



National Property Inspections  
2053 Quincy Ave.  
Racine, WI 53403

# Building Inspection Report



Commercial Property



# National Property Inspections

1-800-714-9197

Page 1 of 17  
Commercial Contractor

## Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

## General Information

### Property Information

Property Address 1234 anywhere  
City Kenosha State Wisconsin

### Client Information

Client Name Commercial Contractor  
City State Wisconsin

### Inspection Company

Inspector Name James Oezer Jr.  
Company Name National Property Inspections  
Company Address 2053 Quincy Ave.  
City Racine State WI Zip 53403  
Phone 262-636-9909 Fax 262-636-9915  
E-Mail jim@wihomeinspection.com  
Inspection Company Web-site www.wihomeinspection.com

### Conditions

Others Present Seller, Buyer Property Occupied Occupied  
Estimated Age 15-17 years old Entrance Faces South  
Inspection Date 1-15-2008  
Start Time 9 am End Time 12:30 pm  
Electric On ☒ Yes ☐ No ☐ Not Applicable  
Gas/Oil On ☒ Yes ☐ No ☐ Not Applicable  
Water On ☒ Yes ☐ No ☐ Not Applicable  
Temperature 20  
Weather Partly sunny Soil Conditions Frozen, Snow covered  
Space Below Grade None  
Building Type Commercial Garage Detached  
Sewage Disposal City How Verified Seller  
Water Source City How Verified Visual Inspection



## Lots and Grounds

Note: Promote positive (+) drainage away from building.

Did not inspect the detached garage.

A N P N I M D

1. ☐ ☐ ☒ ☐ ☐ Walks: Concrete Due to snow cover, the side walks were not inspected.  
2. ☐ ☐ ☐ ☒ ☐ Steps/Stoops: Concrete The front stoop at the South door has some cracks - monitor at this time.



3. ☐ ☐ ☒ ☐ ☐ Patio: Concrete Due to snow cover, the patio was not inspected.  
4. ☐ ☐ ☐ ☒ ☐ Grading: Flat The West side is flat - recommend re grade. The grading along the West side of the driveway has been damaged with snow plows this winter - recommend re grade.



5. ☐ ☐ ☐ ☒ ☐ Retaining Walls: Stone, Concrete The concrete retaining wall at the South East corner of the building has a bent/ loose metal cap that should be fastened down to the wall for protection.



6. ☐ ☐ ☐ ☐ ☒ Parking Lot: Asphalt, Concrete The main South asphalt lot has just some cracking - these should be sealed. There is broken asphalt near the East end of the loading dock area from heavy traffic - this area should be repaired.  
Note: most of the Eastern end of the parking lot was snow covered - could not fully inspect.



7. ☒ ☐ ☐ ☐ ☐ Parking Lot Lighting: Pole light



## Exterior Surface and Components

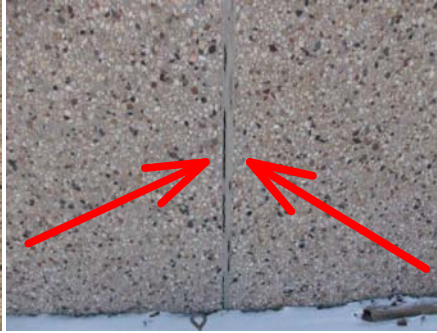
Note: Detection of the presence of concealed moisture, mold or wood decay present behind exterior finishes is beyond the scope of this inspection. Recommend yearly inspection of caulk around siding, doors and windows.

A NPNI M D

Entire Exterior Surface

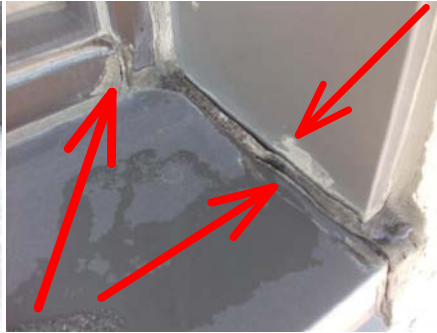
1. ☐☐☐☒☐ Type: Concrete tilt-up panels  
the vertical joints.

