condensate pump and line appeared serviceable.

6.5.7 Plumbing

I. The inspector should inspect:
A. And verify the presence of and identify the location of the main water shutoff valve to each building.
B. And 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.
C. 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.
D. And flush a representative number of toilets.
E. And run water in a representative number of sinks, tubs, and showers.
F. And verify that hinged shower doors open outward from the shower and have safety glass conformance stickers or indicators.
G. The interior water supply including a representative number of fixtures and faucets.
H. The drain, waste and vent systems, including a representative number of fixtures.
I. And describe any visible fuel storage systems.
J. The drainage sump pumps and test pumps with accessible floats.
K. And 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.
L. And determine if the water supply is public or private.
M. The water supply by viewing the functional flow in several fixtures operated simultaneously and report any deficiencies as in need of repair.
N. And report as in need of repair deficiencies in installation and identification of hot and cold faucets.
O. And report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs.
P. And 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.
Q .Piping support.

1. Backflow Preventer

Observations:
• A backflow preventer was not visible during the inspection.

2. Water Heating Equipment

Observations:
• No deficiencies were noted with the supply lines or the TPRV.
• The water heater tank was in serviceable condition.
• Two earthquake straps were installed and appeared serviceable.
• The water heater was 17 years old. Although functional during the inspection, the water heater was beyond its life expectancy. Typical water heater life expectancy is 8-12 years. Repair, alteration or replacement usually improves the efficiency of the component or system.

3. Toilets

Observations:
• Low flow 1.6 gpf toilets were noted.
• The toilets were functional during testing.

4. Sinks, Tubs, Showers

Observations:
• The sinks, drains and supply lines were in serviceable condition.

5. Water Supply

Observations:
• Public water supply was noted.
• No deficiencies were noted with the water supply.

6. Drain, Waste, Vent

Observations:
- Limited inspection of the plumbing due to stored items.
- The sink drains and supply shutoffs were in serviceable condition.

7. Water Supply Shut-Offs

Observations:
- The sink shutoff handles appeared serviceable.

8. Public or Private Water

Observations:
- Public water supply was noted.

9. Flow

Observations:
- The faucets had good flow at the time of inspection.

10. Hot and Cold Identification

Observations:
- The hot and cold was clearly marked on the sink faucets.

6.5.8 Electrical

I. The inspector should inspect:
A. The service drop/lateral.
B. The meter socket enclosures.
C. The service entrance conductors and report on any noted conductor insulation or cable sheath deterioration.
D. The means for disconnecting the service main.
E. The service entrance equipment and report on any noted physical damage, overheating, or corrosion.
F. And determine the rating of the service amperage.
G. 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.
H. And report on any unused circuit breaker panel openings that are not filled.
I. And report on absent or poor labeling.
J. The service grounding and bonding.
K. A representative number of switches, receptacles, lighting fixtures and AFCI protected receptacles. Although a visual inspection, the removal of faceplates or other covers or luminaires (fixtures) to identify suspected hazards is permitted.
L. And report on any noted missing or damaged faceplates or box covers.
M. And report on any noted open junction boxes or open wiring splices.
N. And report on any noted switches and receptacles that are painted.
O. 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.
P. And report the presence of solid conductor aluminum branch circuit wiring if readily visible.
Q. 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.
R. And report the absence of smoke detectors.
S. 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.

1. Service Drop/Lateral

Observations:
• There was an overhead service drop.
• The service drop and mast head were in serviceable condition.

2. Meter Enclosures

Observations:
• The electrical meter was in serviceable condition.

3. Service Conductors

Observations:
• The SEC were in serviceable condition.

4. Main Disconnect

Observations:
• The main disconnect was located at the front of the building. The panel was locked and the ampacity could not be determined.

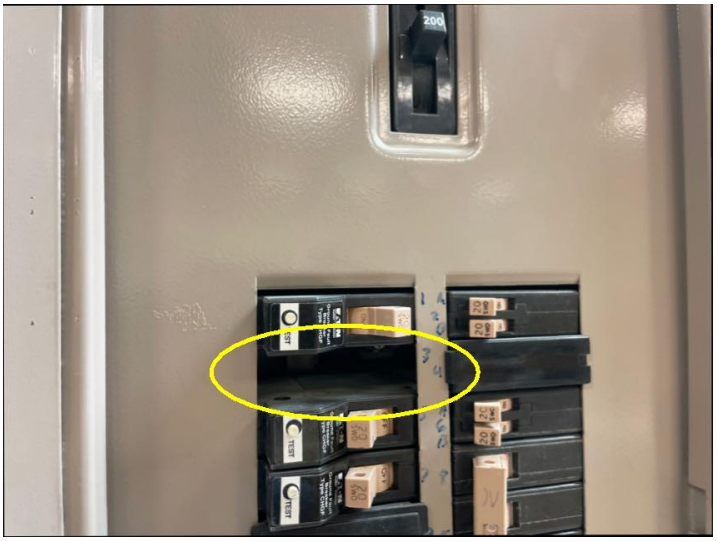
5. Panelboards

Observations:
• The panelboards were in serviceable condition at the time of inspection.
• A distribution panel located on the left side of the interior was blocked by machinery and not inspected.