There are several locations around the building that need re caulking at



2. ☒☐☐☐☐ Entry Doors: Steel  
3. ☐☐☐☐☒ Windows: Fixed, Aluminum Hopper

There is one broken/ cracked glass on the South side in the Conference room. There are several windows through-out the building that need re caulking outside. There is hornet nests on office windows on the West and East sides.







## Exterior Surface and Components (Continued)

Windows: (continued)



4. ☐☐☒☐☐ Exterior Electric Outlets: 110 VAC GFCI probably turned off.
5. ☐☐☒☐☐ Hose Bibs: There was no handles present.
6. ☒☐☐☐☐ Gas Meter: Exterior surface mount

The patio outlets on the East side do not work, the power is

## Roof

A NPNI M D

Main Roof Surface

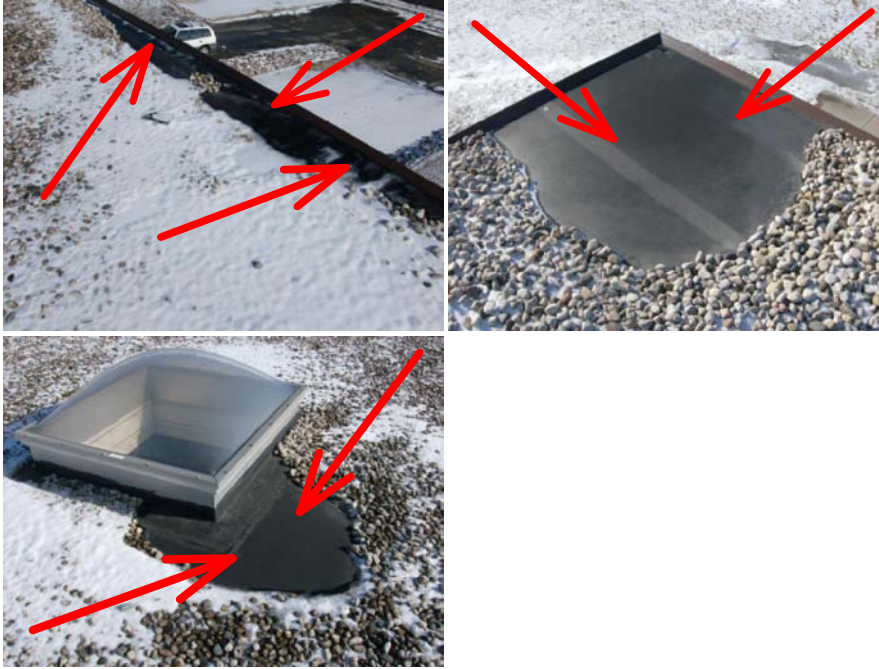
1. Method of Inspection: On roof
2. ☐☐☒☐☐ Unable to Inspect: 30% snow covered, stone ballast on top of the rubber
3. ☐☐☐☐☒ Material: Rubber with stone ballast

There was a few areas that the stones were not covering the rubber. There are several areas around the perimeter that the rubber has shrunk and need repairs - there are a few areas that do currently leak. there is also a few penetrations through the rubber that need repairs.



## Roof (Continued)

Material: (continued)



4. Type: Flat



5. Approximate Age: 15 - 17 years old

6. ☒ ☐ ☐ ☐ ☐ Flashing: Aluminum

7. ☒ ☐ ☐ ☐ ☐ Roof Drains: Metal

The drains appear to be working, there was not water on top of the roof.



8. ☒ ☐ ☐ ☐ ☐ Skylights: Insulated glass



## Roof (Continued)

9. ☐☐☐☐☒ Plumbing Vents: PVC

Repair the boot around the North vent.



## Structure

A N P N I M D

1. ☒☐☐☐☐ Structure Type: Tilt-up concrete with steel frame
2. ☒☐☐☐☐ Foundation: Poured slab
3. ☒☐☐☐☐ Beams: Steel bar joists
4. ☒☐☐☐☐ Joists/Trusses: Steel Bar Joists
5. ☒☐☐☐☐ Piers/Posts: Steel posts
6. ☒☐☐☐☐ Floor/Slab: Poured slab
7. ☒☐☐☐☐ Mezzanine: Spancrete and block bearing wall

## Plumbing

Note: This is a visual inspection only. Concealed portions of the plumbing system including but not limited to: Wells, Main Utility lines and Septic Systems are excluded. Also exempt from this report are Pools & equipment, Saunas & Hot tubs, Water Softeners, Building Sprinkler systems and Lawn watering systems as well as Solar powered systems.

A N P N I M D

1. ☒☐☐☐☐ Main Water Shutoff: Shop
2. ☒☐☐☐☐ Water Lines: Copper insulated where visible
3. ☒☐☐☐☐ Drain Pipes: PVC where visible
4. ☐☐☒☐☐ Lateral clean-out Not visible
5. ☐☐☒☐☐ Sprinkler System: Black pipe inspected.

The sprinkler system was not



6. ☒☐☐☐☐ Vent Pipes: PVC
7. ☒☐☐☐☐ Gas Service Lines: Black pipe

Janitor's Room Water Heater

8. ☒☐☐☐☐ Water Heater Operation: Adequate
9. Manufacturer: A.O. Smith

10. Type: Electric Capacity: Unknown

11. Approximate Age: 15-17 years old

12. ☒☐☐☐☐ TPRV and Drain Tube: Copper

Second Floor - Office Water Heater

13. ☒☐☐☐☐ Water Heater Operation: Adequate

14. Manufacturer: A.O. Smith

15. Type: Electric Capacity: 50 Gal.

16. Approximate Age: 15-17 years old Area Served: 2nd floor





## Plumbing (Continued)

17. ☐☐☐☐☒ Water lines: Copper  
The copper hot and cold lines are corroded and leak at the top of the tank.



18. ☒☐☐☐☐ TPRV and Drain Tube: Copper  
Mezzanine - North Wall Water Heater

19. ☐☐☒☐☐ Water Heater Operation: Inadequate  
OFF at the time of the inspection.

The water heater is turned



20. Manufacturer: State  
21. Type: Natural gas Capacity: 50 Gal.  
22. Approximate Age: 15-17 years old Area Served: Shop

## Electrical

Note: This is a general, visual inspection of the accessible portions of the Building's electrical system.

Testing of smoke detectors, fire extinguishers, alarms, timers, low voltage general lighting circuits, back-up generator systems, antenna's, cell phone towers, auxiliary systems including but not limited to, door bells, intercom/entertainment systems, security systems are beyond the scope of this inspection.

The panels covers where not removed, a licensed professional Electrician should be the only ones to remove the covers.

A NPNI M D

1. Service Size Amps: 800 Volts: 3 phase, 480/277



2. ☒☐☐☐☐ Service: Located in the shop area  
3. ☒☐☐☐☐ 120 VAC Branch Circuits:  
4. ☒☐☐☐☐ 240 VAC Branch Circuits:  
5. ☒☐☐☐☐ Ground: Visible to the water service line

Sub-Panels Electric Panel



## Electrical (Continued)

6. ☒ ☐ ☐ ☐ ☐ Manufacturer: Square D, Cutler-Hammer



7. Maximum Capacity: 3 - 100 amp, 2 - 225 amp

8. ☒ ☐ ☐ ☐ ☐ Main Breaker Size:

9. ☐ ☐ ☒ ☐ ☐ Shop - Overhead Bar Shop area



## Heating System

Note: Mechanical equipment is tested for functional operation at time of inspection only. No life expectancy is expressed or implied. Inspection does not determine balancing or sizing of system. The inspection covers only the visible components of the heating system. Hidden problems may exist that are not documented in this report. Annual cleaning and servicing recommended for best performance and life expectancy.

A NPNI M D

Second Floor - Offices Heating System

1. ☐ ☐ ☐ ☒ ☐ Heating System Operation: Adequate  
due to condition and age.