6. Panel Openings

Observations:

• The electrical distribution panel D had an open knock out hole which needed the appropriate knock out seal to prevent a shock hazard. Corrections by a qualified licensed electrical contractor is recommended.



7. Labeling

Observations:

• The circuit breakers were clearly labeled at each accessible distribution panel.

8. Grounding

Observations:

• No grounding rods were visible near the main disconnect. It is likely that a Ufer ground was used.

9. Switches and Lights

Observations:

• The switches and lights were in serviceable condition.

• The illuminance was measured at 47 foot candles which is in the acceptable range for a commercial office.

10. Outlets

Observations:

• Accessible receptacles were tested and functional.

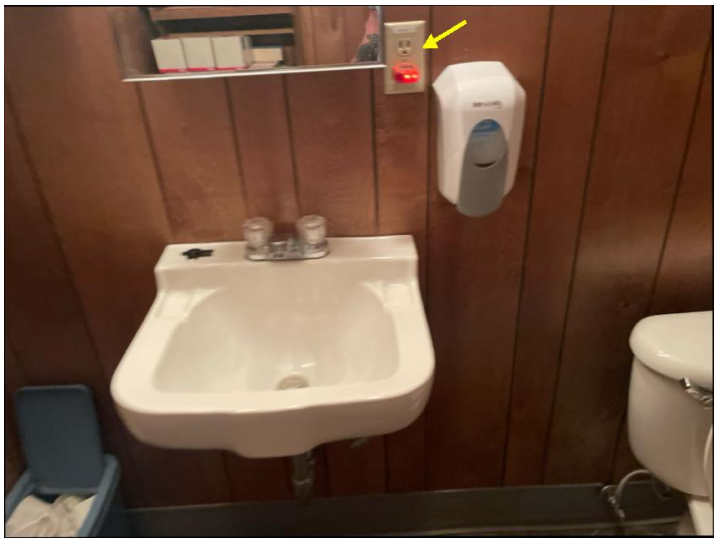
• A loose receptacle was observed by the left exterior door. All receptacle should be securely fastened to the wall. Modification or addition is generally considered an upgrade which should improve safety or efficiency.

11. GFCI

Observations:

• GFCI receptacles were noted in several areas.

• No GFCI was provided at the kitchen or bathrooms. Recommend upgrading All receptacles to GFCI protection within 6 feet of all potential wet locations.
Modification or addition is generally considered an upgrade which should improve safety or efficiency. The opinion of a qualified licensed contractor is recommended.



12. Smoke Detectors

Observations:

• No smoke alarms were installed. Commercial buildings must have fully functional smoke alarms located in each room.
Modification or addition is generally considered an upgrade which should improve safety or efficiency.

6.5.10 Attic Ventilation and Insulation

I. The inspector should inspect:
A. The insulation in unfinished spaces.
B. The ventilation of attic spaces.
C. Mechanical ventilation systems.
D. And report on the general absence or lack of insulation.

1. Mechanical Ventilation Systems

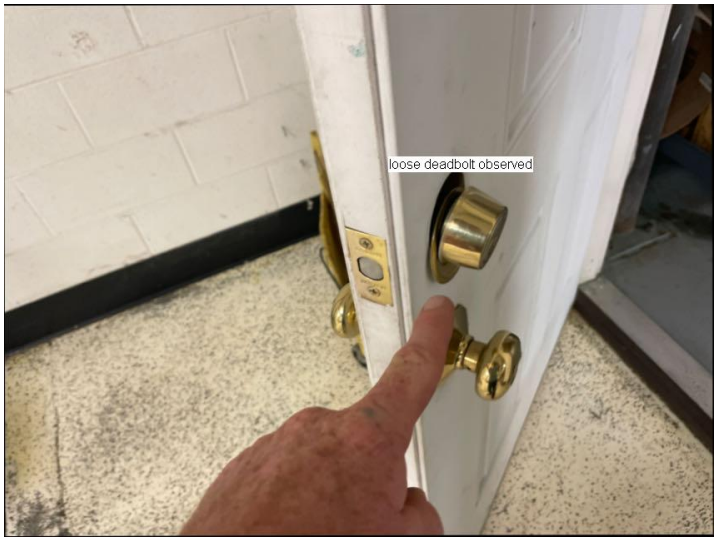
Observations:
• A thermostatically controlled vent fan was observed. No test was performed.