Cleaning recommended





## Heating System (Continued)

2. Manufacturer: Carrier

3. Type: Forced air Capacity: 66,000 btu

4. Area Served: Second Floor - Offices Approximate Age: 15-17 years old

5. Fuel Type: Natural gas

6. ☐☐☐☒ Heat Exchanger: 3 Burner

No carbon monoxide detected in room air

7. ☒☐☐☐☐ Blower Fan/Filter:

8. ☒☐☐☐☐ Distribution: Metal duct

9. ☒☐☐☐☐ Flue Pipe: PVC

First Floor - South West Office Heating System

10. ☒☐☐☐☐ Heating System Operation: Adequate



11. Manufacturer: Trane

12. Type: Forced air Capacity: 40,000 btu

13. Area Served: First Floor - South West Office Approximate Age: 5-6 years old

14. Fuel Type: Natural gas

15. ☒☐☐☐☐ Heat Exchanger: 2 Burner

No carbon monoxide detected in room air

16. ☒☐☐☐☐ Distribution: Metal duct

17. ☒☐☐☐☐ Flue Pipe: PVC

First Floor - South East Offices Heating System

18. ☐☐☐☒☐ Heating System Operation: Adequate  
due to condition and age.

Cleaning recommended



19. Manufacturer: Carrier

20. Type: Forced air Capacity: 110,000 btu

21. Area Served: First Floor - South East Offices Approximate Age: 15-17 years old

22. Fuel Type: Natural gas

23. ☐☐☐☒☐ Heat Exchanger: 5 Burner

No carbon monoxide detected in room air

24. ☒☐☐☐☐ Distribution: Metal duct

25. ☐☐☐☐☒ Flue Pipe: PVC

The intake pipe has fallen apart at a joint near  
the ceiling inside the closet.





## Heating System (Continued)

### Shop Heating System

26. ☒☐☐☐☐ Heating System Operation: Adequate



27. Manufacturer: Reznor

28. Type: Forced air Capacity: Unknown

29. Area Served: Shop Approximate Age: 15-17 years old

30. Fuel Type: Natural gas

31. ☒☐☐☐☐ Heat Exchanger: No carbon monoxide detected in room air

32. ☒☐☐☐☐ Blower Fan:

33. ☒☐☐☐☐ Flue Pipe: Single wall

### Shop - Eastern Roof Top Heating System

34. ☐☐☒☐☐ Heating System Operation: Inadequate

The unit was not inspected, utilities are turned OFF.



35. Manufacturer: Unknown

36. Type: Forced air Capacity: Unknown

37. Area Served: 1- Shop - Eastern Roof Top Approximate Age: 15-17 years old

38. Fuel Type: Natural gas

39. ☒☐☐☐☐ Thermostats: Non-programable, Programmable



## Air Conditioning

Note: Mechanical equipment is tested for functional operation at time of inspection only. No life expectancy is expressed or implied. Inspection does not determine balancing or sizing of system. The inspection covers only the visible components of the air conditioning system. Hidden problems may exist that are not documented in this report. Annual cleaning and servicing recommended for best performance and life expectancy.

A NPNI M D

Two Roof Top Units AC System

1. ☐☐☒☐☐ A/C System Operation: Not inspected Due to the season, the Air Conditioning was not tested
2. Manufacturer: Carrier
3. Area Served: Office Approximate Age: 1 - 15-17 years old and 1 - 5-8 years old
4. ☐☐☐☐☒ Refrigerant Lines: Only visual Torn and missing insulation



West Side On Ground AC System

5. ☐☐☒☐☐ A/C System Operation: Not inspected Due to the season, the Air Conditioning was not tested
6. Manufacturer: Trane
7. Area Served: Office Approximate Age: 3-5 years old

## Rest Room

Note: Inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture or fixtures. Typical wall/ceiling minor cracks/touch ups are considered normal and are not listed in report. Exhaust fans should be operated long enough to remove humidity from bathroom to avoid mold and mildew.