6.5.11 Doors, Windows and Interior

6.5.11 Doors, windows and interior
I. The inspector should:
A. Open and close a representative number of doors and windows.
B. Inspect the walls, ceilings, steps, stairways, and railings.
C. Inspect garage doors and garage door openers.
D. Inspect interior steps, stairs, and railings.
E. Inspect all loading docks.
F. Ride all elevators and escalators.
G. And report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

1. Doors and Windows

Observations:
• The interior doors were in serviceable condition except where noted.
• No eye beam sensors were observed on the front exterior garage door.
Caution is advised. The finding could be, or could become hazardous under certain circumstances.
• The eye beam sensors did not auto reverse the roll up door between the lab and warehouse during testing. Repair or replacement of the sensors is recommended. Modification or addition is generally considered an upgrade which should improve safety or efficiency.



2. Interior Stairs

Observations:
• The interior staircase and handrails were in serviceable condition.

6.5.12 Life Safety

I. The inspector should:
A. Inspect fire access roads and report on any obstructions or overhead wires lower than 13 feet 6 inches.
B. Inspect the address or street number to determine that it is visible from the street with numbers in contrast to their background.
C. Inspect and determine that a 3-foot clear space exists around the circumference of fire hydrants.
D. Verify that hinged shower doors open outward from the shower and have safety glass conformance stickers or indicators.
E. 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.
F. Inspect to determine that a "No Smoking" sign is posted in areas where flammable or combustible material is stored, dispensed, or used.
G. Inspect for the presence of fire alarm systems.
H. Inspect for alarm panel accessibility.
I. 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.
J. 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.
K. 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.
L. Inspect to determine that the maximum travel distance to a fire extinguisher is 75 feet.
M. Inspect for the presence of sprinkler systems and determine if they were ever painted other than at the factory.
N. Inspect for the presence of emergency lighting systems.
O. Inspect for exit signs at all exits and inspect for independent power sources such as batteries.
P. Inspect for the presence of directional signs where exit location is not obvious.
Q. Inspect for the presence of signs over lockable exit doors stating "This Door Must Remain Unlocked During Business Hours."
R. Inspect for penetrations in any walls or ceilings that separate the exit corridors and/or stairwells from the rest of the building.
S. Inspect for fire separation doors that appear to have been blocked or wedged open or that do not automatically close and latch.
T. Inspect exit stairwell handrails.
U. Inspect for exit trip hazards.
V. Inspect for the presence of at least two exits to outside or one exit that has a maximum travel distance of 75 feet.
W. Inspect exit doorways to determine that they are not less than 32 inches in clear width.
X. 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.
Y. Inspect to determine that the exit doors swing open in the direction of egress travel.
Z. 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.

1. Fire Access Roads

Observations:
• No issues with fire access was noted.

2. Address Number

Observations:
• The addresses were clearly visible from the street.

3. No Smoking Signage

Observations:
• A "No Smoking" sign was posted at the front entryway.
• A "No Smoking" sign was not posted in areas where flammable or combustible material was stored, dispensed, or used. Installation of a sign was needed in this area. Modification or addition is generally considered an upgrade which should improve safety or efficiency.

4. Fire Alarm Systems

Observations:
• Fire Alarm System: not visible.

5. Fire Extinguishers

Observations:
• Portable fire extinguishers were provided and in the proper location except where noted.
• 87 feet was measured between fire extinguishers in the main warehouse to the lab. Installation of an additional portable fire extinguisher was needed between these two. Modification or addition is generally considered an upgrade which should improve safety or efficiency.

6. Emergency Lighting

Observations:
• Emergency lighting systems: The adequacy or performance was not tested.

7. Battery Backup Systems

Observations:
• Exit signs were noted at all exits.

8. Exterior Exits

Observations:
• Two exits were provided. No deficiencies were noted.

9. Exit Width

Observations:
• Exit doorways were measured at 32 inches in clear width. No deficiencies were noted.

10. Exit Door Swing

Observations:
• The exit doors did not swing open in the direction of egress travel. Modification is generally considered an upgrade which should improve safety.

11. Accessibility of Fire Equipment

Observations:
• All fire extinguishers were accessible at the time of inspection.

Glossary

Term	Definition
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
SEC	Service entrance conductors are those that run between the service point and the service equipment.
TPO	The term TPO stands for Thermoplastic Polyolefin. TPO is actually in a broad family of rubber roofing materials. TPO is a blend of polypropylene and ethylene-propylene rubber.
TPO roof membrane	Thermoplastic Polyolefin (TPO) is a single-ply reflective roofing membrane made from polyprophylene and ethylene-propylene rubber polymerized together. It is typically installed in a fully adhered or mechanically attached system, allowing the white membrane to remain exposed throughout the life of the roof.
Ufer ground	A “Ufer” ground is slang for what the National Electrical Code (NEC) addresses as a concrete-encased grounding electrode. Ufer is the name of the engineer who created it as a solution to significant grounding problems discovered by the U.S. military during World War II.