A NPNI M D

Second Floor - Two Bathroom

1. ☒☐☐☐☐ Ceiling: Paint
2. ☒☐☐☐☐ Walls: Paint
3. ☒☐☐☐☐ Floor: Ceramic Tile
4. ☒☐☐☐☐ Doors: Wood
5. ☒☐☐☐☐ Electrical: 110 VAC GFCI
6. ☒☐☐☐☐ Counter/Cabinet: Wood
7. ☒☐☐☐☐ Sink/Basin: Molded dual bowl, Molded single bowl
8. ☒☐☐☐☐ Faucets/Traps: Chrome
9. ☐☐☐☐☒ Tub/Surround: Fiberglass tub and ceramic tile surround The tubs should be caulked at the floor. The whirlpool tub had no power and it should be on a GFCI circuit.
10. ☒☐☐☐☐ Toilets:
11. ☒☐☐☐☐ HVAC Source: Forced air
12. ☒☐☐☐☐ Ventilation: Electric ventilation fan

First Floor - Mens and Womens - Office Bathroom

13. ☒☐☐☐☐ Ceiling: Paint
14. ☒☐☐☐☐ Walls: Paint
15. ☒☐☐☐☐ Floor: Ceramic Tile
16. ☒☐☐☐☐ Doors: Wood
17. ☒☐☐☐☐ Electrical: 110 VAC GFCI
18. ☒☐☐☐☐ Counter/Cabinet: Wood
19. ☒☐☐☐☐ Sink/Basin: Molded single bowl
20. ☒☐☐☐☐ Faucets/Traps: Chrome
21. ☒☐☐☐☐ Toilets:
22. ☐☒☐☐☐ HVAC Source:
23. ☒☐☐☐☐ Ventilation: Electric ventilation fan





## Rest Room (Continued)

## First Floor - Mens and Womens - Shop Bathroom

24. ☒ ☐ ☐ ☐ ☐ Ceiling: Drop ceiling  
 25. ☒ ☐ ☐ ☐ ☐ Walls: Paint  
 26. ☒ ☐ ☐ ☐ ☐ Floor: Ceramic Tile  
 27. ☒ ☐ ☐ ☐ ☐ Doors: Steel  
 28. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC GFCI  
 29. ☒ ☐ ☐ ☐ ☐ Counter/Cabinet: Wood  
 30. ☒ ☐ ☐ ☐ ☐ Sink/Basin: Molded single bowl  
 31. ☒ ☐ ☐ ☐ ☐ Faucets/Traps: Chrome  
 32. ☒ ☐ ☐ ☐ ☐ Partitions:  
 33. ☒ ☐ ☐ ☐ ☐ Toilets:  
 34. ☒ ☐ ☐ ☐ ☐ HVAC Source: Forced air  
 35. ☒ ☐ ☐ ☐ ☐ Ventilation: Electric ventilation fan

## Employee Lounge

Note: Inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture or fixtures. Typical wall/ceiling minor cracks/touch ups are considered normal and are not listed in report.

## A NPNI M D

## Second Floor Kitchen

1. ☒ ☐ ☐ ☐ ☐ Cooking Appliances: Magic Chef  
 2. ☐ ☒ ☐ ☐ ☐ Ventilator:  
 3. ☐ ☐ ☐ ☒ ☐ Disposal: In-Sinkerator **Noisy**  
 4. ☐ ☒ ☐ ☐ ☐ Dishwasher: There is an opening in the cabinets.  
 5. ☐ ☐ ☐ ☒ ☐ Refrigerator: Sears **The unit is older - monitor at this time.**  
 6. ☒ ☐ ☐ ☐ ☐ Sink:  
 7. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC GFCI  
 8. ☐ ☐ ☐ ☒ ☐ Plumbing/Fixtures: Chrome **The handle at the top leaks.**  
 9. ☒ ☐ ☐ ☐ ☐ Counter Tops: Formica  
 10. ☒ ☐ ☐ ☐ ☐ Cabinets: Formica  
 11. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint  
 12. ☒ ☐ ☐ ☐ ☐ Walls: Paint  
 13. ☒ ☐ ☐ ☐ ☐ Floor: Vinyl  
 14. ☒ ☐ ☐ ☐ ☐ Windows: Aluminum Hopper  
 15. ☒ ☐ ☐ ☐ ☐ HVAC Source: Forced air

## Office Space/ Room's

Note: Inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture or fixtures. Typical wall/ceiling minor cracks/touch ups are considered normal and are not listed in report.

Did not inspect old exhaust fans and paint booth equipment.

## A NPNI M D

## First Floor Living Space

1. ☒ ☐ ☐ ☐ ☐ Closet: Few  
 2. ☐ ☐ ☐ ☒ ☐ Ceiling: Drop ceiling **The East side office and conference room has stained ceiling tile from the poor roof condition at the flashing. The shop office ceiling is missing tile.**



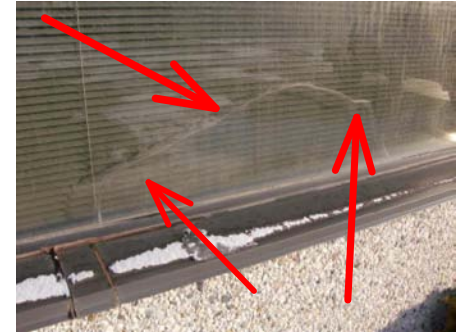
## Office Space/ Room's (Continued)

Ceiling: (continued)



- 3. ☒ ☐ ☐ ☐ ☐ Walls: Paint and paneling
- 4. ☒ ☐ ☐ ☐ ☐ Floor: Carpet
- 5. ☒ ☐ ☐ ☐ ☐ Doors: Wood
- 6. ☐ ☐ ☐ ☐ ☒ Windows: Fixed window pane.

The conference room South side has a cracked



- 7. ☒ ☐ ☐ ☐ ☐ Electrical: 110 VAC
- 8. ☐ ☐ ☐ ☐ ☒ HVAC Source: Forced air

The West office at the sink should have GFCI outlets and one cover plate is missing on an outlet.



- 9. ☒ ☐ ☐ ☐ ☐ Stairs Wood railings

Second Floor Living Space

- 10. ☐ ☐ ☐ ☐ ☒ Closet: Few

One office is missing a door and has a bowed shelf.



- 11. ☒ ☐ ☐ ☐ ☐ Ceiling: Paint

## Office Space/ Room's (Continued)

12. ☐☐☐☐☒ Walls: Paint

Near the old fireplace location there is a roof leak and there is stains on the walls and ceiling. There is also stains near the large skylight at the walls and loose drywall corner in same area.



13. ☐☐☐☐☒ Floor: Carpet

The carpets are dirty.

14. ☐☐☐☐☒ Doors: Wood

One of the offices needs the door to be adjusted so it closes properly.

15. ☐☐☐☐☒ Windows: Aluminum Hopper  
has a window leak.

The South East room - East window



16. ☒☐☐☐☐ Electrical: 110 VAC

17. ☒☐☐☐☐ HVAC Source: Forced air

Shop And Mezzanine Living Space

18. ☐☐☐☐☒ Ceiling: Paint

There is a roof leak at the South East corner of the shop.



19. ☒☐☐☐☐ Walls: Paint

20. ☒☐☐☐☐ Floor: Concrete

21. ☒☐☐☐☐ Doors: Steel



## Office Space/ Room's (Continued)

22. ☐☐☐☐☒ Fire Extinguisher: **Missing at the North wall.**



23. ☒☐☐☐☐ Electrical: 110 VAC  
24. ☒☐☐☐☐ HVAC Source: Forced air

## Janitor's Room

Note: Inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture or fixtures. Typical wall/ceiling minor cracks/touch ups are considered normal and are not listed in report. Recommend cleaning dryer vent annually for fire safety.

A NPNI M D

1st Floor Laundry Room/Area

1. ☒☐☐☐☐ Ceiling: Paint  
2. ☒☐☐☐☐ Walls: Paint  
3. ☒☐☐☐☐ Floor: Concrete  
4. ☒☐☐☐☐ Doors: Steel  
5. ☐☐☐☒☐ Electrical: 110 VAC  
6. ☒☐☐☐☐ Sink: Fiberglass

The outlet should be GFCI protected.





## Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

### Lots and Grounds

1. Steps/Stoops: Concrete      The front stoop at the South door has some cracks - monitor at this time.
2. Grading: Flat      The West side is flat - recommend re grade. The grading along the West side of the driveway has been damaged with snow plows this winter - recommend re grade.
3. Retaining Walls: Stone, Concrete      The concrete retaining wall at the South East corner of the building has a bent/ loose metal cap that should be fastened down to the wall for protection.

### Exterior Surface and Components

4. Entire Exterior Surface Type: Concrete tilt-up panels      There are several locations around the building that need re caulking at the vertical joints.

### Heating System

5. Second Floor - Offices Heating System Heating System Operation: Adequate      Cleaning recommended due to condition and age.
6. Second Floor - Offices Heating System Heat Exchanger: 3 Burner      No carbon monoxide detected in room air
7. First Floor - South East Offices Heating System Heating System Operation: Adequate      Cleaning recommended due to condition and age.
8. First Floor - South East Offices Heating System Heat Exchanger: 5 Burner      No carbon monoxide detected in room air

### Employee Lounge

9. Second Floor Kitchen Disposal: In-Sinkerator      Noisy
10. Second Floor Kitchen Refrigerator: Sears      The unit is older - monitor at this time.

### Office Space/ Room's

11. Second Floor Living Space Floor: Carpet      The carpets are dirty.
12. Second Floor Living Space Doors: Wood      One of the offices needs the door to be adjusted so it closes properly.

### Janitor's Room

13. 1st Floor Laundry Room/Area Electrical: 110 VAC      The outlet should be GFCI protected.



## Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

### Lots and Grounds

1. Parking Lot: Asphalt, Concrete      The main South asphalt lot has just some cracking - these should be sealed. There is broken asphalt near the East end of the loading dock area from heavy traffic - this area should be repaired.  
Note: most of the Eastern end of the parking lot was snow covered - could not fully inspect.

### Exterior Surface and Components

2. Windows: Fixed, Aluminum Hopper      There is one broken/ cracked glass on the South side in the Conference room.  
There are several windows through-out the building that need re caulking outside. There is hornet nests on office windows on the West and East sides.

### Roof

3. Main Roof Surface Material: Rubber with stone ballast      There was a few areas that the stones were not covering the rubber. There are several areas around the perimeter that the rubber has shrunk and need repairs - there are a few areas that do currently leak. there is also a few penetrations through the rubber that need repairs.
4. Plumbing Vents: PVC      Repair the boot around the North vent.

### Plumbing

5. Second Floor - Office Water Heater Water lines: Copper      The copper hot and cold lines are corroded and leak at the top of the tank.

### Heating System

6. First Floor - South East Offices Heating System Flue Pipe: PVC      The intake pipe has fallen apart at a joint near the ceiling inside the closet.

### Air Conditioning

7. Two Roof Top Units AC System Refrigerant Lines: Only visual      Torn and missing insulation

### Rest Room

8. Second Floor - Two Bathroom Tub/Surround: Fiberglass tub and ceramic tile surround      The tubs should be caulked at the floor. The whirlpool tub had no power and it should be on a GFCI circuit.

### Employee Lounge

9. Second Floor Kitchen Plumbing/Fixtures: Chrome      The handle at the top leaks.

### Office Space/ Room's

10. First Floor Living Space Ceiling: Drop ceiling      The East side office and conference room has stained ceiling tile from the poor roof condition at the flashing. The shop office ceiling is missing tile.
11. First Floor Living Space Windows: Fixed      The conference room South side has a cracked window pane.
12. First Floor Living Space HVAC Source: Forced air      The West office at the sink should have GFCI outlets and one cover plate is missing on an outlet.
13. Second Floor Living Space Closet: Few      One office is missing a door and has a bowed shelf.
14. Second Floor Living Space Walls: Paint      Near the old fireplace location there is a roof leak and there is stains on the walls and ceiling. There is also stains near the large skylight at the walls and loose drywall corner in same area.
15. Second Floor Living Space Windows: Aluminum Hopper      The South East room - East window has a window leak.
16. Shop And Mezzanine Living Space Ceiling: Paint      There is a roof leak at the South East corner of the shop.
17. Shop And Mezzanine Living Space Fire Extinguisher: Missing at the North wall.